

DATED THIS THE 27TH DAY OF SEPTEMBER, 2023.

B E T W E E N

(1) MRS. VINITA KABRA  
(2) MRS. NITU KABRA  
(3) MRS. MANISHA KIYAL  
...OWNERS/ FIRST PART

A N D

SRI MAHESH KUMAR KABRA  
SRI MANISH KIYAL  
BOTH PARTNERS OF  
K K DEVELOPERS  
...DEVELOPER/SECOND PART

**DEVELOPMENT POWER OF ATTORNEY**

Drafted by :

**MR. DIBYENDU DEY**  
**ADVOCATE**

HIGH COURT, CALCUTTA  
RES: 8/4H, Birpara Lane, P.O. - Ghughudanga,  
P.S. - Chitpur, Kolkata - 700030  
Phone No. 9830025285

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 490439

Certify that the document is submitted to registration. The signature sheet and the endorsement sheets attached with this document are the original.

Adm. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
27 SEP 2023

**DEVELOPMENT POWER OF ATTORNEY**

In Connection of registered Development Agreement dated ...27th day of September, 2023, recorded in Book No. I, as Being No. 150402553 for the year 2023, registered at the office of the A.D.S.R. Bidhannagar, 24 Pgns (North)

**THIS DEVELOPMENT POWER OF ATTORNEY** is made on this the 27th day of September, Two Thousand Twenty-Three (2023).

**BETWEEN**

**1) SMT. VINITA KABRA**, wife of Sri Vikash Kabra, having PAN No. AKGPK7818L, Voter ID No. XOY1354356 and Aadhaar

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নং \_\_\_\_\_ তার \_\_\_\_\_ কাল \_\_\_\_\_  
 ক্ষেত্রের নাম ও মাফ \_\_\_\_\_  
 প্ল্যান্ড ক্ষেত্রের বৃহত্তর \_\_\_\_\_  
 বিধান নম্বর; সেক্টর নং; সিসি নং; ডি.এস.আর. নং \_\_\_\_\_  
 মেটি প্ল্যান্ড ক্রম নং \_\_\_\_\_  
 চালান নং \_\_\_\_\_ মেটে কত টাকা বসিবে \_\_\_\_\_  
 দোকানী-বারাকপুর, ভেড়ার-খিতা দস্ত

DIBYENDU DEY  
 ASSOCIATE  
 HIGH COURT, CALCUTTA

14 SEP 2023  
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INDIA NON JUDICIAL

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Add. District Sub-Registrar  
 Sidhannagar. (Seft Lake CA)

27 SEP 2023

(2)

**No. 5034 1777 8302**, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at P-243, Lake Town, Block - B, 2nd Floor, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700 089, in the District of 24-Parganas (North), West Bengal; **2) SMT. NITU KABRA**, wife of Late Prakash Kabra, having **PAN No. AGHPK2521K, Voter ID No. XOY2039287** and **Aadhaar No. 6164 4312 1196**, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at P-1A, Lake Town, Block - B, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700 089, in the District of 24-Parganas (North), West Bengal; AND **3) SMT. MANISHA KIYAL**, wife of Sri Manish Kiyal, having **PAN No. AFWPA1425L, Voter ID No. XOY1187897** and **Aadhaar No. 5154 5396 6754**, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Lake Town Complex, Block - F, 3rd Floor, 862, Jessore Road, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of 24-Parganas (North), West Bengal, hereinafter jointly called the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**A N D**

**K K DEVELOPERS**, a Partnership firm, having **PAN No. ABAFK4400D**, having its Office at P-245, Lake Town, Block - B, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700089, in the District of 24-Parganas (North), West Bengal, represented by its partners namely; **(1) SRI MAHESH KUMAR KABRA**, son of Late Brij Mohan Kabra, **PAN No. AFJPK8398B, Voter ID No. WB/21/142/156574** and **AADHAAR No. 3098 0089 2757**, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-1A, Lake Town, Block - B, Post Office - Lake Town,

(3)

Police Station - Lake Town, Kolkata - 700089, in the District of 24-Parganas (North), West Bengal, **(2) SRI MANISH KIYAL**, son of Sri Shyam Sundar Kiyal, **PAN No. AKCPK5452A, Voter ID No. XOY2646719** and **AADHAAR No. 2706 5964 5758**, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 'Lake Town Complex', Block - F, Third Floor, 862, Jessore Road, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of 24-Parganas (North), West Bengal, hereinafter referred to as the "**DEVELOPER**", (which term or expression shall unless excluded by or repugnant to the context or subject hereof be deemed to mean and include its successor-in-office, legal representatives and assigns) being the party of the **SECOND PART.**

**WHEREAS** by an Indenture dated 11th day of June, 1959, registered at the office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No. I, Volume No. 71, Pages 101 to 107, Being No. 4703 for the year 1959, The Amalgamated Development Limited, the Vendor therein, sold, conveyed and transferred the property being ALL THAT piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Plot/Premises No. 194/1, Bangur Avenue, Block - B, Police Station - Dum Dum, in Mouza - Krishnapur, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas, morefully and particularly described in the Schedule - 'A' thereunder written, unto Anukul Chandra Biswas, the purchaser therein, at or for the valuable consideration mentioned thereunder.

**AND WHEREAS** after the said purchase, Sri Anukul Chandra Biswas, duly mutated his property and registered his name in the

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records of the South Dum Dum Municipality and obtained a Municipal Holding No. 522, Bangur Avenue, Block - B.

**AND WHEREAS** the said Anukul Chandra Biswas, died intestate on 23rd day of December, 1963, leaving behind him surviving his widow namely, Smt. Amiya Biswas and two sons namely, Sri Sukumar Biswas and Sri Jayanta Biswas and only married daughter namely, Smt. Swapna Neogie, as his only legal heirs, heiress and successors in respect of the said property and they became the co-Owners of the property left by the said Anukul Chandra Biswas, according to Hindu Succession Act, 1956, as amended up to date.

**AND WHEREAS** after obtaining the said property, by way of inheritance, the said Smt. Amiya Biswas, Sri Sukumar Biswas, Sri Jayanta Biswas and Smt. Swapna Neogie, became the co-Owners and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situate at Plot/Premises No. 194/1, Bangur Avenue, Block - B, Holding No. 522, Bangur Avenue, Block - B, Police Station - Dum Dum, in Mouza - Krishnapur at present Shyamnagar, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas.

**AND WHEREAS** by an Indenture dated 10th day of April, 1974, registered at the office of the Registrar of Assurances, Kolkata, and recorded in Book No. I, Volume No. 111, Page Nos. 177 to 188, as Being No. 2214 for the year 1974, the said Smt. Amiya Biswas, Sri Sukumar Biswas, Sri Jayanta Biswas and Smt. Swapna Neogie, the Vendors therein, jointly sold, conveyed and

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transferred the property being ALL THAT piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, togetherwith pucca brick built boundary walls on the North, East and West of the said plot lying and situated at Plot/Premises No. 194/1, Bangur Avenue, Block - B, Holding No. 522, Bangur Avenue, Block - B, Police Station - Dum Dum, in Mouza - Krishnapur at present Shyamnagar, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas, morefully and particularly described in the Schedule thereunder written, unto Sri Profulla Kanti Bose and Smt. Kamala Bose, described as the Purchasers therein, at or for the consideration as mentioned therein.

**AND WHEREAS** after the said purchase, Sri Profulla Kanti Bose and Smt. Kamala Bose, duly mutated their property and registered their names in the records of the South Dum Dum Municipality and obtained a renumbered Municipal Holding No. 820, Bangur Avenue, Block - B, in fact and subsequently constructed a partly two storied building upon the said plot of land as per sanction plan No. 150 dated 19-08-1974 from the South Dum Dum Municipality.

**AND WHEREAS** the said Sri Profulla Kanti Bose and Smt. Kamala Bose, became the joint Owners and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated

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at Premises No. 194/1, Bangur Avenue, Block - B, Holding No. 820 (formerly 522), Bangur Avenue, Block - B, Police Station - Lake Town (formerly Dum Dum), in Mouza - Shyamnagar, J.L. No. 17, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas (formerly 24-Parganas).

**AND WHEREAS** the said Kamala Bose, died intestate on 31st day of December, 1999, leaving behind surviving her widower namely, Sri Profulla Kanti Bose and two sons namely, Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, as her only legal heirs and successors in respect of her undivided one equal half part or share in the said property and they became the co-Owners of the share in property left by the said Kamala Bose, according to Hindu Succession Act, 1956, as amended up to date. [Be it noted that Sri Profulla Kanti Bose became the Owners of undivided 2/3rd (two-third) part or share in the property; and Sri Tushar Kanti Bose became the Owners of undivided 1/6th (one-sixth) part or share in the property; and Sri Subhra Kanti Bose became the Owners of undivided 1/6th (one-sixth) part or share in the property].

**AND WHEREAS** the said Profulla Kanti Bose, died intestate on 03rd day of December, 2007, leaving behind him surviving his two sons namely, Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, as his only legal heirs and successors in respect of his undivided 2/3rd (two-third) part or share in the said property and they became the joint Owners of the property left by the said Profulla Kanti Bose, according to Hindu Succession Act, 1956, as amended up to date. [Be it noted that each of them became the undivided one equal half part or share in the aforesaid property].

**AND WHEREAS** after obtaining the said property, by way of inheritance, the said Sri Tushar Kanti Bose and Sri Subhra Kanti



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Bose, jointly mutated their property and registered their names in the records of the South Dum Dum Municipality and obtained a renumbered Municipal Holding No. 1500, Bangur Avenue, Block - B, Ward No. 29, in fact.

**AND WHEREAS** the said Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, became the co-Owners and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500 (formerly 820), Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20 (formerly 17), Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas.

**AND WHEREAS** by a Deed of Conveyance dated 24th day of October, 2008, registered at the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 12, Pages 9726 to 9739, Being No. 12888 for the year 2008, the said Sri Tushar Kanti Bose and Sri Subhra Kanti Bose, the Vendors therein, jointly sold, conveyed and transferred the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine)

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Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500 (formerly 820), Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag No. 1305/1328 under Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, morefully and particularly described in the Schedule thereunder written, unto Smt. Sanjula Holani, the purchaser therein, at or for the valuable consideration mentioned thereunder.

**AND WHEREAS** after the said purchase, the said Smt. Sanjula Holani, duly mutated her property and registered her name in the records of the South Dum Dum Municipality and obtained a Municipal Holding No. 1500, Bangur Avenue, Block - B, Ward No. 29, in fact.

**AND WHEREAS** the said Smt. Sanjula Holani, became the sole and absolute Owners and thus seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor; and 500 (five hundred) square feet more or less on the First floor, togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S. Dag

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No. 1305/1328 under Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas.

**AND WHEREAS** the said Smt. Sanjula Holani, applied for sanction of the building plan before the South Dum Dum Municipality vide Plan No. 847 dated 31-03-2021, for construction of a new multi-storied building upon the said premises, but the then Vendor due to paucity of funds could not pay the fees required for the said sanction and thereafter decided to sell the property along with the said plan.

**AND WHEREAS** by a Deed of Conveyance dated 28th day of April, 2023, registered at the office of the District Sub-Registrar - II, North-24-Parganas, Barasat, recorded in Book No. I, Volume No. 1502-2023, Page Nos. 92421 to 92455, as Being No. 150203270 for the year 2023, Smt. Sanjula Holani, described therein as the vendor, sold, conveyed and transferred the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor (cemented floor); and 500 (five hundred) square feet more or less on the First floor (cemented floor), togetherwith piece or parcel of Bastu land, measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of

Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas, alongwith the building plan for construction of a multistoried building after demolishing the existing structure on the said premises, morefully and particularly described in the Schedule thereunder written, unto Smt. Vinita Kabra, Smt. Nitu Kabra and Smt. Manisha Kiyal, described therein as the Purchasers, at or for consideration mentioned therein.

**AND WHEREAS** after the said purchase, Smt. Vinita Kabra, Smt. Nitu Kabra and Smt. Manisha Kiyal, the Owners herein, duly mutated their property and registered their names in the records of the South Dum Dum Municipality being Municipal Holding No. 1500, Bangur Avenue, Ward No. 29, in fact and thereafter the Owners herein paid a fees for the sanctioned building plan to the said South Dum Dum Municipality.

**AND WHEREAS** the said Smt. Vinita Kabra, Smt. Nitu Kabra and Smt. Manisha Kiyal, the Owners herein, jointly became the co-Owners and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT old and dilapidated partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor (cemented floor); and 500 (five hundred) square feet more or less on the First floor (cemented floor), togetherwith piece or parcel of land measuring an area 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less, lying and situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834,

in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District of North-24-Parganas, alongwith the building plan for construction of a G+VII storied building after demolishing the existing structure on the said premises, more fully described and particularly mentioned in the FIRST SCHEDULE hereunder written and (hereinafter referred to as the said "LAND").

**AND WHEREAS** the Owners herein is desirous of developing the said property by demolishing the existing structure and constructing a new structure, and the Developer herein, had approached the Owners herein proposing to construct G+VII-Storeyed building on the said premises after demolishing the existing structure upon the said premises, more fully and particularly described in the First Schedule hereunder written, at the own cost and expenses of the Developer, and the Owners herein accepted the proposal of the Developer and agreed to authorise the Developer to develop the said premises, more fully and particularly described in the First Schedule hereunder written, in accordance with sanctioned or approved site plan and building plan to be provided by the South Dum Dum Municipality.

**AND WHEREAS** the Owners herein for a better accommodation decided to develop the aforesaid land (morefully and particularly described in the FIRST SCHEDULE hereunder written) and enter into an registered Development Agreement dated 27th day of September 2023, registered at the Office of the Additional District Sub Registrar Bidhannagar, 24 Pgns (N), recorded in Book no.I, as Being No. 150402553, for the year 2023, with the developer herein, togetherwith certain terms and conditions mentioned thereunder written.

Mansil Bidhannagar

**AND WHEREAS** in terms of the said Development Agreement the Owners hereby executed this Power of Attorney regarding construction and all related work of construction including right to sale the Developer's allocation and other terms and condition stated in the said Development Agreement and Owners herein execute this Power of Attorney as follows:—

**THIS POWER OF ATTORNEY**

BE it known to all that We, **1) SMT. VINITA KABRA**, wife of Sri Vikash Kabra, having **PAN No. AKGPK7818L, Voter ID No. XOY1354356** and **Aadhaar No. 5034 1777 8302**, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at P-243, Lake Town, Block - B, 2nd Floor, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700 089, in the District of 24-Parganas (North), West Bengal; **2) SMT. NITU KABRA**, wife of Late Prakash Kabra, having **PAN No. AGHPK2521K, Voter ID No. XOY2039287** and **Aadhaar No. 6164 4312 1196**, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at P-1A, Lake Town, Block - B, P.O. - Lake Town, Police Station - Lake Town, Kolkata - 700 089, in the District of 24-Parganas (North), West Bengal; AND **3) SMT. MANISHA KIYAL**, wife of Sri Manish Kiyal, having **PAN No. AFWPA1425L, Voter ID No. XOY1187897** and **Aadhaar No. 5154 5396 6754**, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Lake Town Complex, Block - F, 3rd Floor, 862, Jessore Road, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of 24-Parganas (North), West Bengal, herein mentioned as the **OWNERS—the EXECUTANTS** hereof, per terms of the development agreement this document as a whole I/Owners agreeing to execute this General Power of Attorney in favour of the developer herein respecting the plot as aforesaid, that being

necessary for completion of the development project respecting the same.

**NOW IT BE KNOWN TO ALL MEN BY THESE PRESENTS** that We, the Executant hereof, do hereby nominate, constitute and appoint, to **K K DEVELOPERS**, a Partnership firm, having **PAN No. ABAFK4400D**, having its Office at P-245, Lake Town, Block - B, P.O. - Lake Town, Police Station - lake Town, Kolkata - 700089, in the District of 24-Parganas (North), West Bengal, represented by its partners namely; **(1) SRI MAHESH KUMAR KABRA**, son of Late Brij Mohan Kabra, **PAN No. AFJPK8398B, Voter ID No. WB/21/142/156574** and **AADHAAR No. 3098 0089 2757**, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-1A, Lake Town, Block - B, Post Office - Lake Town, Police Station - Lake Town, Kolkata - 700089, in the District of 24-Parganas (North), West Bengal, **(2) SRI MANISH KIYAL**, son of Sri Shyam Sundar Kiyal, **PAN No. AKCPK5452A, Voter ID No. XOY2646719** and **AADHAAR No. 2706 5964 5758**, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 'Lake Town Complex', Block - F, Third Floor, 862, Jessore Road, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of 24-Parganas (North), West Bengal, being the Developer, the party of the Second part herein, as our true and lawful 'Constituted Attorney' for ourself and in our name and on our behalf, and to act and/or represent us to do, execute and perform or cause to be done all acts, deeds and things, that is to say :-

1. To prepare, submit correspond, receive and sign all papers like Plans, Applications, Affidavits, Indemnities, Letters, authorizations and corrections, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State

Governments like Kolkata Metropolitan Development Authority ("KMDA"), the North 24 Parganas, South Dum Dum Municipality, Competent Authority for supply of Ground Water, CESCE Ltd., or any other Supply Agency, Administrative offices of the Government of West Bengal, Urban Land Ceiling Authorities, Airports Authority of India, Fire and Emergency Services, West Bengal Pollution Control Board/Environment Department, Govt. of West Bengal, Directorate of Town and Country Planning, Kolkata Police, West Bengal Police, Land & Land Reform Department of the Govt. of West Bengal etc., for obtaining the necessary certificates, sanctions, permissions, exemptions, no objection certificates orders and all other West Bengal and Central Govt Authorities etc., connected with the Said Property in respect of one or more of the following matters;

- a. re-classification, re-constitution and/or re-union of the Said Property commensurate with the purposes for which the Development Agreement has been entered upon;
  - b. Demolition of any superstructure(s) on the Said Property;
  - c. Proposed constructions (s) of New Building (s);
  - d. Additions, revisions and alterations renewals, regularization to the proposed New Buildings;
  - e. Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity;
2. To hold and defend possession of the said property and every part thereof along with all the equipment's and installations lying in the said property and also to do any such act deed and things as may be reasonably required to manage, maintain and look after the said property;



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3. To warn, restrict, prohibit the unauthorized trespassing in the said property and also to take necessary legal recourse against the trespassers in the said property whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance;
4. To sign apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction modification, alteration or other recording in respect of the said property or any part thereof or the boundary of the Said Property in the records of the Municipal Authority, Planning Authority, Development Authority and any other appropriate authorities and to do all other acts deeds and things with regard thereto as may be deemed fit and proper by the said Attorney and/or Attorney's;
5. To apply for and obtain if required "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the project;
6. To apply for and obtain revised sanction of the building plan in respect of the Said Property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter;
7. To apply for quotas, entitlements and other allocations for cement, steel, bricks and any other building material that may

- be required, for and on behalf of the owners/principals for construction of the New Building on the Said Property;
8. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the Said Property;
  9. To obtain delivery of the sanction plan from the South Dum Dum Municipality or any other authority or authorities;
  10. To enter upon the Said Property with men and material as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned;
  11. To apply for and obtain necessary permissions, and/or approvals and/or sanctions from any statutory authority including the South Dum Dum Municipality, Fire Services Department, Government of West Bengal, West Bengal Police, West Bengal Pollution Control Board/Environment Department, and all other statutory authority or body;
  12. To appear and represent the Principal before the necessary authorities including the North 24 Parganas, Fire Services Department, Government of West Bengal, West Bengal Police, West Bengal Pollution Control Board/Environment Department and all other statutory authority or body in connection with the sanction, modification and/or alteration of plans;
  13. To pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to

(17)

appoint Engineers, Architects and other Agents, contractors and sub-contractors for the aforesaid purposes as the Attorneys shall think fit and proper;

14. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the Plans to any authority or authorities;
15. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys;
16. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof;
17. To appear and represent us before all authorities including South Dum Dum Municipality for fixation and/or finalization of the annual valuation of the Said Property and to accept or object to the assessments made from time to time of land revenue taxes or valuations or taxes in respect of the said Property or the building or buildings that may be constructed thereon or any part or share thereof and for that purpose to sign, execute and submit necessary papers and documents and to do all acts, deeds and things as the Attorneys may deem fit and proper by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized;

(18)

18. To insure the New Buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the Developer may think sufficient to protect the interest of all concerned therein;
19. To receive advance and full consideration from the intending purchaser(s) against total sale proceeds of the proposed constructed areas in the proposed New Building (as a whole);
20. To ask for, receive and recover from all the Purchasers/ Lessees and Transferees of Flats/Units and Apartments service charges for maintenance and all the other charges and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof;
21. To engage Advocates and to commence prosecute enforce defend answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the Said Property or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller subject to prior intimation regarding the property to the owners;
22. To Deposit and withdraw fees, documents and monies in and from any Court or Courts and/or any other person or Authority and give valid receipts and discharges therefor;
23. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers

(19)

in any proceedings or in any way connected therewith and to file appeals, references, revisions and appear and represent before the Competent Authorities in respect to any matter relating to the Said Property subject to prior intimation regarding the property to the Owners;

24. To make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local authority or other competent authorities including appropriate authorities under the West Bengal Housing Industries Regulation Act, 2017 and the Urban Land (Ceiling & Regulation) Act, 1976 for all and any licenses, registrations, permissions and consents required by any act order statutory instruments regulations by laws or otherwise in connection with the Said Property in pursuance of the Map/Plan to be sanctioned, make payment of all charges/fees therefore and recovery of compensation, if any;
25. To sign, execute and register and to appear before the Sub Registrar office, ADSR, District Registrar Office, Registrar of Assurances or any appropriate office to register any Agreement for Sale(s) and Deed of Conveyance(s) respecting the unit(s) in favour of intending purchaser(s) within the newly constructed building, following the terms and conditions of the Development Agreement dated 27.09.2023 registered at the Office of the A.D.S.R. Bidhannagar, 24 Pgns (N), recorded in Book no.I, as Being No.150402553, year 2023.
26. To present such Agreement for Sale or Deed of Conveyance(s) for registration before the appropriate registering authority and admit execution thereof on behalf of us;

**AND GENERALLY,** to do all acts, deeds and things, which are necessary for developing the Said Property in the manner aforesaid fully and effectively, and acts incidental and ancillary thereto **AND** the **PRINCIPAL** hereby agree to ratify and confirm

all and whatsoever the **ATTORNEYS** shall do, execute or perform or cause to be done executed or performed in connection with the development of the Said Property in terms of the Development Agreement;

**AND** it is clarified that the terms and expressions used herein shall, unless there be something contrary or repugnant to the subject or context, have the meanings assigned to them in the Development Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(Said Premises/Said Land)**

**ALL THAT** partly two storied brick built messuage and/or residential house standing thereon measuring an area 1500 (one thousand five hundred) square feet more or less in the forms of - 1000 (one thousand) square feet more or less on the Ground floor (cemented floor); and 500 (five hundred) square feet more or less on the First floor (cemented floor), togetherwith piece or parcel of Bastu land, measuring an area **03 (three) Cottahs 06 (six) Chittaks 29 (twenty-nine) Square feet** be the same a little more or less, lying and situated at Premises No. **194/1, Bangur Avenue, Block - B, Kolkata - 700055**, Holding No. **1500, Bangur Avenue, Block - B, Police Station - Lake Town**, in **Mouza - Shyamnagar**, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in **C.S./R.S. Dag No. 1305/1328** under **C.S./R.S. Khatian No. 834**, in **Ward No. 29**, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of A.D.S.R. Bidghannagar, Salt Lake City, in the District of North-24-Parganas.

**The Property is butted and bounded by:**

ON THE NORTH : 20' feet wide Municipal Road;  
ON THE SOUTH : Plot No. 190;  
ON THE EAST : Plot No. 194/2;  
ON THE WEST : Plot No. 194.  
All of Bangur Avenue, Block - B.

**SECOND SCHEDULE ABOVE REFERRED TO:**  
**(Proposed G+VII storied building to be constructed)**

**ALL THAT** proposed G+VII storied brick-built, message tenement hereditament premises and/or building, together with a piece and parcel of land measuring an area **03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet** be the same a little more or less, lying and situated at Premises No. **194/1, Bangur Avenue, Block - B, Kolkata - 700055**, Holding No. **1500, Bangur Avenue, Block - B, Police Station - Lake Town**, in Mouza - **Shyamnagar**, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in **C.S./R.S. Dag No. 1305/1328** under **C.S./R.S. Khatian No. 834**, in **Ward No. 29**, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas.

**The Property is butted and bounded by:**

ON THE NORTH : 20' feet wide Municipal Road;  
ON THE SOUTH : Plot No. 190;  
ON THE EAST : Plot No. 194/2;  
ON THE WEST : Plot No. 194.  
All of Bangur Avenue, Block - B.

**IN WITNESS WHEREOF** we the executants hereof, have hereunto set and subscribe our hands and/or signature on this Power of Attorney on the day, month and year first above written.

SIGNED & DELIVERED

BY THE OWNERS AT KOLKATA

IN THE PRESENCE OF:

1. *Dibyendu Dey*  
Adv -

*Vinita Kabra*

SMT. VINITA KABRA

*Nitu Kabra*

SMT. NITU KABRA

2. *Raj Kumar Tiwary*  
11312, D-D Road  
Kool kals - 70068

*Manisha Kiyal*

SMT. MANISHA KIYAL

...OWNERS/ FIRST PART

SIGNED, SEALED & DELIVERED

BY THE CONSTITUTED ATTORNEY/

DEVELOPER AT CALCUTTA

IN THE PRESENCE OF:

1. *Dibyendu Dey*  
Adv.

**K K DEVELOPERS**

*Manish Kumar Kabra*

Partner

SRI MAHESH KUMAR KABRA

2. *Raj Kumar Tiwary*

**K K DEVELOPERS**

*Manish Kiyal*

Partner

SRI MANISH KIYAL  
BOTH PARTNERS OF  
K K DEVELOPERS  
...DEVELOPER/SECOND PART

Drafted by :

*Dibyendu Dey*

Mr. Dibyendu Dey

Advocate

High Court, Calcutta.

Reg. No. WB/1089/2014.



























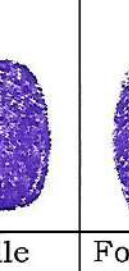








SL  
No.

Signature  
of the executants/  
Presentants

**Under Rule 44A of the I.R. Act 1908**  
**SPECIMEN FOR TEN FINGER PRINT**

Page No.....

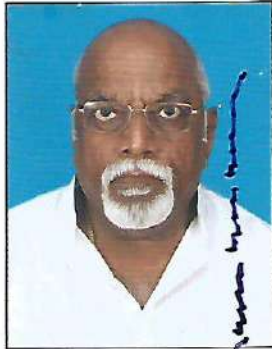





















 <i>Vinita Kumbha</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right	Ring Hand)	Little	
 <i>Nitu Kumbha</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right	Ring Hand)	Little	
 <i>Hemal Koyal</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right	Ring Hand)	Little	

SL  
No.

Signature  
of the executants/  
Presentants

Under Rule 44A of the I.R. Act 1908  
SPECIMEN FOR TEN FINGER PRINT

Page No.....

 <i>Signature</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little
 <i>M. Anil. S. P.</i>					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right	Ring Hand)	Little
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little

DATED THIS THE 27TH DAY OF SEPTEMBER, 2023.

B E T W E E N

(1) MRS. VINITA KABRA  
(2) MRS. NITU KABRA  
(3) MRS. MANISHA KIYAL  
...OWNERS/ FIRST PART

A N D

SRI MAHESH KUMAR KABRA  
SRI MANISH KIYAL  
BOTH PARTNERS OF  
K K DEVELOPERS  
...DEVELOPER/SECOND PART

***DEVELOPMENT POWER OF ATTORNEY***

Drafted by :

**MR. DIBYENDU DEY**  
**ADVOCATE**

HIGH COURT, CALCUTTA  
RES: 8/4H, Birpara Lane, P.O. - Ghughudanga,  
P.S. - Chitpur, Kolkata - 700030  
Phone No. 9830025285

### Major Information of the Deed

Deed No :	I-1504-02565/2023	Date of Registration	27/09/2023
Query No / Year	1504-8002472460/2023	Office where deed is registered	
Query Date	27/09/2023 3:12:55 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dibyendu Dey High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830025285, Status : Advocate		
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. 1,26,92,749/-		
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]:- 150402553/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-B, Mouza: ShyamNagar, Premises No: 194/1, , Ward No: 29, Holding No:1500 Pin Code : 700055



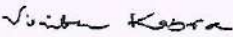


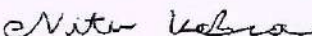


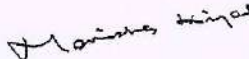
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1305/1328	RS-834	Bastu	Bastu	3 Katha 6 Chatak 29 Sq Ft		1,16,80,249/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>5.6352Dec</b>	<b>0 /-</b>	<b>116,80,249 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1500 sq ft</b>	<b>0 /-</b>	<b>10,12,500 /-</b>	



**Principal Details :**







SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt VINITA KABRA</b> Wife of Mr Vikash Kabra Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office	 27/09/2023	 Captured LTI 27/09/2023	 27/09/2023
	P-243, Lake Town, Block/Sector: B, Flat No: 2nd Floor, City:- Not Specified, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx8L, Aadhaar No: 50xxxxxxxx8302, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office			
2	<b>Name</b> <b>Smt NITU KABRA</b> Wife of Late Prakash Kabra Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office	 27/09/2023	 Captured LTI 27/09/2023	 27/09/2023
	P-1A, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx1K, Aadhaar No: 61xxxxxxxx1196, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office			
3	<b>Name</b> <b>Smt MANISHA KIYAL</b> Wife of Mr Manish Kiyal Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office	 27/09/2023	 Captured LTI 27/09/2023	 27/09/2023
	Lake Town Complex, 862, Jessore Road, Block/Sector: F, Flat No: 3rd Floor, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx5L, Aadhaar No: 51xxxxxxxx6754, Status :Individual, Executed by: Self, Date of Execution: 27/09/2023 , Admitted by: Self, Date of Admission: 27/09/2023 ,Place : Office			



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>K K DEVELOPERS</b>                      P-245, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: abxxxxx0d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b>                      Mr MAHESH KUMAR KABRA                      Son of Late Brij Mohan Kabra                      Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 27/09/2023, Place of Admission of Execution: Office</p>		 Captured LTI 27/09/2023	 27/09/2023
	<p>P-1A, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8B, Aadhaar No: 30xxxxxxxx2757 Status : Representative, Representative of : K K DEVELOPERS (as Partner)</p>			
2	<p><b>Name</b>                      Mr MANISH KIYAL (Presentant)                      Son of Mr Shyam Sundar Kiyal                      Date of Execution - 27/09/2023, , Admitted by: Self, Date of Admission: 27/09/2023, Place of Admission of Execution: Office</p>		 Captured LTI 27/09/2023	 27/09/2023
	<p>Lake Town Complex, 862, Jessore Road, Block/Sector: F, Flat No: 3rd Floor, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx2A, Aadhaar No: 27xxxxxxxx5758 Status : Representative, Representative of : K K DEVELOPERS (as Partner)</p>			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Dibyendu Dey</b>                      Son of Mr H M Dey                      A-18/1, Kalindi Housing Estate, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089</p>		 Captured	 27/09/2023
<p>Identifier Of Smt VINITA KABRA, Smt NITU KABRA, Smt MANISHA KIYAL, Mr MAHESH KUMAR KABRA, Mr MANISH KIYAL</p>			





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt VINITA KABRA	K K DEVELOPERS-1.8784 Dec
2	Smt NITU KABRA	K K DEVELOPERS-1.8784 Dec
3	Smt MANISHA KIYAL	K K DEVELOPERS-1.8784 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt VINITA KABRA	K K DEVELOPERS-500.00000000 Sq Ft
2	Smt NITU KABRA	K K DEVELOPERS-500.00000000 Sq Ft
3	Smt MANISHA KIYAL	K K DEVELOPERS-500.00000000 Sq Ft



**Endorsement For Deed Number : I - 150402565 / 2023**

**On 27-09-2023**

**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 15:47 hrs on 27-09-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr MANISH KIYAL .

**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 1,26,92,749/-

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

Execution is admitted on 27/09/2023 by 1. Smt VINITA KABRA, Wife of Mr Vikash Kabra, P-243, Lake Town, Sector: B, Flat No: 2nd Floor, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 2. Smt NITU KABRA, Wife of Late Prakash Kabra, P-1A, Lake Town, Sector: B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 3. Smt MANISHA KIYAL, Wife of Mr Manish Kiyal, Lake Town Complex, 862, Jessore Road, Sector: F, Flat No: 3rd Floor, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife

Identified by Mr Dibyendu Dey, , Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-09-2023 by Mr MAHESH KUMAR KABRA, Partner, K K DEVELOPERS (Partnership Firm), P-245, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Mr Dibyendu Dey, , Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

Execution is admitted on 27-09-2023 by Mr MANISH KIYAL, Partner, K K DEVELOPERS (Partnership Firm), P-245, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Mr Dibyendu Dey, , Son of Mr H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4469, Amount: Rs.100.00/-, Date of Purchase: 26/09/2023, Vendor name: M Dutta



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 107009 to 107041

being No 150402565 for the year 2023.



*Sukanya*

Digitally signed by SUKANYA TALUKDAR  
Date: 2023.10.09 18:05:38 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 09/10/2023

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.**



Addl District Sub-Registrar  
Sidhannagar, (Salt Lake City)

27 SEP 2023