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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AP 291149

Q. 8/217364 9/23

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

District Sub-Register-III
Alipore, South 24-parganas

2023

DEVELOPMENT POWER OF ATTORNEY
After Registration of Development Agreement

KNOW ALL MEN BY THIS POWER OF ATTORNEY that I, **SRI BASUDEB DAS** alias **BASUDEV DAS** having PAN – AWQPD7785B and Aadhaar No. 9546 7726 6639, son of Late Nishit Kiran Das, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 100/1, Sarat Pally, P.O. & P.S. Bansdroni, Kolkata – 700070, Dist. South 24-Parganas hereinafter referred to as the **PRINCIPAL** **SEND GREETINGS**:

Rahul Singha

Proprietor of M/s. Singha Construction
& As Constituted Attorney of
Sri Basudeb Das @ Basudev Das

23413 24 AUG 2023

No..... ₹ 100/- Date.....

Name :.....

Address :.....

Vendor :.....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOL-27

R. K. Dutt Advocate
ALIPORE POLICE COURT
Kolkatat - 700 027

Office of the Dist. Sub-Registrar-III
South 24 Parganas, Alipore

Ident. Yours

Sunny Gupta
S/o Bilash Gupta
B/167 Anandapally East
P.O - Purbaputiary
PS - Regent Park
Kolkata - 700093
Business

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
24 AUG 2023

Basudeb Das

WHEREAS I, the Principal herein, by executing a Development Agreement dated 24\08\2023, registered at the Office of D.S.R.-III, Alipore and recorded in Book No. I, Being No. 160313194 for the year 2023 entered into a contract or agreement with a Developer namely **M/S. SINGHA CONSTRUCTION**, a proprietorship Firm/Business having its Office at Premises No. 613/1, Anandapally – B and its Mailing Address – B/167, Anandapally East, P.O. Purba Putiary, P.S. Regent Park, Kolkata – 700093, Dist. South 24-Parganas, represented by its sole Proprietor – **SRI RAHUL SINGHA** having PAN – FSEPS9357B and Aadhaar No. 8682 0759 9455, son of Sri Tapan Singha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Nabapally 22 Bigha, P.O. Joka, P.S. Haridevpur, Kolkata – 700104, Dist. South 24-Parganas, for development of my Property being **ALL THAT** piece and parcel of Bastu Land measuring 5 Cottahs 15 Chittaks 38 sq.ft. more or less together with Asbestos Shed Structure standing thereon measuring 1225 sq.ft. lying and situate at Mouza – Bansdroni, J.L. No. 45, comprising Dag No. 627 under C.S. Khatian No. 227 and R.S. Khatian No. 1004 and L.R. Khatian No. 4377, within the limits of the Kolkata Municipal Corporation Ward No. 113 being Premises No. 100/1, Sarat Pally and its Assessee No. 311132204978, P.S. Regent Park now Bansdroni, Kolkata – 700070, A.D.S.R. Office Alipore, Dist. South 24-Parganas **WITH** all sorts of easement rights thereto, by constructing a new Ground Plus Three Storied Building as per sanctioned Building Plan to be sanctioned by the Kolkata Municipal Corporation, at the said Premises after demolishing the existing structure and at the cost, expenses, efforts, risks and supervision of the said Developer, subject to the terms, conditions, obligations and Allocation of the Parties fully mentioned in the said Development Agreement.

AND WHEREAS it has clearly been mentioned in the said Development Agreement that I, the Principal herein as Owner`s

Proprietor of M/s. Singha Construction
& As Constituted Attorney of
Sri Basudeb Das @ Basudev Das

Rahul Singha

Allocation will get the following constructed area of the said Ground Plus Three Storied Building :

a. 50% of the Ground Floor at the North West side consisting of One shoproom measuring 150 sq.ft. more or less covered area, one Puja Room measuring 200 sq.ft. more or less covered area and the remaining area as Car Parking Space/s ;
b. 50% from the Second Floor at the North-East side ;
c. Entire Third Floor ;

Of the said Ground Plus Three Storied Building to be constructed at the said Plot of Land comprised in the Premises No. 101/1, Sarat Pally, P.S. Regent Park now Bansdroni, Kolkata – 700070, within the limits of the Kolkata Municipal Corporation Ward No. 113, A.D.S.R. Office Alipore, Dist. South 24-Parganas **WITH** right to use and enjoy common areas, common parts, installations, facilities and amenities of the said building and premises along with an adjustable sum of Rs. 45,00,000/-(Rupees Forty Five Lakh) only which will be paid by the Developer to the Owner in the manner written hereunder :

a. At the time of execution and registration of this Development Agreement. Rs. 25,00,000/-
b. Within 15(fifteen) days from the date of Obtaining sanctioned Building Plan. Rs. 20,00,000/-

The said amount of Rs. 45,00,000/- (Rupees Forty Five Lakh) only will be adjusted in the manner written hereunder :

At the time of taking possession of Owner`s Allocation, the Owner, from his allocation, will execute and register one or more Deed of Conveyance/s in respect of one Flat or Two Flats total measuring 1406 sq.ft. more or less covered area at the North-West side on the Third Floor of the said Ground Plus Three Storied Building **TOGETHER WITH** undivided impartible proportionate share of land with Common Rights, unto and in favour of the Developer or his/its Nominee/s or nominated person/s without claiming or demanding any further amount for such sale but the stamp duty and Registration Fees including Fees for Advocate will be borne by Developer or his/its the nominated person/s/nominee/s.

Rahul Singha

Proprietor of M/s. Singha Construction
& As Constituted Attorney of
Sri Basudeb D

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SOUTH 24 PGS., ALIPORE

24 AUG 2022

AND WHEREAS in terms of the said Development Agreement, the said Developer will get the following constructed area of the said newly constructed Ground Plus Three Storied Building :

a. Remaining 50% from the Ground Floor at the North-East side ;
b. Entire First Floor ;
c. Remaining 50% of the Second Floor from the North-West side ;

Of the said Ground Plus Three Storied Building to be constructed at the said Plot of Land comprised in the Premises No. 100/1, Sarat Pally, P.S. Regent Park now Bansdroni, Kolkata – 700070, within the limits of the Kolkata Municipal Corporation Ward No. 113, A.D.S.R. Office Alipore, Dist. South 24-Parganas **WITH** right to use and enjoy common areas, common parts, installations, facilities and amenities of the said building and premises.

AND WHEREAS in terms thereof I, the Principal herein do hereby constitute, authorise, nominate and appoint said **SRI RAHUL SINGHA** having PAN – FSEPS9357B and Aadhaar No. 8682 0759 9455, son of Sri Tapan Singha, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Nabapally 22 Bigha, P.O. Joka, P.S. Haridevpur, Kolkata – 700104, Dist. South 24-Parganas, sole Proprietor of **M/S. SINGHA CONSTRUCTION**, a proprietorship Firm/Business having its Office at Premises No. 613/1, Anandapally – B and its Mailing Address – B/167, Anandapally East, P.O. Purba Putiary, P.S. Regent Park, Kolkata – 700093, Dist. South 24-Parganas, as my true and lawful Attorney for me in my name and on my behalf to do and execute the following acts, deeds and things :

1. To look after, manage, control, properly administer and also supervise all the affairs of the said property, fully described in the Schedule hereunder written, on my behalf.
2. To appear and represent me before the Office of the B.L. & L.R.O. & The Kolkata Municipal Corporation,

Proprietor of M/s Singha Co

Office of the Dist. Sub-Registrar-III
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to amend the records, if necessary and to apply for and obtain sanction of Building Plan from the Kolkata Municipal Corporation and / or other necessary permission /approval/consents from any other authorities and to sign, execute and register any such papers, documents or instruments such as Boundary Declaration, declaration for Common Passage, Corner Splay, Strip of Land, and other declarations and undertakings etc. if require, that may be required in this regard.

3. To sign and submit all applications, Maps, Building Plans, specifications, Drawings and obtain the same upon sanction from the Office of The Kolkata Municipal Corporation and/or in respect of any New Plan/s and/or any modification or alteration thereafter with or without consent and to sign and execute and submit any Plan, papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.

4. To pay fees for obtaining sanction and other records, permission and/or consents to the appropriate authority/ies may be required for modification, alteration and/or sanction of the Plan concerning the said Property and also to sign other documents as may be required by the Authorities from time to time.

5. To appear and represent me before the necessary authorities including Office of B.L. & L.R.O., all Police Stations for necessary permission/approval in connection with the said Property and to appear before the appropriate authorities for the purpose of obtaining clearance and to sign necessary application, Affidavits, Undertakings, Bonds and other papers & documents etc.

Proprietor of M/s. Singha Construction
& As Constituted Attorney of
Sri Basudeb

Rahul Singha

Office of the Dist. Sub-Registrar-III
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6. To appear in all Courts either Civil, Criminal or Revenue Original, Revisional or Appellate or in the Registration offices and in any other offices concerned whatsoever and to institute and defend any case, suit or proceeding and to sign and verify the Vokalatnamas, Ekrarnamas, Powernamas, Showcauses Petitions, Objection Petitions before any Magistrate either Executive Magistrate, Judicial Magistrate, District Magistrate, Addl. Dist. Magistrate or before any Sub-judge, Munsiff, Civil Judge, Session Judges, District Judges, Chief Judicial Magistrate, Additional Chief Judicial Magistrate, District Consumer Forum and/or State Consumer Forum and/or National Consumer Forum whomsoever in respect of the property mentioned in the Schedule below.

7. To institute and file any case, suit or proceedings before any Court of Law including District Consumer Forum or State Consumer Forum or National Consumer Forum against any person, firm, association or any authority on my behalf in respect of my said property.

8. To appoint, constitute and discharge any pleader, Advocate or any other legal Practitioner or any agent whenever my said Attorney may think fit and proper to do so on my behalf.

9. To sign, verify and file applications for execution of any decree or orders of any Court of Law on my behalf in respect of the said Property mentioned in the Schedule below.

10. To apply for all electrical connections, water connections, sewerage connection, telephone connections etc. etc. in the said Property for residential use and/or commercial use and the said Attorney shall

have all right to sign all the applications, forms, Declarations, Affidavit etc. on my behalf.

11. To demolish the existing Structure.

12. To take physical measurement and Survey of the said Property by engaging any L.B.S/Surveyor or any other person or persons or any Engineer or persons to do the same in respect of the said Property on my behalf.

13. To make boundary Wall or Walls in and around the said property on my behalf.

14. To build and/or erect a Ground Plus Three Storied Building on the said Land/Premises, fully described in the Schedule hereunder written and to supervise and take appropriate steps regarding erection of the said building and to engage Architect/Engineers, L.B.S., Labours, Masons and/or all such persons in connection with the construction of the proposed Ground Plus Three Storied Building on my behalf.

15. To make any agreement or agreements for Sale and to sell the Developer`s Allocation or any part thereof i.e. :

    a. Remaining 50% from the Ground Floor at the North-East side ;
    b. Entire First Floor ;
    c. Remaining 50% of the Second Floor from the North West side ;

Of the said Ground Plus Three Storied Building to be constructed at the said Plot of Land **TOGETHER WITH** undivided impartible proportionate share of land comprised in the Premises No. 100/1, Sarat Pally, P.S. Regent Park now Bansdroni, Kolkata – 700070, within the limits of the Kolkata Municipal Corporation Ward No. 113, A.D.S.R. Office Alipore, Dist. South 24-Parganas **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises, to any

Rahul Singha

Proprietor of M/s. Singha Construction
& As Constituted Attorney of
Sri Basudeb Das @ Basudev Das

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intending buyer or buyers on my behalf and to sign, execute, register any Deed of Agreement/s for Sale with appropriate Registering Authority and to receive earnest money and/or advance money and/or part consideration money on proper and valid receipt and appropriate the same for the purpose of construction and others.

16. To sign ,execute, register, present and admit the Deed of Conveyance/s in respect of the Developer`s Allocation or any part thereof i.e :

a. Remaining 50% from the Ground Floor at the North-East side ;
b. Entire First Floor ;
c. Remaining 50% of the Second Floor from the North-West side ;

Of the said Ground Plus Three Storied Building to be constructed at the said Plot of Land **TOGETHER WITH** undivided impartible proportionate share of land comprised in the Premises No. 100/1, Sarat Pally, P.S. Regent Park now Bansdroni, Kolkata – 700070, within the limits of the Kolkata Municipal Corporation Ward No. 113, A.D.S.R. Office Alipore, Dist. South 24-Parganas **WITH** right to use & enjoy the common areas, common parts, installations, facilities and amenities of the said Building & premises, to present the said Deed/Deeds before any registering authority either District Registrar, District Sub-Registrar-I to V, Alipore, Addl. Dist. Sub-Registrar Alipore, Registrar of Assurances, Addl. Registrar of Assurances, Kolkata and admit execution thereof and to have the said Deed/s registered on receipt of the full or balance consideration money, in favour of any Purchaser/s.

17. To present and also attend before all the Registration office or offices concerned by signing and executing all sorts of Declaration, undertaking, Bonds and other Deeds and documents as and when necessary.

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জেলা উপ নিবন্ধক
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18. To swear Affidavit, Declaration, undertaking, Bond etc. etc. before any Magistrate either Executive Magistrate or Judicial Magistrate or Notary Public for and on my behalf.

AND GENERALLY the said Attorney shall have the power to do all such other acts, deeds and things relating to the said property in all manner whatsoever as I could have lawfully done if present.
AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the said Property as aforesaid.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu Land measuring 5 Cottahs 15 Chittaks 38 sq.ft. more or less together with Asbestos Shed Structure standing thereon measuring 1225 sq.ft. (cemented floor) lying and situate at Mouza – Bansdroni, J.L. No. 45, comprising Dag No. 627 under C.S. Khatian No. 227 and R.S. Khatian No. 1004 and L.R. Khatian No. 4377, within the limits of the Kolkata Municipal Corporation Ward No. 113 being Premises No. 100/1, Sarat Pally and its Assessee No. 311132204978, P.S. Regent Park now Bansdroni, Kolkata – 700070, A.D.S.R. Office Alipore, Dist. South 24-Parganas **WITH** all sorts of easement rights thereto being butted and bounded by :

On the North : By 18`ft. Wide K.M.C. Road ;

On the South : By Part of R.S. Dag No. 631 ;

On the East : By R.S. Dag No. 626 ;

On the West : By Part of R.S. Dag No. 227 and Property of others ;

Proprietor of M/s. Singha Construction

IN WITNESS WHEREOF I, the Principal hereto have set and subscribed my hands & Signatures on the 24th day of Angust, Two Thousand and Twenty Three.

IN PRESENCE OF :

1. Tony Ganguly.
B/6 N. Palli 1201-70

Basudeb Das.
Signature of the Principal

2. Ratan De
56, Bishnupally
Lane 3

SINGHA CONSTRUCTION
Rahul Singha.
Proprietor

Signature of the Attorney

Drafted by me and
Prepared in my office :
Ratan Kr. Datta
Advocate. WB/277/83
Alipore Criminal Court
Kolkata – 27

Proprietor of M/s. Singha Construction
& As Constituted Attorney of

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

24 AUG 2023

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 354757 to 354774

being No 160313197 for the year 2023.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by Debasish Dhar
Date: 2023.08.24 16:24:46 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/24 04:24:46 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)