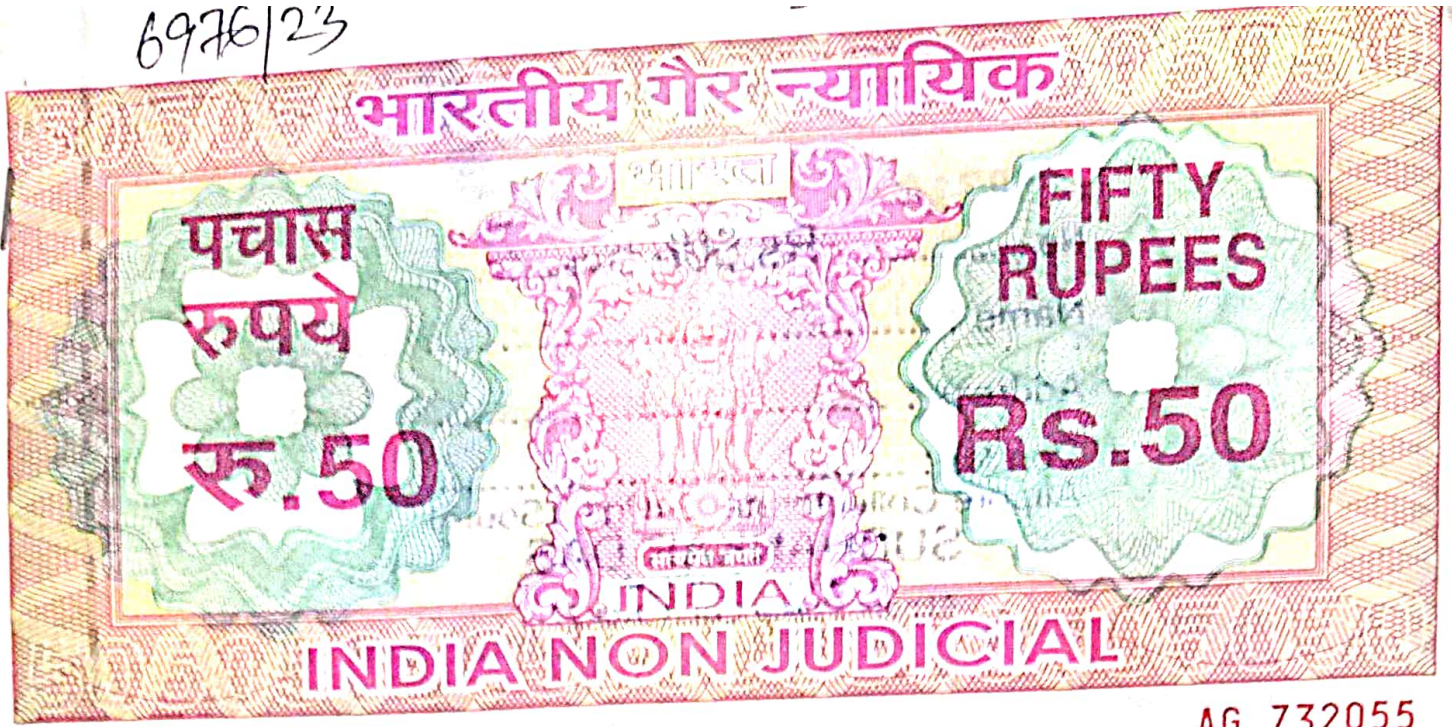


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AG 732055

पश्चिम बंगाल
12/05/23

पश्चिम बंगाल WEST BENGAL

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

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

12 MAY 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that we (1) MRS. INDRANI DE alias INDRANI DE (NEE BOSE) (PAN - ADCPB9504H, Aadhaar No. 4303 3565 1243, Mobile No.9434535920), wife of Sri Saroj Kumar De, daughter of Late Nripendra Narayan Bose, by faith - Hindu, by occupation - Retired Person, residing at CD-26/3, V.K.

Nagar, Durgapur, Barddhaman, West Bengal, Pin - 713210, **(2) MR. SOUMENDRA NARAYAN BOSE** (PAN - AGJPB7415P, Aadhaar No.5097 9279 1507, Mobile No.9831439794), son of Late Nripendra Narayan Bose, by faith - Hindu, by occupation - Retired Person, residing at 3/28/A, Bijoygarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, and **(3) MR. DIPENDRA NARAYAN BOSE** (PAN - AAIPB4556C, Aadhaar No.4670 2181 2447, Mobile No.9810027758), son of Late Nripendra Narayan Bose, by faith - Hindu, by occupation - Self Employed, residing at 3/28/A, Bijaygarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, do hereby nominate, constitute and appoint **M/S. S.D. CONSTRUCTION** (PAN - ADSPD8699K, GST No. 19ADSPD8699K1ZF), a sole proprietorship firm having its office at 8/50, Bijoygarh, Post Office - Jadavpur University Police Station - Golf Green, Kolkata - 700032, represented by its sole proprietor - **SRI SUBHAS DUTTA**

(PAN – ADSPD8699K, Aadhaar No. 6455 7811 6947, Mobile No. 9831520973), son of Late Basudev Dutta, by faith – Hindu, by occupation – Business, residing at 3/8A, Bijoygarh, Post Office – Jadavpur University, Police Station – Jadavpur, Kolkata – 700032, to be our true and lawful Attorney in our names and on our behalf to do, execute and perform all or any of the following acts, deeds and things :-

WHEREAS we are the joint Owners in respect of **ALL THAT** piece and parcel of homestead land measuring more or less 5 Cottahs 6 Chittaks 24 Square Feet togetherwith partly two storied building measuring more or less 1977 Square Feet and partly tin shed kancha structure measuring more or less 120 Square Feet comprised in E.P. No.463, 463/A and 463/B, S.P. No.1738, 1738/1 and 1738/2, C.S. Plot No. 1962 (P) , 1951(P), 1968 (P), 1950 (P) and 2468 (P) of Mouza - Arakpur, J.L. No.39, Police Station - Jadavpur in the

District : 24-Parganas (South), Sub-Registration Office - Alipore now within the limits of Kolkata Municipal Corporation Ward No.96 being KMC Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road being postal address 3/28/A, Bijoygarh, ^{Jadavpur} Kolkata - 700032 morefully and particularly described in the Schedule hereunder written .

AND WHEREAS we have entered into a Registered Agreement for Development on ~~17-05-2023~~ ¹⁷⁻⁰⁵⁻²⁰²³ in the office of the D.S.R. - III, Alipore South 24 Parganas recorded in Book No. I, Volume No. 1603-2023, Being No. 06706 for the year 2023 with **M/S. S.D. CONSTRUCTION** (PAN - ADSPD8699K, GST No. 19ADSPD8699K1ZF), a sole proprietorship firm having its office at 8/50, Bijoygarh, Post Office - Jadavpur University Police Station - Golf Green, Kolkata - 700032, represented by its sole proprietor - **SRI SUBHAS DUTTA** (PAN - ADSPD8699K,

Aadhaar No. 6455 7811 6947, Mobile No. 9831520973), son of Late Basudev Dutta, by faith - Hindu, by occupation - Business, residing at 3/8A, Bijoygarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032 to raise construction of preferably G+4 or G+3 storied building according to the Sanctioned Building plan to be sanctioned by the Kolkata Municipal Corporation after demolishing the old structure at present standing thereon at Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032 at the cost and responsibility of the said Developer under certain terms and conditions as mentioned in the said Agreement for Development .

AND WHEREAS to facilitate the smooth construction of the proposed preferably G+4 or G+3 storied building and to sell the Developer's allocation we are to give Power of

Attorney to our said Developer as our lawful attorney to construct preferably G+4 or G+3 storied building under its supervision, management and administration and also to sell the Developer's allocated portion of the proposed new preferably G+4 or G+3 storied building and to do, execute and perform or cause to be done, executed and performed all or any of the following acts and deeds :-

1. To sign and execute all letters, papers, documents, declaration, affidavits, applications as would be required by our said Attorney in respect of the said property for the purpose of construction, development of the property within the purview of said Development Agreement.
2. To initiate or defend any suits or proceedings by and against us and to that effect appoint and engage any pleader, advocate, solicitor by executing Vakalatnama and to sign all complaints, petitions, applications, written statements, written objection and to adduce evidence

before the competent Court of Law in respect of said property.

3. To appear before all Government and semi Government offices and all statutory authorities like the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Survey Department, Forest Department etc.

4. To apply for and obtain necessary permission and sanction in respect of the aforesaid property and to appear before the Kolkata Municipal Corporation Building Department, Drainage Department, Sewerage Department, Assessment Department, Water works Department, Law Department, Survey Department and to sign and accept assessment as would be made and execute all plans, revised plan Supplementary plan of preferably G+4 or G+3 storied building in respect of Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032 and

obtain permission and sanction from the Authorities concerned in respect of the aforesaid property and also to deposit fees penalties for the purpose aforesaid.

5. To sign and execute any Agreement for Sale with any intending Purchaser or Purchasers in respect of only Developer's allocation as mentioned in the Development Agreement togetherwith the undivided proportionate share and interest in the land underneath the said building and all common rights over the common areas and facilities attached to the said Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032 and to receive or collect the earnest money, consideration money and booking money from the prospective Purchaser or Purchasers.

6. To sign and execute Deed of Conveyance or Conveyances in respect of Developer's allocation only except Landowners' allocation as mentioned in the Development

Agreement togetherwith the undivided proportionate share and interest in the land underneath the said building and all common rights over the common areas and facilities attached to the said Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032 and to receive or collect the full consideration money from the prospective Purchaser or Purchasers.

7. That our said Attorney has the right to surrender the existing electric connection and also to take new electric connection and new meter from the CESC in respect of the said Premises on our behalf .

AND GENERALLY to do execute and perform any other act or acts Deeds matter or thing whatsoever which in the opinion of our said Attorney ought to be done executed and performed in relation to our property or our concern engagement and business or affairs or incidental where

thereto as fully and effectually as we could do the same if we were personally present.

AND we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under this power on our behalf herein before contained, shall lawfully do execute and perform or caused to be done, executed and performed in exercise of this powers Authorities hereby conferred upon by virtue of this Deed.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of homestead land measuring more or less 5 Cottahs 6 Chittaks 24 Square Feet togetherwith partly two storied building measuring more or less 1977 Square Feet and partly tin shed kancha structure measuring more or less 120 Square Feet comprised in E.P. No.463, 463/A and 463/B, S.P. No.1738, 1738/1 and 1738/2, C.S. Plot No. 1962 (P) , 1951(P), 1968 (P), 1950 (P) and 2468 (P)

of Mouza - Arakpur, J.L. No.39, Police Station - Jadavpur in the District : 24-Parganas (South), Sub-Registration Office - Alipore now within the municipal limits of the Kolkata Municipal Corporation Ward No.96 being KMC Premises No. 74/3/33, Sri Ram Thakur Road formerly J.C. Road being postal address 3/28/A, Bijoygarh, Kolkata - 700032 together with all easement rights and appurtenance attached thereto including right to use drain, underground connections of water supply, electric line, telephone connection over and under from the main road with the right of users and easement and the said property is butted and bounded by:

ON THE NORTH : Tank and proposed road (Tank & Passage),

ON THE SOUTH : S.P. 1741 (School)

ON THE EAST : 22.5 Feet Colony Road (22.5 Feet wide KMC Road)

ON THE WEST : E.P. No. 464/1 (Tank)

IN WITNESS WHERE OF I the EXECUTANT do hereby set
and subscribe our respective hands on this the
17th day of May 2023.

Signed in the Presence of:-

1. Joyanta Mondal
Alipore Judges Court
Kal-27.

Indrani De. Alias
Indrani De (Nee Bose)

2. Raju Mondal
Alipore Road
Kal-27

Soumendra Narayan Bose
Dipendra Narayan Bose

EXECUTANTS

I accept the Development Power of Attorney.

Sukhdev Das

ATTORNEY

Drafted by :

Debnath Saha
Advocate *20-1109/1997*
Alipore Judges' Court
Kolkata - 700 027

Computer Print by :

Soma Ghosal
SRI RAM COMPUTER
Alipore Judges' Court
Kolkata 700027

Major Information of the Deed

Deed No :	I-1603-06718/2023	Date of Registration	17/05/2023
Query No / Year	1603-8001260119/2023	Office where deed is registered	
Query Date	17/05/2023 12:38:27 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA MONDAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980417310, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 55,05,000/-	Rs. 1,28,83,513/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306706/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



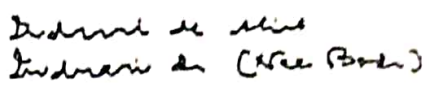


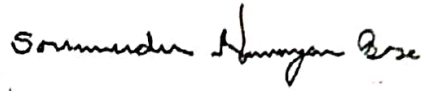


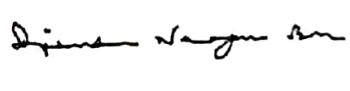
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Thakur Road (Bijoygarh Colony), , Premises No: 74/3/33, , Ward No: 096 Pin Code : 700032

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	5 Katha 6 Chatak 24 Sq Ft	50,00,000/-	1,16,19,154/-	Width of Approach Road: 23 Ft., , Project Name :
Grand Total :				8.9238Dec	50,00,000 /-	116,19,154 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1977 Sq Ft.	5,00,000/-	12,34,389/-	Structure Type: Structure
Gr. Floor, Area of floor : 971 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1006 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	120 Sq Ft.	5,000/-	29,970/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2097 sq ft	5,05,000 /-	12,64,359 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Indrani De, (Alias: Mrs Indrani De(Nee Bose)) Daughter of Late Nripendra Narayan Bose Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office	 17/05/2023	 LTI 17/05/2023	 17/05/2023
CD-26/3,v.k.narar, Durgapur, City:- , P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713210 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: Adxxxxxx4h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				
2	Mr Soumendran Narayan Bose Son of Late Nripendra Narayan Bose Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office	 17/05/2023	 LTI 17/05/2023	 17/05/2023
3/28/A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: Agxxxxxx5p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				
3	Mr Dipendra Narayan Bose Son of Late Nripendra Narayan Bose Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office	 17/05/2023	 LTI 17/05/2023	 17/05/2023
3/28/A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: Aaxxxxxx6c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				



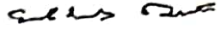
Party Details :

Name,Address,Photo,Finger print and Signature



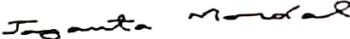
S.D.CONSTRUCTION

8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: Adxxxxxx9k,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			Signature
1	Name	Photo	Finger Print	
	Mr Subhas Dutta (Presentant) Son of Late Basudev Dutta Date of Execution - 17/05/2023, , Admitted by: Self, Date of Admission: 17/05/2023, Place of Admission of Execution: Office	 <small>May 17 2023 1:03PM</small>	 <small>LTI 17/05/2023</small>	 17/05/2023
3/8A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxxx9k,Aadhaar No Not Provided Status : Representative, Representative of : S.D.CONSTRUCTION (as Sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAYANTA MONDAL Son of Late SANAT KUMAR MONDAL City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 17/05/2023	 17/05/2023	 17/05/2023
Identifier Of Mrs Indrani De, Mr Soumendra Narayan Bose, Mr Dipendra Narayar. Bose, Mr Subhas Dutta			

of property for L1		To. with area (Name-Area)
	From	
	Mrs Indrani De	S.D.CONSTRUCTION-2.97458 Dec
	Mr Soumendra Narayan Bose	S.D.CONSTRUCTION-2.97458 Dec
	Mr Dipendra Narayan Bose	S.D.CONSTRUCTION-2.97458 Dec
Transfer of property for S1		To. with area (Name-Area)
SI.No	From	
1	Mrs Indrani De	S.D.CONSTRUCTION-659.00000000 Sq Ft
2	Mr Soumendra Narayan Bose	S.D.CONSTRUCTION-659.00000000 Sq Ft
3	Mr Dipendra Narayan Bose	S.D.CONSTRUCTION-659.00000000 Sq Ft
Transfer of property for S2		To. with area (Name-Area)
SI.No	From	
1	Mrs Indrani De	S.D.CONSTRUCTION-40.00000000 Sq Ft
2	Mr Soumendra Narayan Bose	S.D.CONSTRUCTION-40.00000000 Sq Ft
3	Mr Dipendra Narayan Bose	S.D.CONSTRUCTION-40.00000000 Sq Ft

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 190622 to 190642

being No 160306718 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.18 11:00:27 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/18 11:00:27 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)