

253-2/2022

8-2451/22



20/05  
12/142

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 756046

Q - 80001491666/2022

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  
20/5/22

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED**  
**DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, I, MRIDULA BISWAS (PAN: AMPPB6356H) (AADHAR NO.849771615798) daughter of late Chandra Nath Biswas, by Religion- Hindu, by Nationality-Indian and by Occupation- Advocate, presently residing at Plot No- 32, Sector-"A", Metropolitan Co-operative Housing Society Ltd., Post Office-Dhapa, Police Station - Pragati Maidan (formerly Tiljala), Kolkata-700105, District-24 Parganas (South), West Bengal, hereinafter called and referred to as the "LAND OWNER/PRINCIPAL/EXECUTANT".

Mridula Biswas.

Joydeep Nay

02 MAY 2022

177  
VALU. 1000  
SRI PRASANTA CHATTERJEE  
NOT LICENSED STAMP VENDOR  
SEALDAH CIVIL COURT  
KOLKATA-700014

Rajmondini Developer  
P-88, Sector B, Metropolitan  
Co-op. Housing Society Ltd.  
Kolkata - 700105

02 MAY 2022



A.D.S.R., SEALDAH  
20 MAY 2022  
Dist-South 24 Parganas

Amalendu Ghosh  
Advocate

I do hereby nominate, constitute and appoint **SRI JOYDEEP NAG (PAN AELPN1625F) (AADHAR NO: 452673794668)**, son of Late Pulak Kanti Nag, by faith- Hindu, Indian citizen, by Occupation - business, residing at P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., P.O.-Dhapa, P.S.-Tiljala now Pragati Maidan, Kolkata- 700105, District- 24 Parganas (South), West Bengal proprietor of "**RAJNANNINI DEVELOPER**", having its Principal Place of business at P-88, Sector- "B", Metropolitan Co-operative Housing Society Limited, P.O.-Dhapa, Police Station-Tiljala now Pragati Maidan, Kolkata- 700105, District- 24 Parganas (South), West Bengal, as my true, authorized & lawful Attorney for me, in my name, on my behalf and to do exercise, execute and perform all and every/any of the acts, deeds, matters and things.

**WHEREAS**, I am the absolute owner of **ALL THAT** piece and parcel of a plot of land and being Plot No. 32, in the Sector No.-"A", Ward no. 57, measuring more or less 4(four) Cottahs along with a small dilapidated structure of about 1600 Sq. ft. standing thereon with 20 years old cemented floor of Metropolitan Co-operative Housing Society Limited in the District 24 Parganas (Now South 24 Parganas) under Mouza Dhapa, Touzi No. 173, 1298/2833, J.L.No.-2, R.S.Dag No. 87, Western Part under C.S.Khatian No.- 654, AND Mouza- Nimakpaktan, Revisional Settlement Khatian Nos.- 352 and 353, District Survey and Settlement Khatian No.-2 and 43 corresponding to the entire R.S.Dag Nos.- 248,186,187, 267 under P.S.-Jadavpur ( Old Tollygunge) now Police Station- Tiljala at present Police station Pragati Maidan under the District collectorate at Alipore, District 24 Parganas (now South 24 Parganas) being Municipal Premises No. **A/P-32/A, Canal South Road**, also known as Canal South Rd/Chingrighata Village, Kolkata-700105, under Police Station- Pragati Maidan (formerly Tiljala), within the Jurisdiction of the Kolkata Municipal Corporation, Ward No.- 57 which is more fully described in the Schedule **hereunder** written, hereinafter called as the "Said Premises", by receiving the same by way of a deed.

*Maidul Biswas.*

*Joydeep Nag*



**A.D.S.R., SEALDAH**  
**20 MAY 2022**  
**Dist.-South 24 Parganas**

**AND WHEREAS**, I entered into a Registered Development Agreement with the said **"RAJNANNDINI DEVELOPER"**, having its Principal Place of business at P-88, Sector- "B", Metropolitan Co-operative Housing Society Ltd., Kolkata-700105, Police Station - Tiljala now Pragati Maidan, West Bengal, engaged in Civil Engineering and Construction of buildings, represented by its proprietor namely **SRI JOYDEEP NAG**, s/o late Pulak Kanti Nag, residing at P-88, Sector-"B", Metropolitan Co-operative Housing Society Ltd., Kolkata-700105, Police Station - Tiljala now Pragati Maidan, West Bengal, by faith- Hindu, by Occupation - Business, in respect of the aforesaid property which is more fully described in the Schedule hereinafter written, which is owned by me. The said Development Agreement was registered on 20/05/2022, in the office of the A.D.S.R., Sealdah, South 24 Parganas, and recorded as in Book No. 2, Volume No. \_\_\_\_\_, Page from \_\_\_\_\_ to \_\_\_\_\_, Being No. 2444 for the year 2022.

*Meridula Biswas*  
*Joydeep Nag*

**AND WHEREAS**, referring the above Registered Agreement for Development and for smooth development work, I, the Principal/ Owner/executant appoint the said **ATTORNEY** as my true authorized and lawful attorney in my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To manage and maintain the said premises including the building/s to be constructed thereon.
2. To look after my interest and to do all acts, deeds and things in respect of the property as mentioned in the Schedule hereunder written.
3. To protect and safeguard my right, title and interest in respect of the Schedule property.
4. To make construction the proposed G+IV storied building over the plot of land described in the Schedule herein below as per development agreement executed between the Attorney and me.

*Meridula Biswas*

*Joydeep Nag*



A.D.S.R., SEALDAH  
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5. To supervise and look after the construction of proposed G+IV storied building.
6. To represent me before the Kolkata municipal Corporation & Kolkata Metropolitan Development Authority in all respects as regards my said property mainly for preparing necessary drawings, plan and documents for submission of Building Plan and / or amended plan to any existing plan or plans and to receive the said building plan.
7. To sign, submit, deliver and receive building plans and all applications and all other papers, which may be necessary for sanctioning the building plan in relation to or in connection with the said property before the Kolkata Municipal Corporation and Kolkata Metropolitan Development Authority.
8. To sign, submit, deliver and receive all applications and all other papers, which may be necessary for any purpose in relation to or in connection with the said property before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Brigade Authority, Electric Supply Authority, Insurance Company, Taxes, Police Authority or any Govt. or semi Govt. offices. And to swear in affidavit in connection with sanction of the Building plan for the proposed building and further to execute any deed or document in favour of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority in respect of boundary declaration, gift deed as required by the Kolkata Municipal Corporation and present the said deed for registration before any registrar.
9. To appear and represent before the authorities of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, C.E.S.C. Ltd., Income Tax Department/ Authorities, under the Town & Country Planning Act, Airport Authority of India, Registrar of Assurance of Kolkata, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of

*Meidulu Biswas*

*Jaydeep Nay*



A.D.S.R., SEALDAH  
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new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, garage spaces of Developer's Allocation.

10. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as expedient for sanction, modification and/or alteration of the Development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
11. To pay all Municipal and other statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.
12. To enter into any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building with proportionate share of land in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding, and/or Deed of Conveyance, and/or any other instruments and documents in respect of sale of flats, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Agreement for Development.
13. To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representatives.

*Arindam Dasgupta*

*Jaydeep Nay*



A.D.S.R., SEALDAH  
20 MAY 2022  
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14. To do all the needful according to the conditioned mentioned in the said Registered Agreement for Development regarding negotiation, agreement/contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
15. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portion thereof.
16. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to my said Premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
17. That my Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for sale/Deeds of Conveyance in favour of any intending purchasers according to the conditioned mentioned in the aforesaid Registered Agreement for Development on behalf of me.
18. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises as per the conditions mentioned in the said Registered Development Agreement.
19. The Attorney will do the aforesaid acts, deeds and things regarding Development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.

*Mridul Bhowan.*

*Jaydeep Nay*



A.D.S.R., SEALDAH  
20 MAY 2022  
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**AND GENERALLY** to act as my attorney in relation to all matters touching my said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

**AND** I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorneys appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Agreement for Development.

**-: THE SCDHEDULE ABOVE REFERRED TO :-**

**ALL THAT** piece and parcel of a plot of land and being Plot No. 32, in the Sector No.-"A", Ward No. 57, measuring more or less 4(four) Cottahs along with a small dilapidated structure of about 1600 Sq. ft. standing thereon with 20 years old cemented floor of Metropolitan Co-operative Housing Society Limited in the District 24 Parganas (Now South 24 Parganas) under Mouza Dhapa, Touzi No. 173, 1298/2833, J.L.No.-2, R.S.Dag No. 87, Western Part under C.S.Khatian No.- 654, AND Mouza- Nimakpaktan, Revisional Settlement Khanda Khatian Nos.- 352 and 353, District Survey and Settlement Khatian No.-2 and 43 corresponding to the entire R.S.Dag Nos.- 248,186,187,267 under P.S.-Jadavpur ( Old Tollygunge), under Police Station- Tiljala at present Police station Pragati Maidan under the District Collectorate at Alipore, District 24 Parganas (now South 24 Parganas) being Municipal Premises No. A/P-32/A, Canal South Road, also known as Canal South Rd/Chingrighata Village, Kolkata-700105 under Police Station- Pragati Maidan (formerly Tiljala), within the limits of the Kolkata Municipal Corporation, Ward No.-57, Borough No.-VII, Road Zone- Metropolitan Co-op. to Metropolitan Co-op. which is butted and bounded as follows:-

*Meridul Biswas.*

*Jaydeep Nay*



A.D.S.R., SEALDAH  
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ON THE NORTH : By Plot No. 9

ON THE SOUTH : 30'-0" Wide Road.

ON THE EAST : By Plot No. 31

ON THE WEST : By Plot No. 33

Mridul Rainwar. Joydeep Nay



A.D.S.R., SEALDAH  
20 MAY 2022  
Dist.-South 24 Parganas



**IN WITNESS WHEREOF**, the executant herein, have set and subscribed her respective hands and seals on the 20<sup>th</sup> Day of May.....'2022 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

IN PRESENCE OF FOLLOWING

WITNESSES :-

1. Teekina Biswas.

P-32, Sec-A, Metropolitan  
Co-op housing society  
kol - 105

*Teekina Biswas.*

\_\_\_\_\_  
SIGNATURE OF THE LAND OWNER  
/ PRINCIPAL/EXECUTANT

2. *Avinash*  
*Advocate*  
*Alipore Judges Court*  
*Kol-22*

RAJNANNDINI DEVELOPER  
*Jaydeep Nay*  
Proprietor

\_\_\_\_\_  
SIGNATURE OF THE ATTORNEY

Drafted and Prepared by me

*Avinash*

Advocate

Alipore Judges Court

Kolkata- 700027

Enrolment No. WB/254/1993



A.D.S.R., SEALDAH  
20 MAY 2022  
Dist.-South 24 Parganas

# SPECIMEN FOR TEN FINGER PRINTS



Mridula Biswas

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Joydeep Dasg

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



**A.D.S.R., SEALDAH**  
**20 MAY 2022**  
**Dist.-South 24 Parganas**

आयकर विभाग  
INCOME TAX DEPARTMENT

JOYDEEP NAG

PULAK KANTI NAG

06/01/1976

Permanent Account Number

AELPN1625F

Joydeep Nag

Signature



भारत सरकार  
GOVT. OF INDIA



23022016

## Major Information of the Deed

Deed No :	I-1606-02451/2022	Date of Registration	20/05/2022
Query No / Year	1606-8001491666/2022	Office where deed is registered	
Query Date	20/05/2022 12:34:26 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	A Ghosh Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830493664, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,89,99,000/-		
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]:- 160602444/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd/Chingrighata Village, Road Zone : (Metropolitan Co.Op – Metropolitan Co.Op) , , Premises No: A/P 32/A, , Ward No: 057 Pin Code : 700105

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	4 Katha		1,80,00,000/-	Width of Approach Road: 30 Ft., , Project Name :
<b>Grand Total :</b>				6.6Dec	0 /-	180,00,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	0/-	9,99,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1600 sq ft	0 /-	9,99,000 /-	




## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Miss Mridula Biswas</b> Daughter of Late Chandra Nath Biswas Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	20/05/2022	LTI 20/05/2022	20/05/2022	
P-32, Sector-A, Metropolitan Co-op. Housing Society Ltd, City:- Not Specified, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AMxxxxxx6H, Aadhaar No: 84xxxxxxxx5798, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office				




## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Rajnannndini Developer</b> P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: AExxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Joydeep Nag</b> (Presentant ) Son of Rev Pulak Kanti Nag Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	May 20 2022 12:48PM	LTI 20/05/2022	20/05/2022	
P-88, Sector-"B", Metropolitan Co-operative Housing Society Ltd., City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5F, Aadhaar No: 45xxxxxxxx4668 Status : Representative, Representative of : Rajnannndini Developer (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Aniruddha Ghosh</b> Son of Late N B Ghosh Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	20/05/2022	20/05/2022	20/05/2022
Identifier Of Miss Mridula Biswas, Mr Joydeep Nag			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Miss Mridula Biswas	Rajnanndini Developer-6.6 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Miss Mridula Biswas	Rajnanndini Developer-1600.00000000 Sq Ft



Endorsement For Deed Number : I - 160602451 / 2022

On 20-05-2022

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 12:47 hrs on 20-05-2022, at the Office of the A.D.S.R. SEALDAH by Mr Joydeep Nag ,.

**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 1,89,99,000/-

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

Execution is admitted on 20/05/2022 by Miss Mridula Biswas, Daughter of Late Chandra Nath Biswas, P-32, Sector-A, Metropolitan Co-op. Housing Society Ltd, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Advocate

Identified by Aniruddha Ghosh, , , Son of Late N B Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-05-2022 by Mr Joydeep Nag, Proprietor, Rajnandini Developer, P-88, Sector-B, Metropolitan Co-op. Housing Society Ltd., City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Aniruddha Ghosh, , , Son of Late N B Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 14, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: P CHATTERJEE

*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 1606-2022, Page from 87687 to 87703  
being No 160602451 for the year 2022.



Digitally signed by AMITAVA GHOSAL  
Date: 2022.05.25 10:53:18 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal.*

(Amitava Ghosal) 2022/05/25 10:53:18 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)

25/05/2022 Query No:-16068001491666 / 2022 Deed No :! - 160602451 / 2022, Document is digitally signed.