

6985/2022

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 764567

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the document.

Additional District Sub-Registrar
District North 24 Parganas

27 MAY 2022

DEVELOPMENT POWER OF ATTORNEY
(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENTS, that I, SHRI PANKAJ KUMAR GANGOPADHYAY, PAN- AKMPG5920, Aadhaar No.-6563 6828 3606, son of Late Paresh Chandra Gangopadhyay, by Faith – Hindu, by Nationality – Indian, by Occupation – Service, residing at Sultanpur Nabapally, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, District North 24-Parganas hereinafter collectively called and referred to as the "LAND-OWNER/EXECUTANT/PRINCIPAL" do hereby **SEND GREETINGS:**

Cont.....P2

05 MAY 2022

5301

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

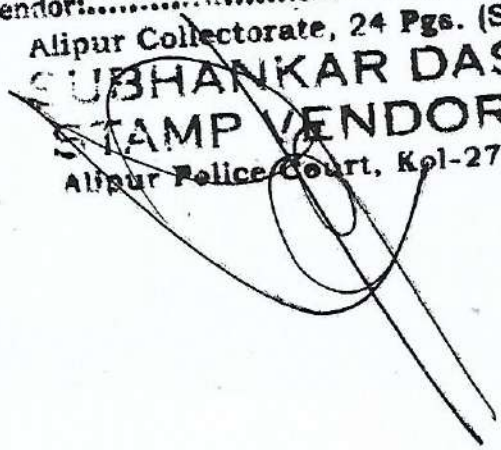
Name:.....

Address:.....

Vendor:.....

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

SUBHRO KANTI ROY CHOWDHURY
Advocate
High Court Calcutta



Identified by me:
Sudipta Bhattacharyya,
Prudip Bhattacharyya,
3, K.K. Ram Das Road
Kol-700049
P.S- Nimta.

addl. District Sub-Registrar
Cossipore, Dum Dum

27 MAY 2022

WHEREAS one Shri Panchu Panja, son of Late Sarada Prasad Panja since deceased absolutely seized and possessed **ALL THAT** piece and parcel of a plot of land measuring 97 (Ninety Seven) Decimal more or less lying and situates in Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, comprised in Khatian No. 381, C.S. Dag No. 2403, under P.S. Dum Dum, within the then local limits of Sultanpur Gram Panchayet now Dum Dum Municipality, Sub-Registry Office Cossipore Dum Dum now A.D.S.R.O. Cossipore Dum Dum, the then District 24-Parganas now District North 24-Parganas.

AND WHEREAS while in absolute peaceful possession and enjoyment of the said property, the said Panchu Panja died intestate leaving behind Shri Kartick Chandra Panja and Smt. Shaila Bala Dasi as his only surviving representatives, legal heirs and successors to inherit the property left by said Panchu Panja. **THUS** Shri Kartick Chandra Panja and Smt. Shaila Bala Dasi became the joint owners in respect of the above mentioned property by inheritance.

AND WHEREAS while in joint peaceful possession and enjoyment of the said property, the said Shri Kartick Chandra Panja and Smt. Shaila Bala Dasi jointly sold the above mentioned property to one Shri Methulal Ahir by virtue of a Registered Deed of Conveyance which was executed on 02.03.1931 and registered on 07.03.1931 at Sub Registry Office Cossipore Dum Dum and recorded in Book No. 1, Volume No. 2, Pages from 246 to 248, Being No. 229 for the year 1931.

AND WHEREAS while in absolute peaceful possession and enjoyment of the said property, the said Shri Methulal Ahir died intestate leaving behind his wife Smt. Jashoda Goalini and only daughter Dhanmani Yadav as his only surviving representatives, legal heirs and successors to inherit the said property left by said Methulal Ahir. **THUS** after the demise of Methulal Ahir, the said Smt. Jashoda Goalini and Dhanmani Yadav became the joint owners in respect of the property left by said Methulal Ahir by inheritance having equal share each.

AND WHEREAS after acquiring the above mentioned property by inheritance the said Smt. Jashoda Goalini recorded her name in the Revisional Settlement and had been enjoying and possessing the same jointly free from all sorts of encumbrances.

AND WHEREAS while in joint peaceful possession and enjoyment of the said property, the said Smt. Jashoda Goalini died intestate on 03.03.1977 leaving behind her only daughter Smt. Dhanmani Yadav as her only surviving representative, legal heir and successor to inherit the property left by said Smt. Jashoda Goalini. **THUS** said Smt. Dhanmani Yadav became the absolute owner in respect of the above mentioned property and had been enjoying and possessing the same free from all encumbrances.

AND WHEREAS while in absolute peaceful possession and enjoyment of the said property, the said Smt. Dhanmani Yadav sold, transferred and conveyed her right, title and interest **ALL THAT** piece and parcel of a portion of land measuring 03 (Three) Cottahs 08 (Eight) Chittacks more or less out of total land lying and situates in Mouza – Sultanpur, comprised in

Khatian No. 381, C.S. Dag No. 2403 Hal Dag No. 2403/3345 to Shri Paresh Chandra Gangopadhyay by virtue of a Registered Deed of Conveyance which was registered on 09.9.1977 at Sub-Registry Office Cossipore Dum Dum and recorded in Book No. I, Volume No.124, Pages from 49 to 53, Being No. 5383 for the year 1977.

AND WHEREAS after acquiring the said landed property by virtue of purchase, the said Shri Paresh Chandra Gangopadhyay constructed a dwelling house upon a portion of the said landed property and had been enjoying and possessing the same free from all sorts of encumbrances by paying usual rents and taxes regularly.

AND WHEREAS while in absolute peaceful possession and enjoyment of the said property, the said Shri Paresh Chandra Gangopadhyay gifted a portion of land measuring 03 (Three) Cottahs 02 (Two) Chittacks 03 (Three) Sq. ft. more or less together with house to his wife Smt. Mira Gangopadhyay by virtue of a Registered Deed of Gift which was registered on 30.09.1989 at A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, Volume No. 104, Pages from 81 to 90, Being No. 4886 for the year 1989.

AND WHEREAS while in absolute peaceful possession and enjoyment of the said property the said Smt. Mira Gangopadhyay gifted ALL THAT piece and parcel of bastu land measuring 03 (Three) Cottahs 02 (Two) Chittacks 03 (Three) Sq. ft. more or less together with one cemented flooring 30 years old single storied dwelling house measuring 600 Sq. ft. more or less to his son Shri Pankaj Kumar Gangopadhyay by virtue of a Registered Deed of Gift which was registered on 14.12.2014 at A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, CD Volume No. 29, Pages from 2073 to 2085, Being No. 11551 fo the year 2014.

AND WHEREAS after acquiring the said property by way of gift, the said Shri Pankaj Kumar Gangopadhyay mutated his name in the assessment record of local Dum Dum Municipality as Holding No. 80, Nirmal Sengupta Sarani Bye lane, Kolkata – 700 079, Ward No. 3 and have been enjoying and possessing the same free from encumbrances by paying usual taxes regularly.

THUS Shri Pankaj Kumar Gangopadhyay, the landowner herein acquired a valid right, title and interest over the aforesaid plot of bastu land measuring 03 (Three) Cottahs 02 (Two) Chittacks 03 (Three) Sq. ft. more or less together with one cemented flooring 30 years old single storied dwelling house measuring 600 Sq. ft. more or less standing thereon which is more fully described in the **Schedule "A"** hereunder written by virtue of gift and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corner whatsoever by paying usual rents and taxes to the proper authorities concerned in his own name as absolute owner and possessor and have the absolute power of ownership and also right to sell, gift, lien, mortgage, assign the same to anybody else in any way as he will think fit and proper.

AND WHEREAS the said Shri Pankaj Kumar Gangopadhyay, the landowner / Principal / Executant herein is in occupation of the property mentioned in **Schedule "A"** hereunder written and he has already entered into a Development Agreement which was executed on 14th Day of July, 2021 and registered on 2nd day of August, 2021 with **MAPLE VENTURES, PAN ABMFM8297J** a partnership firm having its principal place of business at 8/3, N.C. Sen Sarani, P.S. Dum Dum, Kolkata – 700 080, District North 24-Parganas represented by its partners namely (1) **SHRI SIDDHARTHA GUPTA**, son of Shri Indrajit Gupta, **PAN AMVPG3231G, Aadhaar No. 9977 0200 3131**, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 246/4, R.B.C. Road, P.O. + P.S. Dum Dum, Kolkata – 700 028, District North 24-Parganas, (2) **SHRI. PRABIR KOLEY (PAN - AMSPK74575P) Aadhaar No- 7287 5474 9739**, son of Mr. Manik Lal Koley, aged about 52 years, by faith-Hindu, by occupation – Business, residing at Manikpur Thakur Para, PO- Italgacha, PS-Dum Dum, Kolkata – 700 079, under the jurisdiction of Dum Dum Municipality Ward No-5 , which was registered before the A.D.S.R.O. Cossipore Dum Dum, executed on 14th Day of July, 2021 and registered on 2nd day of August, 2021 and the same was recorded in Book No. I, Volume No.1506-2021, Pages from 254199 to 254238, Being No. 150606005, for the year 2021 upon some terms and conditions mentioned detailed therein.

AND WHEREAS the said Shri Pankaj Kumar Gangopadhyay, the landowner / Principal / Executant herein, entered into a Supplementary Development Agreement, which was executed and registered on 27th day of May, 2022, registered before the office of the Additional District Sub Registrar at Cossipore Dum Dum, and the same was recorded in Book No. **I** , Being No. **150606902** for the year 2022, with **MAPLE VENTURES, [PAN ABMFM8297J]** a partnership firm having its principal place of business at 8/3, N.C. Sen Sarani, Post Office – Mall Road, Police Station - Dum Dum, Kolkata – 700 080, District North 24-Parganas represented by its partners namely (1) **SHRI SIDDHARTHA GUPTA, [PAN AMVPG3231G], [Aadhaar No. 9977 0200 3131]**, son of Shri Indrajit Gupta, by faith – Hindu, by Nationality – Indian, by Occupation – Business, (2) **SMT. RITAJA MUKHERJEE, [PAN CHNPM9055K] [Aadhaar No.3481 1025 8051]**, wife of Shri Siddhartha Gupta, by Faith – Hindu, by Nationality – Indian, by Occupation – Business, both residing at 246/4, R.B.C. Road, Post Office - Dum Dum, Police Station - Dum Dum, Kolkata – 700 028, District North 24-Parganas and (3) **SH. PRABIR KOLEY [PAN - AMSPK74575P][Aadhaar No- 7287 5474 9739]**, son of Mr. Manik Lal Koley, by faith-Hindu, by occupation – Business, residing at Manikpur Thakur Para, Post Office- Italgacha, Police Station–Dum Dum, Kolkata – 700 079, under the jurisdiction of Dum Dum Municipality Ward No-5, which was registered before the upon some terms and conditions mentioned detailed therein.

AND WHEREAS as per the above mentioned Deed of Development Agreement and Supplementary Development Agreement between the 'Land Owner' and the 'Developer', the Owner /Principal /Executant is agreed to execute a Development Power of Attorney in favour of **MAPLE VENTURES, [PAN ABMFM8297J]** a partnership firm having its principal place of

Pankaj Kumar Gangopadhyay

Siddhartha Gupta

business at 8/3, N.C. Sen Sarani, Post Office – Mall Road, Police Station - Dum Dum, Kolkata – 700 080, District North 24-Parganas represented by its partners namely (1) **SHRI SIDDHARTHA GUPTA**, [PAN AMVPG3231G], [Aadhaar No. 9977 0200 3131], son of Shri Indrajit Gupta, by faith – Hindu, by Nationality – Indian, by Occupation – Business, (2) **SMT. RITAJA MUKHERJEE**, [PAN CHNPM9055K] [Aadhaar No.3481 1025 8051], wife of Shri Siddhartha Gupta, by Faith – Hindu, by Nationality – Indian, by Occupation – Business, both residing at 246/4, R.B.C. Road, Post Office – Dum Dum, Police Station - Dum Dum, Kolkata – 700 028, District North 24-Parganas and (3) **SH. PRABIR KOLEY**[PAN - AMSPK74575P] [Aadhaar No- 7287 5474 9739], son of Mr. Manik Lal Koley, by faith-Hindu, by occupation – Business, residing at Manikpur Thakur Para, Post Office - Italgacha, Police Station– DumDum, Kolkata – 700 079, under the jurisdiction of DumDum Municipality Ward No - 5, **TO BE MY TRUE AND LAWFUL ATTORNEY** to act for me and my name and on my behalf to do all or only of the following acts, deeds, matters and things which are under :

1. To negotiate on terms for sale of the Developer's allocated portion of the building being Flat, car parking space, shop rooms etc. to be constructed at the then Holding No. 80, Nabapally now Holding No. 79, Nirmal Sengupta Sarani Bye Lane, Kolkata – 700 079, within the limits of the Dum Dum Municipality, Ward No.3 (hereinafter called the 'said premises') and to enter into any Agreement/s for Sale of the flats, shops and car parking spaces and other during construction of the said building except my allotted area and/or space, which is mentioned below.
2. Upon delivery of possession of the owners allocated portion first in habitable condition in terms of the Development Agreement to execute any Deed of Conveyance in respect of the undivided proportionate share and interest in the land comprised in the said premises proportionate to flats, car Parking spaces and shop rooms to be constructed in the Developer's portion in favour of the prospective Purchaser/ Purchasers.
3. Upon delivery of possession of owners allocated portion first in habitable condition in terms of the Agreement and execute sign and present any such Deed or Deeds of Conveyance for registration of the Developer's allocated portion of the said building including flat, shop room, parking space to be constructed and to admit their respective execution and acknowledge receipt of consideration thereof before the A.R.A.- I,II,III,IV, Kolkata, A.D.S.R.O. Cossipore-Dum Dum, District North 24-Parganas and District Sub-Registrar-I at Barasat having authority for and to have the said Deed or Deeds of Conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary for the aforesaid flats/ shops / car parking space/ other space with proportionate share in the land to the prospective Purchaser / purchasers fully and effectually in all respect as I could do the same.

4. 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 Owner's Allocation morefully described in the Schedule 'B' here under written and hereinafter referred to as the "Owner's Allocation", and Developer's Allocation morefully described in the Schedule 'C' here under written and hereinafter referred to as the "Developer's Allocation", fully described in the reference Development Agreement 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 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 unless Developer's allocation as my said Attorney shall think fit and proper.
5. To execute, affirm and sign all other declaration papers, documents and/or instruments to be filed before any lawful authority as may be required towards the Development work as per the agreement contract.
6. To deliver possession of the developer's allocated portion of the flats/ shops/ car parking spaces and other spaces to the intending purchaser /purchasers according to their own Will and discretion after hand over possession of owner's allocation to the owner herein.
7. To put and/or affix signboard in the said premises and publish notification in the newspaper for inviting application for booking of flats of the Developer's allocated portion.
8. To appoint from time to time Architect/Architects and other required consultants, contractors and other personnel and workmen for carrying out the development of the **SCHEDULE "A" property** and also consideration money, salaries and/or wages.
9. To enter into the said premises with Contractor, Architects and other workmen for construction of the said building and to do all necessary works in connection with the said premises and buildings.
10. To enter into Agreement for Sale for transfer of the Developer's allocation mentioned in the said Agreement with the person or persons under any terms and conditions and receive advance/ earnest money by granting receipt therefore.

11. To receive advance money, consideration money, sale proceeds and/or any money in connection with the construction agreement from the prospective buyers and/or person or persons in respect of the Developer's allocation in the proposed building and to grant proper and effectual receipt therefore.
12. To negotiate and settle terms with the intending buyers/ transferees for sale as per the Development Agreement in the proposed building of the Developer's portion.
13. In any event the said attorney shall not incur any financial liabilities on account of or in the name of the principal executor or keeping the "A" Schedule property mortgaged.
14. 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 Rectifications, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all plans including sanctioned Building plan, Addition plan, Alteration plan, Completion plan, completion certificate etc., from the concerned Municipal Authority upon giving proper acknowledgement and or receipts for the same.
15. To sign all papers, application, documents of the intending purchaser/s of the flats, commercial spaces and car parking space for obtaining loan for the same from their respective offices or from any financial institutions.
16. To enter into the said premises for construction of the new building and to sign on modified or altered plan, if necessary and to pay necessary fees and also to obtain permission from all other authorities required to be obtained for the same.
17. To approach all the concerned authorities under the Urban Land (Ceiling & Regulation) Act 1976 for the purpose of obtaining exemption Under Section 20 of the said premises.
18. To sign, execute, register and submit all papers, applications, documents, statements, plans, drawings, designs, revised plans, modified plans, amalgamate the Schedule "A" mentioned properties/land with other adjacent land/s and other papers so as to be required for having the plans sanctioned and to have the same sanctioned, modified, revised and/or altered by the Dum Dum Municipality and/or other authorities and in connection therewith to make, sign, execute and submit necessary applications and declarations give undertakings pay fees, obtain sanction and such after permission as may be necessary for the purpose.

19. To appear and represent me before the Notary public, Additional Registrar of Assurances- I,II,III,IV, Kolkata, District Sub-Registrar - I at Barasat and A.D.S.R. O. Cossipore-Dum Dum, District North 24-Parganas, and all other office and offices and authority and authorities in connection with the registration of the aforesaid documents and enforcement of all powers and authorities as contained herein in respected developer allocation.
20. To apply for obtaining electricity, water, telephone, drainage, connection (permanent or temporary) and arrange for laying underground cables, drinking water lines, sewerages and drainage connections to the said premises from the Dum Dum Municipal Corporation and/or other statutory authorities.
21. To appear for and represent me in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. and to sign, verify, the plaints, written statements, applications, petitions, affidavits, undertakings, declarations and all other documents/papers and to appoint Advocates and legal practitioners and to sign and to execute Vakalatnama and to execute any order, decree or judgment and to deposit or withdraw money or documents and in any Court or other Authority/Authorities in which I am interested or concerned in connection with the said premises and/or building.
22. To approach, the Dum Dum Municipality, Fire Brigade Dept. and other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building and completion thereof and for obtaining occupancy and completion certificate and connection with the running and establishing units thereof.
23. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after said and to control all the areas for the development of said land and construction of a multi-storied building thereon as per sanctioned Plan which is to be approved by the concerned authority.
24. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alterations of Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities.
25. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any authority or authorities.
26. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish

- and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as my said Attorney shall think fit and proper.
27. To utilise or shift or have connected the existing electricity connection, if any, in the said premises in such manner as the said Attorney may deem fit and proper. In this case developer shall be solely responsible to pay all the charges to CESC until the property is handed over to the landlord after completion of building.
 28. To pay all raters, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.
 29. To effect mutation of premises in the office of the collector and/or Municipal records and to do all acts on my behalf of Mouza – Sultanpur, J.L. No.10, R.S. No. 148, Touzi no. 173, comprised in Sabek and Hal Khatian No. 381, Sabek Dag No. 2403, Hal Dag No. 2403/3345, within the local limits of Dum Dum Municipality, Ward No.3, the then Holding No. 80, Nabapally now Holding No. 80, Nirmal Sengupta Sarani Bye Lane, Kolkata – 700 079, under P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas more fully described in the Schedule "A" hereunder written.
 30. To for all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed / revised plan building / site plan and to receive the completion Certificate from the competent authority.
 31. To settle, compromise all actions, suits, accounts, claims and to dispute between us and any other person or persons in connection with the said **SCHEDULE "A"** mentioned property and generally to execute and perform all other lawful acts, matters and things as may **SAID ATTORNEY** shall consider necessary in connection with the said premises and we hereby agree that all acts, deeds and things in respect of the said premises done by the said Attorney shall be construed as acts, deeds etc. deemed to be done by me and I undertake to ratify and thereafter ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this power of attorney.
 32. 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.
 33. And all the above mentioned rights, representations, acts, deeds, matters and things in respect of the said Premises shall be done and executed by any of two of my Attorneys in accordance with the partnership deed and if permits by the terms and condition written in partnership deed.

34. I hereby agree that all acts, deeds and things in respect of the said premises done by my Attorneys shall be construed as acts, deeds etc. deemed to be done by me as I could do if I present and I undertake to ratify and thereafter ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this power of attorney.

THE SCHEDULE "A" ABOVE REFERRED TO
(Description of the property hereby to be developed)

ALL THAT piece or parcel of bastu land measuring 03 (Three) Cottahs 02 (Two) Chittacks 03 (Three) Sq. ft. more or less together with one cemented flooring 30 years old single storied dwelling house measuring 600 Sq. ft. more or less standing thereon lying and situates in Mouza – Sultanpur, J.L. No.10, R.S. No. 148, Touzi no. 173, comprised in Sabek and Hal Khatian No. 381, Sabek Dag No. 2403, Hal Dag No. 2403/3345, within the local limits of Dum Dum Municipality, Ward No.3, the then Holding No. 80, Nabapally now Holding No. 80, Nirmal Sengupta Sarani Bye Lane, Kolkata – 700 079, under P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, in the District of North 24-Parganas which is butted and bounded as follows :

<u>ON THE NORTH BY</u>	:	House of Paritosh Ganguly
<u>ON THE SOUTH BY</u>	:	9 Ft. wide Municipal Road.
<u>ON THE EAST BY</u>	:	9 Ft. wide Personal Passage Road thereafter Municipal drain.
<u>ON THE WEST BY</u>	:	House of Subodh Das

SCHEDULE "B" ABOVE REFERRED TO
(OWNER' SHARE AND ALLOCATION)

"OWNER'S ALLOCATION" – That as consideration of the property more fully described in the Schedule "A" hereunder written for development, the owner herein is entitled to get 50% of the total constructed area as per the sanctioned building plan of the proposed multi-storied (G+IV storied) building to be constructed at Holding No. 80, Nirmal Sengupta Sarani Bye Lane, Kolkata – 700 079 together with undivided proportionate share in the said land with proportionate share of lift and staircase and also right to use the common portion thereof and/or facilities within the said multi-storied building and/or the said land, as per the sanctioned building plan of Dum Dum Municipality which will be treated as **Owner's Space Allocation**. Be it more specifically mentioned here that the entire owner's allocated space will be allotted on different floors in the following manner –

- a) Two Nos. self contained complete residential flat to be allotted to the landowner herein on First Floor, out of which one to be allotted on the Front side and other to be at the back side of the proposed multi-storied building.

- b) One No. self contained complete residential flat to be allotted to the landowner herein on the Second Floor back side of the proposed multi-storied building.
- c) One No. self contained complete residential flat to be allotted to the landowner herein on the Third Floor front side of the proposed multi-storied building.
- d) One No. self contained complete covered garage with rolling shutter at front side measuring 150 Sq. ft. covered area to be allotted to the landowner herein on the Ground Floor front (Road facing) side of the proposed multi-storied building. This 150 Sq.Ft. area covered garage is in addition to the 50% constructed area of the Owners allocation as stated above and should be on the east corner of the building facing the road.
- e) One No. self contained complete residential flat to be allotted to the landowner herein on the Fourth Floor back side within his erstwhile self acquired area.

Be it noted here more specifically that in case of sanctioning of G + V storied building then as consideration of the said Schedule "A" mentioned property, the landowner herein apart from the above noted space allocation is entitled to get **35%** construction area of the Fifth Floor of the proposed multi-storied building as Landowner's Modified Space Allocation. This particular space allotment shall be decided in the supplementary agreement executed after the Working Plan.

That the developer herein shall deliver the owner's allocation to the owner herein the 50% of the constructed area as per the measurement of the top floor roof i.e. result of entire top floor roof measurement will be multiplied by number of floors thereafter divided by two thereafter measurement of one portion will be given to the owner. (In case of G+IV building). But if sanction of any additional floor is granted by the concerned municipality in that case only 35% of the addition floors (above and beyond G+IV) shall be allocated to the owner.

That if the 50% area of the owner's allocation not meet up according to the allocation stated in the development agreement, in that case the developer will compensate the owner by paying extra amount for shortage of space on the basis of construction cost. And in the same way, if any extra space allocated to the owner, then the owner shall be paying extra amount on the basis of construction cost. It is to further state that the said construction cost shall be defined just after completion of the building and shall be declared the same in written to the owner by developer to avoid any confusion occurrences later on.

There is no Cash Allocation to the landowner herein.

SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Developer's share and allocation shall mean and include the remaining area of the total constructed area within the proposed multi-storied building as agreed to be constructed upon due sanction thereof comprising different Flats together with undivided proportionate share in the said land whereupon the said building shall be constructed with right to use the common portion thereof, and/or facilities within the said building, and/or facilities within the said building, and/or the said land, excluding the owner's share and allocation therein as mentioned above, (hereinafter referred to as the "Developer's Allocation") and shall be entitled to enter into agreement for sale and transfer in the owner's name developer's allocation and its hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement/s it shall not be obligatory on the part of the Developer to obtain any further consent of the owner .

IN WITNESS WHEREOF we the undersigned Principals put our respective signatures and/or thumb impressions on this power of attorney on this 27th Day of May, 2022 (Two Thousand Twenty Two) Christian Era.

SIGNED, SEALED AND DELIVERED

at KOLKATA in the presence of

WITNESSES :

1. Ludipta Bhattacharyya
16, M. K. Ram Dal Road
Kolkata - 700049,
P.S. - Nimta.

2. Bapi Paul
Kundicam Sadami,
Kolkata - 700079.

Drafted and Prepared by:

Subho Kanti Roy Chowdhury

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

Ramaj Kumar Ganguly

SIGNATURE OF THE EXECUTORS

MAPLE VENTURES

Lidhanta Gupta

PARTNER

MAPLE VENTURES

Ritaja Mukherjee












PARTNER

MAPLE VENTURES












Pradip Kaly

PARTNER












SIGNATURE OF THE ATTORNEY HOLDERS

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name Ranjit Kumar Gangpatyay
 Signature Ranjit Kumar Gangpatyay

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SIDDHARTHA GUPTA
 Signature Siddhartha Gupta

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name RITAJA MUKHERJEE
 Signature Ritaja Mukherjee

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name Prabir Kaly

Major Information of the Deed

Deed No :	I-1506-06923/2022	Date of Registration	27/05/2022
Query No / Year	1506-8001579968/2022	Office where deed is registered	
Query Date	27/05/2022 1:20:51 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA BHATTACHARYYA Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9123028045, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney and Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,76,749/-		
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]:- 1506-8001579968/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the agreement (Urban area)		

Land Details :


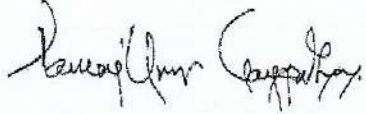
District: North 24-Parganas, P.S:- Dum Dum, Mouza: DUM DUM, Road: Nirmal Sengupta Sarani, Mouza: Sultanpur, Premises No: 79 79/1 79/2, , W. Code : 700079

Sch No	Plot Number	Khatian Number	Land Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2403/3345	LR-381	Bastu	3 Katha 2 Batak 3 Sq Ft	1/-	56,32,499/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				5.1631Dec	1 /-	56,32,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	3,44,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Registered Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Comp				
Total :		600 sq ft	3,44,250 /-	


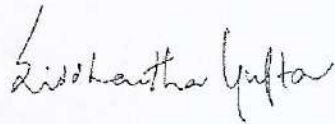
Principal Details :

SI No	Name,Address,Photo,Finger print	Signature
1	<p>Name Pankaj Kumar Gangopadhyay Son of Late Paresh Chandra Gangopadhyay Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office</p> 	<p>Finger Print</p>  LTI 27/05/2022
<p>Sultanpur Nabapally, City:- , P.O. Bengal, India, PIN:- 700079 Son of Late Paresh Chandra Gangopadhyay, PAN No.:: AKxxxxxx0F, Aadhaar No: 99xxxx3606, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office</p>		<p>Signature 27/05/2022</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print	Signature
1	<p>MAPLE VENTURES 8/3 N C Sen Avenue Turf Apartment, Bengal, India, PIN:- 700080 , PAN No: AMxxxxxx1G, Aadhaar No: 99xxxx3606, Status :Organization, Executed by: Representative</p>	<p>Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080, PAN No: AMxxxxxx1G, Aadhaar No Not Provided by UIDAI, Status :Organization,</p>


Representative Details :

SI No	Name,Address,Photo,Finger print	Signature
1	<p>Name Siddhartha Gupta (Presentant) Son of Indrajit Gupta Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office</p> 	<p>Finger Print</p>  LTI 27/05/2022
<p>246/4 R B C Road, City:- , P.O:- Bengal, India, PIN:- 700028, Sex: Male, PAN No: AMxxxxxx1G, Aadhaar No: 99xxxx3606, Status : Representative, Representative of : MAPLE VENTURES (as Partner)</p>		<p>Signature 27/05/2022</p>

	<p>Name</p> <p>Ritaja Mukherjee Wife of Siddhartha Gupta Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office</p>
	<p>246/4 R B C Road, City:- , P.O: India, PIN:- 700028, Sex: Fem: CHxxxxx5K, Aadhaar No: 34x VENTURES (as Partner)</p>
3	<p>Name</p> <p>Prabir Koley Son of Maniklal Koley Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office</p>
	<p>Manikpore Thakurpara, City:- , Bengal, India, PIN:- 700079, S No.: AMxxxxx5P, Aadhaar N VENTURES (as Partner)</p>

Finger Print	Signature
	<i>Ritaja Mukherjee</i>
LTI 27/05/2022	27/05/2022


S:-Dum Dum, District:-North 24-Parganas, West Bengal, Hindu, Occupation: Business, Citizen of: India, , PAN No.: Status : Representative, Representative of : MAPLE

Finger Print	Signature
	<i>Prabir Koley</i>
LTI 27/05/2022	27/05/2022

P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, Hindu, Occupation: Business, Citizen of: India, , PAN No.: 39 Status : Representative, Representative of : MAPLE

Identifier Details :

Name
<p>Sudipta Bhattacharyya Son of Pradip Bhattacharyya 16 K K Ram Das Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049</p>
Identifier Of Pankaj Kumar Gangopadhyay

Finger Print	Signature
	<i>Sudipta Bhattacharyya</i>
27/05/2022	27/05/2022
Gupta, Ritaja Mukherjee, Prabir Koley	

Transfer of property for L1

Sl.No	From	To
1	Pankaj Kumar Gangopadhyay	MA

Transfer of property for S1

Sl.No	From	To
1	Pankaj Kumar Gangopadhyay	MA

Area)
5.16313 Dec
Area)
200.00000000 Sq Ft

Land Details as per Land

District: North 24-Parganas, P.S:- Dum Dum
Kalyanpur, Premises No: 79 79/1 79/2, ,

Postal Code : DUM DUM, Road: Nirmal Sengupta Sarani, Mouza:
Pin Code : 700079

Sch No	Plot & Khatian Number
L1	LR Plot No:- 2403/3345, LR Khatian No:- 381

Types Of Land	Owner name in English as selected by Applicant
	Owner Name not selected by applicant.

27-05-2022

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

Admissible under rule 21 of West Bengal (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 21, W.B. Registration Rules,1962)

Presented for registration at 13:45 hrs on 27/05/2022 at the Office of the A.D.S.R. COSSIPORE DUMDUM by Siddhartha Gupta ,

Certificate of Market Value(WB PUVI)

Certified that the market value of this property is Rs 59,76,749/-

Admission of Execution (Under Section 17, W.B. Registration Rules, 1962)

Execution is admitted on 27/05/2022 by Siddhartha Gupta, Son of Late Subhankar Das, residing at Sultanpur Nabapally, P.O: Italgacha, Thana: Italgacha, North 24-Parganas, West Bengal, by caste Hindu, by Profession Service

Indetified by Sudipta Bhattacharyya, , , Son of Late Subhankar Das, residing at Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Admission of Execution (Under Section 17, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 27-05-2022 by Siddhartha Gupta, residing at Apartment, City:- , P.O:- Mall Road, P.O: Italgacha, Thana: Italgacha, North 24-Parganas, West Bengal, India, PIN:- 700080, by caste Hindu, by profession Business

Indetified by Sudipta Bhattacharyya, , , Son of Late Subhankar Das, residing at Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 27-05-2022 by Siddhartha Gupta, residing at Apartment, City:- , P.O:- Mall Road, P.O: Italgacha, Thana: Italgacha, North 24-Parganas, West Bengal, India, PIN:- 700080, by caste Hindu, by profession Business

Indetified by Sudipta Bhattacharyya, , , Son of Late Subhankar Das, residing at Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 27-05-2022 by Siddhartha Gupta, residing at Apartment, City:- , P.O:- Mall Road, P.O: Italgacha, Thana: Italgacha, North 24-Parganas, West Bengal, India, PIN:- 700080, by caste Hindu, by profession Business

Indetified by Sudipta Bhattacharyya, , , Son of Late Subhankar Das, residing at Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees of Rs 21/- paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty paid by Cash Rs 100/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no: 150606923 / 2022, Date of Purchase: 05/05/2022, Vendor name: SUBHANKAR DAS

Rules 1962)

Rule, 1962 duly stamped under schedule 1A, Article number

W.B. Registration Rules,1962)

at the Office of the A.D.S.R. COSSIPORE DUMDUM by

the subject matter of the deed has been assessed at Rs

Registration Rules, 1962)

Gangopadhyay, Son of Late Paresh Chandra Gangopadhyay, residing at North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Sudipta Bhattacharyya, 16 K K Ram Das Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Sudipta Bhattacharyya, 16 K K Ram Das Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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Sudipta Bhattacharyya, 16 K K Ram Das Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Sudipta Bhattacharyya, 16 K K Ram Das Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Sudipta Bhattacharyya, 16 K K Ram Das Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Sudipta Bhattacharyya, 16 K K Ram Das Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Sudipta Bhattacharyya, 16 K K Ram Das Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Document is Rs 21/- (E = Rs 21/-) and Registration Fees of Rs 21/-

Stamp Duty is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

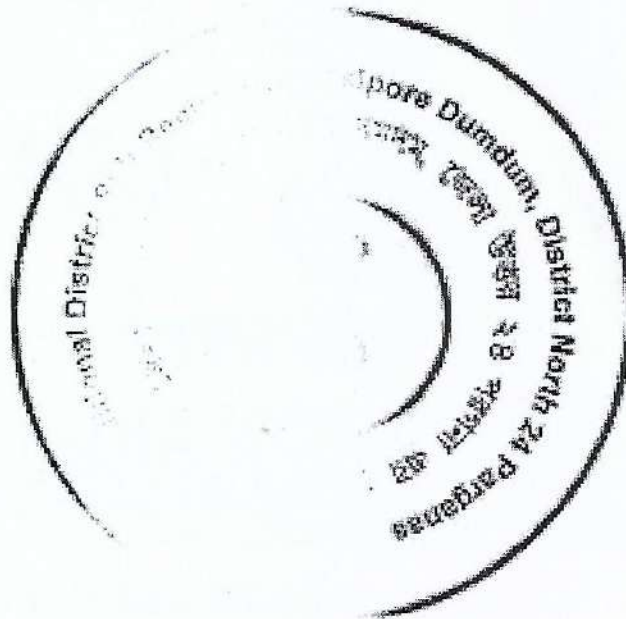
Stamp: Type: Impressed, Serial no: 150606923 / 2022, Date of Purchase: 05/05/2022, Vendor name: SUBHANKAR DAS

Rahul Majumder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

...cate of Registration under s... and Rule 69.

...istered in Book - I

...lume number 1506-2022, Page from ... 8 to 292778
...being No 150606923 for the year 2022



...ly signed by KAUSTAVA DEY
2022.05.30 11:49:52 +05:30
...n: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/05/30 11:49:52 +05:30
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CO-OPERATIVE HOUSING SOCIETY
West Bengal.

(This document is digitally signed.)