

Subal Das  
J-897/2022  
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

AG 686241

Ch: 1580130 (8)/2022  
24/05/2022

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

Sub-Registrar  
District Court, North

27 MAY 2022

DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTRATION OF DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) SRI. SUBAL DAS, (PAN : ANOPD6337J) (AADHAAR No. 4996 0670 5981), son of Late Subodh Kumar Das,

Cont.....P2

1 1662

02 FEB 2022

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

Name:..... **SUBHANKAR KANTI ROY CHOUDHURY**

Advocate

Address:..... High Court, Calcutta

Vendor:.....


Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**  
**STAMP VENDOR**

Alipur Police Court, Kol-27



Identified by me:  
Sudipta Bhattacharyya  
/o Pradip Bhattacharyya  
10 K.K. Ram Das Road  
Kol-700049,  
P-S- Nimta.

  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

27 MAY 2022



(2) SMT. SMRITI KANA DAS, (PAN : AWWPD8328A) (AADHAAR No. 4692 5416 0341), wife of Late Samiran Das, (3) SRI. SUDIPTA DAS, (PAN : AWMPD0531F) (AADHAAR No. 7894 9938 4657), son of Late Samiran Das, (4) SMT. SHILPI DAS, (PAN : BGMPD5338K) (AADHAAR No. 3183 1068 3192), Wife of Subal Das and (5) SMT. SUDIPA DAS (PAN: CEZPD7374B) (AADHAAR No. 9271 2205 3104), Daughter of Late Samiran Das, all are residing at Sultanpur Goalpara, Post Office- Italgacha, Police Station- Dum Dum, Kolkata 700079, (hereinafter referred to as "the PRINCIPALS") **SEND GREETINGS:**

**WHEREAS** The Owners herein being the party of the First Part are the joint owners of **ALL THAT** the piece and parcel of land admeasuring **2 (Two) Cottah 11 (Eleven) Chittack 23 (Twenty-Three) sq. ft.** more or less together with two storied building admeasuring an area about **1546 (One Thousand Five Hundred Forty-Six) sq. ft. (773 sq. ft. on the First Floor & 773 sq. ft. on the Second Floor)** built up area the same a little more or less comprised in C.S. Dag No. 2403, R.S. Dag No. 2403/3345, under C.S./R.S. Khatian No. 381, J.L. No. 10, Touzi No. 173, Re. Sa. No.- 148, situated at Mouza- Sultanpur, Holding No. 79, 79/1, 79/2, Nirmal Sengupta Sarani, Kolkata - 700 079, Police Station-Dum Dum, under Ward No. 003, within the limit of the Dum Dum Municipality, hereinafter referred to as the "**said property/land**" and more fully and particularly mentioned and described in the **Schedule "A"** hereunder written, **TOGETHER WITH** all rights, liberties and easements including the easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc.

**AND WHEREAS** by a registered **Development Agreement** dated 02.08.2021, registered at the Office of Additional District Sub-Registrar, Cossipore, Dumdum and the same was recorded in the Book No. 1, Volume No. 1506-2021, Page from 255550 to 255604, being No. 150606025 for the year 2021 and **Supplementary Development Agreement** dated 24<sup>th</sup> May 2022, registered with the Additional District Sub Registrar at Dum Dum, recorded in Deed No. **I-150606903** for the year 2022 by and between the Principal's herein as the Owners and **M/S. MAPLE VENTURES (PAN NO- ABMFM8297J)**, a Partnership Firm, under the Indian Partnership Act, 1932 and having its registered office at Turf Apartment, 8/3, N.C. Sen Avenue, Kolkata- 700 080, P.O. Mall Road, P.S.- Dum Dum, District - North 24 Parganas, represented by its partners namely (1) **MR. SIDDHARTHA GUPTA (PAN No. AMVPG3231G) (AADHAAR No. 9977 0200 3131)**, son of Indrajit Gupta, (2) **MRS. RITAJA MUKHERJEE, (PAN No. CHNPM9055K) (AADHAAR No. 3481 1025 8051)**, wife of Siddhartha Gupta, both by religion- Hindu, by Occupation- Business, by Nationality- Indian, residing at 2464, R. B. C. Road, P.S. Dum Dum, P.O. Dum Dum, Kolkata- 700 028, District - North 24 Parganas and (3) **MR. PRABIR KOLEY, (PAN No. AMSPK7475P) (AADHAAR No. 7287 5474 9739)**, son of Maniklal Koley, by religion- Hindu, by Occupation- Business, by Nationality- Indian, residing at Manikpore, Thakurpara, Kolkata- 700 079, P.O.- Italgacha, P.S.- Dum Dum, District- North 24 Parganas, the Attorney herein as developer therein (and hereinafter also referred to as "the **Developer**"), the Principal's have appointed the Developer to develop the said Property into a multi-storied building (hereinafter referred to as "**the building**") and for the residential exploitation of the Developer's Allocation in the building as defined and described therein on the terms and conditions therein contained.

Siddhartha Gupta

Siddhartha Gupta



**AND WHEREAS** we are busy with our own day to day business respectively 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 to look after and manage the whole affairs including construction and of the new proposed building on comprised in the SAID PREMISES hence we, do hereby pleased to nominate, constitute and appoint **M/S. MAPLE VENTURES (PAN NO- ABMFM8297J)**, a Partnership Firm, under the Indian Partnership Act, 1932 and having its registered office at Turf Apartment, 8/3, N.C. Sen Avenue, Kolkata- 700 080, P.O.- Mall Road, P.S.- Dum Dum, District - North 24 Parganas, represented by its partners namely (1) **MR. SIDDHARTHA GUPTA (PAN NO- AMVPG3231G) (AADHAAR No. 9977 0200 3131)**, son of Indrajit Gupta, (2) **MRS. RITAJA MUKHERJEE, (PAN No. CHNPM9055K) (AADHAAR No. 3481 1025 8051)**, wife of Siddhartha Gupta, both by religion- Hindu, by Occupation- Business, by Nationality- Indian, residing at 2464, R. B. C. Road, P.S. Dum Dum, P.O. Dum Dum, Kolkata- 700 028, District - North 24 Parganas, (3) **MR. PRABIR KOLEY, (PAN :AMSPK7475P) (AADHAAR No. 7287 5474 9739)**, son of Maniklal Koley, by religion- Hindu, by Occupation- Business, by Nationality- Indian, residing at Manikpur, Thakurpara, Kolkata- 700 079, P.O.- Italgacha, P.S.- Dum Dum, District- North 24 Parganas, to be our true and lawful **ATTORNEY** to act for us in our name and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

**NOW KNOW YE AND THESE PRESENTS WITNESSTH WE, (1) SRI. SUBAL DAS, (PAN : ANOPD6337)**, son of Late Subodh Kumar Das, (2) **SMT. SMRITI KANA DAS, (PAN : AWWPD8328A)**, Wife of Late Samiran Das, (3) **SRI. SUDIPTA DAS, (PAN : AWMPD0531F)**, son of Late Samiran Das, (4) **SMT. SHILPI DAS, (PAN : BGMPD5338K)**, wife of Subal Das and (5) **SMT. SUDIPA DAS(PAN: CEZPD7374B)**, Daughter of Late Samiran Das, all are

residing at Sultanpur Goalpara, Post Office- Italgacha, Police Station- Dum Dum, Kolkata 700079, do hereby nominate, constitute and appoint **M/S. MAPLE VENTURES (PAN NO- ABMFM8297J)**, a Partnership Firm, under the Indian Partnership Act, 1932 and having its registered office at Turf Apartment, 8/3, N.C. Sen Avenue, Kolkata- 700 080, P.O.- Mall Road, P.S.- Dum Dum, District - North 24 Parganas, represented by its partners namely **(1) MR. SIDDHARTHA GUPTA (PAN NO- AMVPG3231G)**, son of Indrajit Gupta, **(2) MRS. RITAJA MUKHERJEE, (PAN No. CHNPM9055K)** wife of Siddhartha Gupta, both by religion- Hindu, by Occupation- Business, by Nationality- Indian, residing at 2464, R. B. C. Road, P.S. Dum Dum, P.O. Dum Dum, Kolkata- 700 028, District - North 24 Parganas, **(3) MR. PRABIR KOLEY, (PAN- AMSPK7475P)**, son of Maniklal Koley, by religion- Hindu, by Occupation- Business, by Nationality- Indian, residing at Manikpur, Thakurpara, Kolkata- 700 079, P.O.- Italgacha, P.S.- Dum Dum, District- North 24 Parganas, to be our true and lawful **ATTORNEY** for us in our name and on our 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 enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said property and every part thereof.
2. To appear and represent us before the any authority and authorities including the Dum Dum Municipality, Fire Brigade, Barrackpore Police Commissionerate, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976 and Government of West Bengal in connection with the sanction and/or modification and/or alteration of the sanctioned plans.



3. To pay fees, obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit and take delivery of title deed concerning the said property and also other premises and documents as may be required by the authorities, execute deed for betterment of title of the said property.
  
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 said multi-storied building to be constructed in the said Premises at such price and on such terms and condition as our 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 our 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 our said Attorney shall think fit and proper.

5. 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.
6. To develop the said Property making construction of said building thereon as per plan which to be approved and sanctioned by the Dum Dum Municipality.
7. To apply for the obtain electricity, water, sewerage, drainage, telephone or other connections of any other utility to the said Property and/or make alterations thereon and to close down and/or have disconnected the same and for the purpose to sign, execute and commit the all papers, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.
8. To appear and represent us before all authorities including those under the Dum Dum Municipality for fixation and / or finalization of annual valuation of the said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said ATTORNEY may deem fit and proper.
9. 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.



10. 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, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the concerned Municipal Authority upon giving proper acknowledgement and or receipts for the same.
  
11. To sign, execute and submit and take delivery of site plan, building plan, completion certificate as 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 altered Dum Dum Municipality in respect of our property more specifically mentioned in the Schedule written hereunder.
  
12. To enter into any agreement for sale with intending buyer / buyers against our Attorney's allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit.

13. To enter into all Agreement for Sale with the prospective Purchaser/s save and except Owner's/Principal's allocation in the said building to be constructed upon the said property and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Property and also to receive realize and obtain payment of all or any money which may hereafter become payable to our said Attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said Attorney shall think fit and proper.
  
14. To appear and represent me 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 Property subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said property. The principals' will not be responsible in any manner to repay/refund such Purchaser or Purchasers and the Attorney is solely responsible to refund to the buyer whatever necessary.
  
15. 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, 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.



16. To appear before Registrar, District Registrar, Sub-Registrar, all appropriate registration authority and/or to present for registration any agreement, sale deeds and/or any deeds, gift deed or any other documents that may be necessary for any of the purpose mentioned herein and to admit execution of the same for us and on our behalf by any two of our attorney and our attorney also authorize to receive the consideration money from the purchaser/purchasers on our behalf except the owner's allocation.
17. To receive the consideration money, sale proceeds and/or any money in connection with the Development Agreement for the prospective buyers and/or person or persons in respect of Developer's Allocation in the proposed new building and to grant proper and effectual receipt thereof.
18. That the Developer will be bound to make over Owners' Allocation as described in the Development Agreement mentioned therein and thereafter the Developer shall be entitled to transfer/dispose of the Developer's allocation to anyone as prescribed in the Transfer of Property Act.
19. To execute deed of conveyances, gift deed, deed of amalgamation in respect of the said property or any part thereof or any portion of the said proposed building save and except Principal's allocations as stated in said Development Agreement.
20. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except Principal's allocations as stated in the said Development Agreement.

21. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Principal's allocations as stated in the said Development Agreement.
22. To instruct the Advocate / Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and /or selling the schedule mentioned property except Principal's Allocation.
23. To execute and/or negotiate and/or entering into any agreement for selling the schedule mentioned property in the name of the Attorney as and on our behalf save and except Principal's allocations as stated in the said Development Agreement.
24. 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 our behalf save and except Principal's allocations as stated in the said Development Agreement.
25. To communicate, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and / or requisition and/ or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non-suited in any such action of proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.



26. To allow the intending Purchaser or Purchasers to inspect the original title of the property, sanction building plan and other relevant documents of the title of the property for and on our behalf.
27. To affix sign board or install any Hoarding board on the said Property 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. To receive compensation becoming receivable in respect of any acquisition and /or requisition of the said constructed building save and except Principal's allocations or any part thereof subject to the conditions stipulated in the said Development Agreement.
30. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us 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.
31. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other authority whatsoever and to sign and verify applications therefore.
32. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

33. And generally to do all such acts, or things that may be necessary for all or the purposes mentioned hereinaabove.
34. And we, do hereby ratify and agree to ratify all such acts, or things as our said attorney may lawfully do by virtue of these presents.
35. 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.
36. 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.

AND GENERALLY to act our Attorney or agents in relation to all matters touching our said premises and building, as we could do if We could personally represent notwithstanding the special 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 by the said Attorney or Agents 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 as per the said registered development agreement vide Deed number 150606025 of 2021 and Supplementary Development Agreement vide deed no. I-150606903/, 2022 under some terms and conditions mentioned therein which duly registered with the office of the Additional District Sub Registrar at Dum Dum, and this Development power of

Siddha

Siddhanta Gupta



Attorney is revocable in nature but it cannot be revoked if there is no breach of contract or any act by the Attorney which may go against the lawful right and interest of the Principal.

We hereby agree that all acts, deeds and things in respect of the said premises done by any of two of our Attorneys shall be construed as acts, deeds etc. deemed to be done by us and we 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**  
**SCHEDULE OF THE SAID PROPERTY**

**ALL THAT** the piece and parcel of land admeasuring **2 (Two) Cottah, 11 (Eleven) Chittack 23 (Twenty-Three) sq. ft.** be the same a little more or less together with a structure <sup>admeasuring 1546 Sq. Ft.</sup> standing thereon, comprised in C.S. Dag No. 2403, R.S. Dag No. 2403/3345, under C.S./R.S. Khatian No. 381, J.L. No. 10, Touzi No. 173, Re. Sa. No.- 148, situated at Mouza- Sultanpur, Holding No. 79, 79/1, 79/2, Nirmal Sengupta Sarani, Kolkata - 700 079, Police Station-Dum Dum, under Ward No. 003, within the limit of the Dum Dum Municipality, in the District of North 24 Parganas. The Property is butted and bounded by as follows:

<b>On the North</b>	:	Plot of same dag;
<b>On the South</b>	:	12' Feet Wide Municipal Road;
<b>On the East</b>	:	Plot of same dag;
<b>On the West</b>	:	9' Feet Wide Common Passage;

*Kishor Kumar Gupta*

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**OWNERS' ALLOCATION**

That the Owners herein shall receive a total constructed area of **2720 (Two Thousand Seven Hundred Twenty) sq. ft.** covered excluding staircase and lift at the newly constructed Ground plus four storied building which shall be demarcated within the Owners as follows:

1. Sri. Subal Das shall receive two residential flats at the newly constructed G+IV storied building, one at the south-west side of the 2<sup>nd</sup> (Second) floor admeasuring a covered area of **800 (Eight Hundred) sq. ft.** more or less, excluding staircase and lift, consisting of 2 Bed Rooms, 1 Dining Room, 1 kitchen and 2 Toilets and another residential flat on the south-west side of the 3<sup>rd</sup> (Third) floor admeasuring a covered area of **240 (Two Hundred Forty) sq. ft.** more or less, excluding staircase and lift, consisting of 1 Bed Rooms, 1 Dining Room, 1 kitchen and 1 Toilet along with a covered Car Parking space at the south side of Ground Floor admeasuring an area of **120 (One Hundred Twenty) sq. ft.** with proportionate share of the common space and land.
2. Sri. Sudipta Das shall receive one residential flat at the newly constructed G+IV storied building, at the South-East side of the 2<sup>nd</sup> Floor admeasuring a covered area of **520 (Five Hundred Twenty) sq. ft.** more or less, excluding staircase and lift, consisting of 2 Bed Rooms, 1 Dining Room, 1 kitchen and 2 Toilets with proportionate share of the common space and land.
3. Smt. Smriti Kana Das shall receive one residential flat at the newly constructed G+IV storied building, at the South-East side of the 1<sup>st</sup>



Floor admeasuring a covered area of **320 (Three Hundred Twenty) sq. ft.** more or less, including staircase and lift, consisting of 1 Bed Room, 1 Dining Room, 1 kitchen and 2 Toilets with proportionate share of the common space and land.

4. Smt. Sudipa Das shall receive one residential flat at the newly constructed G+IV storied building, at the South side of the 1<sup>st</sup> Floor admeasuring a covered area of **300 (Three Hundred) sq. ft.** more or less, including staircase and lift, consisting of 1 Bed Room, 1 Dining Room, 1 kitchen and 2 Toilets with proportionate share of the common space and land.
5. Smt. Shilpi Das shall receive one residential flat at the newly constructed G+IV storied building, at the South side of the Ground Floor admeasuring a covered area of **450 (Four Hundred Fifty) sq. ft.** more or less, excluding staircase and lift, consisting of 2 Bed Rooms, 1 Dining, 1Kitchen, 1 Toilet, along with a shop at the Ground floor admeasuring a Covered area of **70 (Seventy) sq. ft.** with proportionate share of the common space and land.

The Owner shall hand over all the original documents to the Developer for obtaining the sanction building plan from the Dum Dum Municipality and the Developer will keep all the documents till completion of the project after which the same shall be handed over to the Flat owners association to be formed by the proposed flat owners of the said project.

The Developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said building or buildings. The Developer shall have no right, title and interest whatsoever in the Owners' allocation and undivided proportionate share pertaining thereof in

the land in common facilities and amenities, in terms of the Owner's allocation.

The Developer shall have no right or claim for payment or reimbursement of any costs expenses or charges incurred towards construction of Owners' allocation and of the undivided proportionate share in common facilities and amenities.

That the Owner shall have no objection regarding the amalgamation of the said Premises with any adjacent land and the Developer can amalgamate the said Premises and the adjacent land and construct a new multi-storied building over there.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**DEVELOPER'S ALLOCATION**

In consideration of the above the developer shall be entitled to ALL THAT remaining portion (Constructed areas) of the newly constructed building is to be allotted to the Developer as Developer's allocation, save and except the area stated in the Owner's allocation specified herein above, in accordance with the terms and conditions of this presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer and the developer shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential flats, & covered/open car parking space purpose in the form of Flats and covered car parking areas and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any further consent of the owner, however the developer will not be entitled to deliver possession of developer's allocation



to any of its transferees until the developer shall make over possession of the Owner's Allocation.

**IN WITNESS WHEREOF** we have signed the Development Power of Attorney on this 27<sup>th</sup> day of MAY, Two Thousand and Twenty Two (2022) at Dum Dum in presence of:-

1. Sudipta Bhattacharyya.  
K.K. Ram Das Road.  
KOL - 700049  
P.S. - Nimta

Sudipta Das  
Smriti Kama Das,  
Sudipta Das  
Sri Pi Das  
Sudipta Das

**SIGNATURE OF THE EXECUTOR**

2. Bapi Paul  
Khudiram Saha,  
KOL - 700079.












MAPLE VENTURES  
Liddhanta Gupta  
PARTNER  
MAPLE VENTURES  
Ritaja Mukherjee  
PARTNER  
MAPLE VENTURES  
Anshu Kalyan  
PARTNER

**SIGNATURE OF THE ATTORNEY HOLDER**












Drafted by:-

*Subho Kanti Roy Chowdhury*












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

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SUBAL DAS  
 Signature Subal Das












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	right hand					

Name Smriti Kana Das  
 Signature Smriti












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	right hand					

Name SUDIPTA DAS  
 Signature Sudipta Das














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	right hand					












Name SILPI DAS  
 Signature Silpi Das

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	right hand					












Name Sudipa Das  
 Signature S Das

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	right hand					

Name SIDDHARTHA GUPTA  
 Signature Siddhartha Gupta

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	right hand					

Name RITAJA MUKHERJEE  
 Signature Ritaja Mukherjee

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	right hand					

Name Prabir Koley  
 Signature Prabir Koley

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PHOTO	left hand					
	right hand					

Name .....  
 Signature .....



### Major Information of the Deed

Deed No :	I-1506-06924/2022	Date of Registration	27/05/2022
Query No / Year	1506-8001580133/2022	Office where deed is registered	
Query Date	27/05/2022 1:28:55 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 after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,38,549/-		
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]:- 150606903/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Nirmal Sengupta Sarani, Mouza: Sultanpur, Premises No: 79 79/1 79/2, , Ward No: 003 Pin Code : 700079










Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2403/3345	LR-381	Bastu	Bastu	2 Katha 11 Chatak 23 Sq Ft	1/-	48,94,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
<b>Grand Total :</b>					<b>4.4871Dec</b>	<b>1 /-</b>	<b>48,94,999 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1546 Sq Ft.	1/-	10,43,550/-	Structure Type: Structure
Gr. Floor, Area of floor : 773 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 773 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1546 sq ft</b>	<b>1 /-</b>	<b>10,43,550 /-</b>	



## Principal Details :

Sl. No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Subal Das</b> Son of Late Subodh Kumar Das Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	<b>Photo</b>  27/05/2022	<b>Finger Print</b>  LTI 27/05/2022	<b>Signature</b>  27/05/2022
Sultanpur Goalpara, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx7J, Aadhaar No: 49xxxxxxxx5981, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
2	<b>Name</b> <b>Smriti Kana Das</b> Wife of Late Samiran Das Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	<b>Photo</b>  27/05/2022	<b>Finger Print</b>  LTI 27/05/2022	<b>Signature</b>  27/05/2022
Sultanpur Goalpara, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AWxxxxxx8A, Aadhaar No: 46xxxxxxxx0341, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				
3	<b>Name</b> <b>Sudipta Das</b> Son of Late Samiran Das Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	<b>Photo</b>  27/05/2022	<b>Finger Print</b>  LTI 27/05/2022	<b>Signature</b>  27/05/2022
Sultanpur Goalpara, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AWxxxxxx1F, Aadhaar No: 78xxxxxxxx4657, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				



Name	Photo	Finger Print	Signature
<b>Silpi Das</b> Wife of Subal Das Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
27/05/2022	LTI	27/05/2022	27/05/2022

Sultanpur Goalpara, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BGxxxxxx8K, Aadhaar No: 31xxxxxxxx3192, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office










Name	Photo	Finger Print	Signature
<b>Sudipa Das</b> Daughter of Late Samiran Das Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office			
27/05/2022	LTI	27/05/2022	27/05/2022

Sultanpur Goalpara, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CExxxxxx4B, Aadhaar No: 92xxxxxxxx3104, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office

**Attorney Details :**



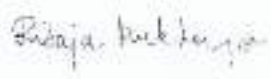
SI No	Name,Address,Photo,Finger print and Signature
1	<b>MAPLE VENTURES</b> 8/3 N C Sen Avenue Turf Apartment, City:- , P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080 , PAN No.:: ABxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**



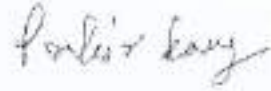
SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Siddhartha Gupta (Presentant)</b>            Son of Indrajit Gupta            Date of Execution - 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>May 27 2022 2:43PM</td> <td>LTI</td> <td>27/05/2022</td> <td>27/05/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Siddhartha Gupta (Presentant)</b> 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				May 27 2022 2:43PM	LTI	27/05/2022	27/05/2022
Name	Photo	Finger Print	Signature										
<b>Siddhartha Gupta (Presentant)</b> 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													
May 27 2022 2:43PM	LTI	27/05/2022	27/05/2022										



246/4 R B C Road, City:- , P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx1G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAPLE VENTURES (as Partner)



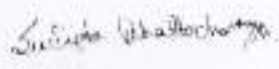
2	Name	Photo	Finger Print	Signature
	<b>Ritaja Mukherjee</b> Wife of Siddhartha Gupta Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office			
		May 27 2022 2:44PM	LTI 27/05/2022	27/05/2022

246/4 R B C Road, City:- , P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CHxxxxxx5K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAPLE VENTURES (as Partner)

3	Name	Photo	Finger Print	Signature
	<b>Prabir Koley</b> 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			
		May 27 2022 2:44PM	LTI 27/05/2022	27/05/2022

Manikpore Thakurpara, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx5P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAPLE VENTURES (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Sudipta Bhattacharyya</b> Son of Pradip Bhattacharyya 16 K K Ramdas Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24- Parganas, West Bengal, India, PIN:- 700049			
	27/05/2022	27/05/2022	27/05/2022

Identifier Of Subal Das, Smriti Kana Das, Sudipta Das, Silpi Das, Sudipa Das, Siddhartha Gupta, Ritaja Mukherjee, Prabir Koley



**Transfer of property for L1**

No	From	To. with area (Name-Area)
1	Subal Das	MAPLE VENTURES-0.897417 Dec
2	Smriti Kana Das	MAPLE VENTURES-0.897417 Dec
3	Sudipta Das	MAPLE VENTURES-0.897417 Dec
4	Silpi Das	MAPLE VENTURES-0.897417 Dec
5	Sudipa Das	MAPLE VENTURES-0.897417 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Subal Das	MAPLE VENTURES-309.20000000 Sq Ft
2	Smriti Kana Das	MAPLE VENTURES-309.20000000 Sq Ft
3	Sudipta Das	MAPLE VENTURES-309.20000000 Sq Ft
4	Silpi Das	MAPLE VENTURES-309.20000000 Sq Ft
5	Sudipa Das	MAPLE VENTURES-309.20000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Nirmal Sengupta Sarani, Mouza: Sultanpur, Premises No: 79 79/1 79/2, , Ward No: 003 Pin Code : 700079

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2403/3345, LR Khatian No:- 381		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150606924 / 2022

On 27-05-2022

**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 13:50 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 rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 59,38,549/-

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

Execution is admitted on 27/05/2022 by 1. Subal Das, Son of Late Subodh Kumar Das, Sultanpur Goalpara, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Others, 2. Smriti Kana Das, Wife of Late Samiran Das, Sultanpur Goalpara, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Others, 3. Sudipta Das, Son of Late Samiran Das, Sultanpur Goalpara, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Others, 4. Silpi Das, Wife of Subal Das, Sultanpur Goalpara, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Others, 5. Sudipa Das, Daughter of Late Samiran Das, Sultanpur Goalpara, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Others  
Identified by Sudipta Bhattacharyya, , , Son of Pradip Bhattacharyya, 16 K K Ramdas Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

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

Execution is admitted on 27-05-2022 by Siddhartha Gupta, Partner, MAPLE VENTURES, 8/3 N C Sen Avenue Turf Apartment, City:- , P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080  
Identified by Sudipta Bhattacharyya, , , Son of Pradip Bhattacharyya, 16 K K Ramdas Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others  
Execution is admitted on 27-05-2022 by Ritaja Mukherjee, Partner, MAPLE VENTURES, 8/3 N C Sen Avenue Turf Apartment, City:- , P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080  
Identified by Sudipta Bhattacharyya, , , Son of Pradip Bhattacharyya, 16 K K Ramdas Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others  
Execution is admitted on 27-05-2022 by Prabir Koley, Partner, MAPLE VENTURES, 8/3 N C Sen Avenue Turf Apartment, City:- , P.O:- Mall Road, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700080  
Identified by Sudipta Bhattacharyya, , , Son of Pradip Bhattacharyya, 16 K K Ramdas Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1662, Amount: Rs.100/-, Date of Purchase: 02/02/2022, Vendor name:  
SUBHANKAR DAS



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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2022, Page from 292779 to 292808  
Being No 150606924 for the year 2022.



Digitally signed by KAUSTAVA DEY  
Date: 2022.05.30 11:51:04 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 2022/05/30 11:51:04 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)