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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 487655

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

Additional Dist. Sub Registrar
Sealdah

27.3.24

DEVELOPMENT
POWER OF ATTORNEY AFTER
REGISTRATION OF
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, We, (1) **SMT. MINERVA BISWAS (PAN – ACZPB6849H)**, widow of Late Nani Gopal Biswas @ N Biswas, by faith – Hindu, by Occupation – Landholder, by Nationality – Indian, residing at “ABAKASH APARTMENT”, Flat No. 202, Second Floor, Premises No. 422, Jogendra Garden, P.O. East Calcutta Township Project, Police Station – Kasba, Kolkata – 700 107, Dist. South 24-Parganas and (2) **SRI PRANAB BISWAS (PAN – AEWPB5196C)**, son of Late Nani Gopal Biswas @ N Biswas, by faith – Hindu, by Occupation – Landholder, by Nationality – Indian, residing at “ABAKASH APARTMENT”, Flat No. 202, Second Floor, Premises No. 422, Jogendra Garden, P.O. East Calcutta Township Project, Police Station – Kasba, Kolkata – 700 107, Dist. South 24-Parganas, are the absolute joint owners and possessors of **ALL THAT** piece or parcel of a plot of bastu land measuring an area of **10 (Ten) Cottahs 7 (Seven) Chittacks 9 (Nine) Sq.ft.** be the same a little more or less as per Boundary Declaration, together with all easement right and common facilities thereto lying and situated at Mouza – Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, comprised in C.S. & R.S. Dag No. 4002, Khatian No. 430, within the limits of Kolkata Municipal Corporation Ward No. 107, Premises No. 3039, Rajdanga Main Road, Police Station – Kasba, having Assessee No. 31-107-16-3488-0, Kolkata – 700 107, in the District of South 24-Parganas, morefully mentioned in the Schedule hereunder written.

WHEREAS with a view to develop the said land by constructing of a building **We** have entered into a Development Agreement executed on 27-03-2024 with **M/S. R. B. ASSOCIATES**, a Proprietorship firm, having its registered Office at 22B, Jogipara Road, P. O. & P. S. Dum Dum, Kolkata – 700 028, District North 24-Parganas, represented by its sole Proprietress – **SMT. KAKOLI ROY**, having **PAN ADIPR4490C**, wife of Sri Ranjoy Broto Roy, by faith – Hindu, by occupation – Business, residing at 22B, Jogipara Road, P. O. & P. S. Dum Dum, Kolkata – 700 028, District North 24-Parganas, duly registered before the A.D.S.R. Sealdah and recorded in Book No. 1, Being No. 01267, for the year **2024** under some terms and conditions mentioned thereon and now **We** hereby appointed the said **M/S. R. B. ASSOCIATES** as our true and lawful Constituted Attorney in our names on our behalf to do execute and perform all acts, deeds and things as follows-

1. To lookafter and maintain the Schedule mentioned property.

2. To demolish the existing building standing in the Schedule mentioned property and to construct the building upon the said land mentioned in the Schedule hereinbelow in accordance with the Sanctioned Plan in **our** names and to sign on **our** behalf in the proposed Site Plan, Building Plan, Revised Plan and / or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the **Kolkata Municipal Corporation**.
3. To negotiate on terms for and to agree and to enter into and conclude any agreement for sale and sell **our** building consisting of different flats, garages, shops, spaces, units etc. and the part thereof mentioned in the Schedule hereunder written except **our** Allocation to any Purchaser or Purchasers at such price which agreed upon and / or cancel or repudiate the same in the manner **he** deems fit and proper.
4. To allow the intending Purchaser or Purchasers to inspect the documents relating to the said property **except Owners' Allocation**.
5. To receive from the intending Purchaser or Purchasers any earnest money and / or advances and also the balance of purchase money and to give good valid receipt and discharge for the same in respect of **Developer's Allocation**
6. Upon such receipt as aforesaid in **our** names and as **our** acts and deeds, to sign, execute and deliver any conveyance or conveyances, mortgage Deeds, Lease Deeds of the said property in favour of the Purchaser or purchasers, Lessees, mortgagees or their nominees.
7. To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other form whatsoever in **his** own name and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realisation of the money in respect of such instrument regarding **Developer's Allocation**

8. To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which our Constituted Attorney shall think best fit and proper in respect of **Developer's Allocation**.
9. To institute, commence, prosecute, carry on or defend or resist of all suits and other actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which **We** may be parties in any court in Civil, Criminal, Revenue or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all complaints, written statements, Accounts, Inventories to accept service of all Summons, Notice and Other Judicial process to execute any Judgement, Decree or Order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokatnama or any kind of Affidavit.
10. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes relating to the said property between ourselves and any other person or persons compounds or compromise the same.
11. To sign and execute any other deeds, declarations, instruments and assurances which our said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property as **We** could do ourselves, if present.
12. To sign, execute and present any such conveyance or conveyances, Mortgage Deed to any Bank / Financial Institution for Project Loan or any other loan, Lease Deed or declarations for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Calcutta having authority for unto have the said Conveyance registered and to do all acts, deed and things which our said Attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as **We** could do the same **ourselves** in respect of **Developer's Allocation**.

13. To attend any Court of Law either Civil or Criminal and to represent **our** in all Government Offices on **our** behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.
14. To appoint Architect, Civil Engineer, Structural Engineer, labour, labour contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be require for the construction of the said proposed building.
15. To appear in any suit, proceedings, motion, L. A. Office, I. T. Office etc. on **our** behalf and to represent me before the B. L. & L. R. O. for mutation, conversion etc. and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule hereinbelow.
16. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as **our** Constituted Attorney shall think fit and proper.
17. To ask for demand, recover receive and collect all money due and payable in connection with the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever in respect of **Developer's Allocation**.
18. To deliver possession of flat / flats, Shops, Units, Spaces, garages etc. **except Owners' Allocation** as per said Development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which **our** Constituted Attorney shall think best, fit and proper in respect of **Developer's Allocation**.
19. To represent **us** before the **Kolkata Municipal Corporation** for sanctioning of Site Plan, Building Plan, Revised Plan and / or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the concerned Municipality and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on **our** behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on **our** behalf as **our** Constituted Attorney shall think fit and proper.

20. To effect mutation of holding in the Office of the Collector and / or municipal records and to sign, submit, execute and obtain Sanctioned Site Plan, Building Sanctioned Plan, Revised Plan, Amalgamation Plan, Completion Certificate and to do all acts before the **Kolkata Municipal Corporation** in respect of property mentioned in the Schedule hereunder written.
21. To represent **us** before the competent Authority for connection of transformer, electric meter and for any other work or works and deposit money to the said Authority on **our** behalf and collect all receivables, vouchers etc. from it.

AND We do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by **our** said Attorney which shall be construed as **our** acts, deeds and things done by us to all intents and purpose and if **We** personally present even not withstanding the facts that no special power in that behalf is contained in these presents.

- THE SCHEDULE ABOVE REFERRED TO -

ALL THAT piece or parcel of a plot of bastu land measuring an area of **10 (Ten) Cottahs 7 (Seven) Chittacks 9 (Nine) Sq.ft.** be the same a little more or less as per Boundary Declaration, together with all easement right and common facilities thereto lying and situated at Mouza – Kasba, J.L. No. 13, Touzi No. 145, R.S. No. 233, comprised in C.S. & R.S. Dag No. 4002, Khatian No. 430, within the limits of Kolkata Municipal Corporation Ward No. 107, Premises No. 3039, Rajdanga Main Road, Police Station – Kasba, having Assessee No. 31-107-16-3488-0, Kolkata – 700 107, in the District of South 24-Parganas, said property free from all sorts of encumbrances, claims, demands, hindrances, liens, debts, dues, attachments, lispendenses, charges, acquisitions and requisitions whatsoever and howsoever without any interference, obstruction and objection whatever from any person whomsoever, manner and corner whatsoever and howsoever. Butted and bounded :

<u>ON THE NORTH</u>	:	11.200M (Avg.) wide Rajdanga Main Road.
<u>ON THE SOUTH</u>	:	9.869M (Avg.) wide K.M.C. Road
<u>ON THE EAST</u>	:	IV storied building Pre. No. 379, BL-ED, Plot 37 & Open Land.
<u>ON THE WEST</u>	:	V storied Building Pre. No. 422, Jogendra Garden.

IN WITNESSES WHEREOF We hereunto set and subscribed our hands and seals on this day of Two Thousand Twenty Four (2024).

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of following WITNESSES :-

1. *Goutam Bhattacharya*
165 Shyamnagar Road
Kolkata - 700055

2. *Prabir Kumar Roy*
68, Jagipura Road
Kolkata - 700028

Minerva Biswas,
Pranab Biswas

SIGNATURE OF THE EXECUTANTS

Drafted by :-

Manindra Chandra Paul
Mr. Manindra Chandra Paul
Advocate
Sealdah Court, Kolkata - 14
Regn. No. WB-490/1985

For R. B. ASSOCIATES

✓ *Kakoli Roy*
Proprietress

SIGNATURE OF THE ATTORNEY

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

Signature of the
Executants/Presentants

Minerva Biswas



Minerva Biswas

Little	Ring	Middle	Fore	Thumb
	Left	Hand		



Thumb

Fore

Middle

Ring

Little

Right

Hand



Little

Ring

Middle

Fore

Thumb

Left

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Thumb

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Ring

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Middle

Fore

Thumb

Left

Hand



Thumb

Fore

Middle

Ring

Little

Right

Hand



Pranab Biswas

Pranab Biswas

Karoli Roy

Karoli Roy



Major Information of the Deed



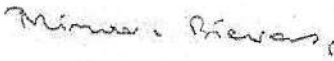
Deed No :	I-1606-01271/2024	Date of Registration	27/03/2024
Query No / Year	1606-8000805290/2024	Office where deed is registered	
Query Date	27/03/2024 12:06:35 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Amar Kumar Mondal Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 7003709375, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 33,00,000/-	Rs. 8,01,71,515/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160601267/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



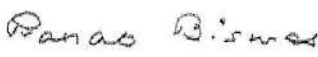
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga Main Road, Road Zone : (E M Bye Pass -- Acropolis Mall) , , Premises No: 3039, , Ward No: 107 Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	10 Katha 7 Chatak 9 Sq Ft	33,00,000/-	8,01,71,515/-	Width of Approach Road: 34 Ft., , Project Name :
Grand Total :				17.2425Dec	33,00,000 /-	801,71,515 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Minerva Biswas Wife of Late Nani Gopal Biswas Executed by: Self, Date of Execution: 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024 ,Place : Office	 27/03/2024	 LTI 27/03/2024	 27/03/2024










ABAKASH APARTMENT, FLAT NO. 4202, 422, JOGENDRA GARDEN, City:- , P.O:- EAST CALCUTTA TOWNSHIP PROJECT, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107
 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxx9h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/03/2024
 , Admitted by: Self, Date of Admission: 27/03/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri Pranab Biswas (Presentant) Son of Late Nani Gopal Biswas Executed by: Self, Date of Execution: 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024 ,Place : Office	 <small>27/03/2024</small>	 <small>LTI 27/03/2024</small>	 <small>27/03/2024</small>
ABAKASH APARTMENT, Flat No 202, 422, Jogendra Garden, City:- , P.O:- East Calcutta Township Project, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx6c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024 ,Place : Office				

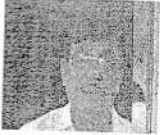


Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	R B ASSOCIATES 22B, Jogipara Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: adxxxxx0c,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> Smt Kakoli Roy Wife of Shri Ranjoy Brato Roy Date of Execution - 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024, Place of Admission of Execution: Office </td> <td>  <small>Mar 27 2024 12:27PM</small> </td> <td>  <small>LTI 27/03/2024</small> </td> <td>  <small>27/03/2024</small> </td> </tr> </tbody> </table> 22B, Jogipara Road, City:- Not Specified, P.O:- Dum Dum, 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.:: adxxxxx0c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R B ASSOCIATES (as Sole Proprietor)	Name	Photo	Finger Print	Signature	Smt Kakoli Roy Wife of Shri Ranjoy Brato Roy Date of Execution - 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024, Place of Admission of Execution: Office	 <small>Mar 27 2024 12:27PM</small>	 <small>LTI 27/03/2024</small>	 <small>27/03/2024</small>
Name	Photo	Finger Print	Signature						
Smt Kakoli Roy Wife of Shri Ranjoy Brato Roy Date of Execution - 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024, Place of Admission of Execution: Office	 <small>Mar 27 2024 12:27PM</small>	 <small>LTI 27/03/2024</small>	 <small>27/03/2024</small>						

Officer Details :

Name	Photo	Finger Print	Signature
Monindra Chandra Paul Son of Late Sudhir Chandra Paul Sealdah Court Complex, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014		 Captured	
	27/03/2024	27/03/2024	27/03/2024
Identifier Of Smt Minerva Biswas, Shri Pranab Biswas, Smt Kakoli Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Minerva Biswas	R B ASSOCIATES-8.62125 Dec
2	Shri Pranab Biswas	R B ASSOCIATES-8.62125 Dec

Handwritten marks on the left margin, including a signature and the number '13'.

Endorsement For Deed Number : I - 160601271 / 2024

27-03-2024

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 12:12 hrs on 27-03-2024, at the Office of the A.D.S.R. SEALDAH by Shri Pranab Biswas , one of the Executants.

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 8,01,71,515/-

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

Execution is admitted on 27/03/2024 by 1. Smt Minerva Biswas, Wife of Late Nani Gopal Biswas, ABAKASH APARTMENT, FLAT NO. 4202, 422, JOGENDRA GARDEN, P.O: EAST CALCUTTA TOWNSHIP PROJECT, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 2. Shri Pranab Biswas, Son of Late Nani Gopal Biswas, ABAKASH APARTMENT, Flat No 202, 422, Jogendra Garden, P.O: East Calcutta Township Project, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business

Identified by Monindra Chandra Paul, , Son of Late Sudhir Chandra Paul, Sealdah Court Complex, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-03-2024 by Smt Kakoli Roy, Sole Proprietor, R B ASSOCIATES, 22B, Jogipara Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Monindra Chandra Paul, , Son of Late Sudhir Chandra Paul, Sealdah Court Complex, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 5224, Amount: Rs.100.00/-, Date of Purchase: 18/03/2024, Vendor name: SHARMISTHA CHATTERJEE MUKHERJEE

Amitava Ghosal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 35674 to 35688

being No 160601271 for the year 2024.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2024.04.01 12:58:29 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 01/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.