

DATED THIS THE 25th DAY OF April, 2022.

B E T W E E N

- (1) MRS. RIKTA MITRA
 - (2) MRS. SOMA BHOWMICK
 - (3) MRS. KALPANA CHOWDHURY
 - (4) MRS. JHARNA RAY
 - (5) MRS. ARCHANA PALIT
 - (6) MR. KANCHAN KUMAR BOSE
- ...OWNERS/ FIRST PART

A N D

RECHI CONSTRUCTION PVT. LTD
Represented by its Director
SRI SAJJAN KUMAR MANDAL
...DEVELOPER/ SECOND PART

DEVELOPMENT POWER OF ATTORNEY

Drafted by:

MR. MANIK LAL DE
Advocate
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089.
Phone No. 9830056633

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R- 7280/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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certified that the document is admitted to registration. The signature sheet/sheets & the registration sheet or sheets attached with this document are the part of this documents.

[Signature]
Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

25 APR 2022

DEVELOPMENT POWER OF ATTORNEY

In connection of registered Development Agreement dated 25.04.2022, as Being No. 152307271, for the year 2022 registered at the office of the Additional District Sub-Registrar Rajarhat, New Town.

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 25th day of April, Two Thousand Twenty Two.

BETWEEN

1) MRS. RIKTA MITRA, wife of Mr. Dibakar Mitra and daughter of Late Bibhuti Bhusan Dutta, PAN No. AYKPM3592R, AADHAAR No. 3416 7492 7571, by Religion - Hindu, by Occupation - Housewife,

ক্রমিক নং ১৯৪১ ১৩৭/২২

নামঃ MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA

ডিকানাঃ
ডেডারঃ
১০ সিসক প্রাইভেট লিমিটেড ডেডার
কোম্পানীর মনসমম এ.ডি.এস.আর. অফিস

বি
ডেডারের নাম - রঞ্জিতা পাল

ডেডারের নামঃ
ডিকানাঃ
ডেডারের নামঃ
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Advocate/Deputy State Registrar
2nd Floor, 1st Tower, No. 24, Post

25 APR 2022

(2)

by Nationality - Indian, residing at Triloke Abasan, Flat No. 3F, Kalipark, Bablatata, P.O. - R. Gopalpur, Police Station - Airport, Kolkata - 700136, in the District of 24-Parganas (North), West Bengal, **2) MRS. SOMA BHOWMICK**, wife of Mr. Ajay Bhowmick and daughter of Late Bibhuti Bhusan Dutta, **PAN No.APQPB2112K, AADHAAR No. 8205 1626 8360**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 182, Sahid Ganesh Dutta Road, P.O. - Birati, Police Station - Nimta, Kolkata - 700051, in the District of 24-Parganas (North), West Bengal, **3) MRS. KALPANA CHOWDHURY**, wife of Mr. Tapas Kumar Choudhury and daughter of Late Bibhuti Bhusan Dutta, **PAN No.ACHPC7429C, AADHAAR No. 7535 1967 2926**, by Religion - Hindu, by Occupation - Retired, by Nationality - Indian, residing at Kaikhal Daspara, Chiriyamore, P.O. - Airport, Police Station - Airport, Kolkata - 700052, in the District of 24-Parganas (North), West Bengal, **4) MRS. JHARNA RAY**, wife of Mr. Manikya Kishore Ray and daughter of Late Bibhuti Bhusan Dutta, **PAN No.AFMPR5782B, AADHAAR No. 4998 1049 9643**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 14B, Panchanantala Road, P.O. - Paschim Putiari, Police Station - Haridevpur, Kolkata - 700041, in the District of 24-Parganas (South), West Bengal, **5) MRS. ARCHANA PALIT**, wife of Mr. Bimalendu Palit and daughter of Late Bibhuti Bhusan Dutta, **PAN No.AYNPP3067F, AADHAAR No. 6153 4392 1868**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 27/1, Nabanagar, P.O. - Birati, Police Station - Nimta, Kolkata - 700051, in the District of 24-Parganas (North), West Bengal, **6) MR. KANCHAN KUMAR BOSE**, son of Late Jatindra Kumar Bose, **PAN No. AFYPB9996F, AADHAAR No. 7129 6465 8399**, by Religion - Hindu, by Occupation - Retired, by Nationality - Indian, residing at P-12, Pratapaditya Nagar, Gorakhabasi Road, P.O. - Dum Dum, Police Station - Dum Dum, Kolkata - 700028, in the District of 24-Parganas (North), West Bengal, hereinafter jointly called the "**OWNERS**" (which

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ADDITIONAL DISTRICT REGISTRAR,
Rajarhat, New Town, North 24 Pgs

25 APR 2022

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term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

RECHI CONSTRUCTION PVT. LTD., a company incorporated under the provisions of Companies Act, 2013, as amended upto date, **PAN No.AAGCR6941N**, having its registered office at premises No.213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of 24-Parganas (North), represented by it's one of the Director namely **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, **PAN No.ABEPM7581M**, **AADHAR No. 7751 2396 1704**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of 24-Parganas (North), hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its partners from time to time, successors-in-office, executors, representatives and assigns) of the **SECOND PART.**

WHEREAS by a Deed of Conveyance dated 03rd day of July, 1970, *Sri Bhuban Kanti Dutta*, son of Late Bibhuti Bhusan Dutta, described therein as the purchaser, purchased amongst several other piece and parcel of land/properties/areas ALL THAT the several pieces and parcels of land of diverse measurement collectively measuring an area 16 (sixteen) Cottahs 07 (seven) Chittaks 38 (thirty eight) square feet, more or less, together with right to use 6' feet wide common passage from both the East side and the West Side, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 226, 145, 143, 187, Police Station - Rajarhat, within the

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jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, morefully and particularly described in the SCHEDULE thereunder written, from Sri Sukumar Basu, described therein as the Vendor, which was duly registered in the office of the Sub-Registrar Cossipore Dum Dum, being recorded in Book No. I, Volume No. 6, at pages Nos. 212 to 216, Being No. 4863 for the year 1970, for a valuable consideration as mentioned therein.

AND WHEREAS after obtaining the said property *Sri Bhuban Kanti Dutta*, duly mutated his name in the records of B.L. and L.R.O. under L.R. Khatian No. 2099, in respect of R.S. Dag No. 15.

AND WHEREAS *Sri Bhuban Kanti Dutta*, was thus well seize and possess of or otherwise well and sufficiently entitled to the amongst several other piece and parcel of land/properties/areas ALL THAT the several pieces and parcels of land of diverse measurement collectively measuring an area 16 (sixteen) Cottahs 07 (seven) Chittaks 38 (thirty eight) square feet, more or less, together with right to use 6' feet wide common passage from both the East side and the West Side, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 226, 145, 143, 187 corresponding to L.R. Khatian No. 2099, Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 19th day of May, 2000, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.120, at pages from 94 to 104, Being No.4795, for the year 2000, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **02 (two) Cottahs** more or less, together with

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right to use 6' feet wide common passage from both the East side and the West Side, being Plan Plot No. 1, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143, Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Rikta Mitra, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at pages from 15529 to 15546, Being No.13187, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being **ALL THAT** piece or parcel of land measuring an area **04 (four) Chittaks 33 (thirty three) Square feet** more or less, for purpose of easement right, being Plan Plot No. 1/1, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Rikta Mitra, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Rikta Mitra, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2353, in respect of land measuring an area **02 (two) Cottahs 04 (four) Chittaks 33 (thirty three) square feet**, more

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or less, in R.S./L.R. Dag No. 15 and also applied for conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/830/BL&LRO/RAJ/21 dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Rikta Mitra, the Owner No. 1 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 04 (four) Chittaks 33 (thirty three) square feet**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian No. **2353** (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at pages from 15398 to 15417, Being No.13180, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **02 (two) Cottahs 04 (four) Chittaks 08 (eight) Square feet** more or less, togetherwith easement right and right to use the 6' feet wide common passage, being Plan Plot No. 2, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister,

Mrs. Soma Bhowmick, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Soma Bhowmick, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2355, in respect of land measuring an area **02 (two) Cottahs 04 (four) Chittaks 08 (eight) square feet**, more or less, in R.S./L.R. Dag No. 15 and also applied for conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/827/BL&LRO/RAJ/21 dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Soma Bhowmick, the Owner No. 2 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 04 (four) Chittaks 08 (eight) square feet**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian No. **2355** (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at pages from 15547 to 15566, Being No.13188, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **02 (two) Cottahs 04 (four) Chittaks 13 (thirteen) Square feet** more or less, togetherwith

easement right and right to use the 6' feet wide common passage, being Plan Plot No. 3, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Kalpana Chowdhury, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Kalpana Chowdhury, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2350, in respect of land measuring an area **02 (two) Cottahs 04 (four) Chittaks 13 (thirteen) square feet**, more or less, in R.S./L.R. Dag No. 15 and also applied for conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/825/BL&LRO/RAJ/21 dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Kalpana Chowdhury, the Owner No. 3 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 04 (four) Chittaks 13 (thirteen) square feet**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian No. **2350** (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 10th day of November, 2006, registered at the Office of the Addl. District

Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.4, at pages from 16587 to 16603, Being No.05938, for the year 2007, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **02 (two) Cottahs 04 (four) Chittaks** more or less, together with right to use 6' feet wide common passage from both the East side and the West Side, being Plan Plot No. 4, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143, Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Jharna Ray, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at pages from 15511 to 15528, Being No.13186, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **04 (four) Chittaks 43 (forty three) square feet** more or less, being Plan Plot No. 4/1, for the purpose of easement right, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Jharna Ray, described therein as the donee,

absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Jharna Ray, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2351, in respect of land measuring an area **02 (two) Cottahs 08 (eight) Chittaks 43 (forty three) square feet**, more or less, in R.S./L.R. Dag No. 15 and also applied for conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/828/BL&LRO/RAJ/21 dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Jharna Ray, the Owner No. 4 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 08 (eight) Chittaks 43 (forty three) square feet**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian No. **2351** (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at pages from 15452 to 15469, Being No.13183, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **02 (two) Cottahs 13 (thirteen) Chittaks 31 (thirty one) Square feet** more or less, togetherwith easement right and right to use the 6' feet wide common passage,

being Plan Plot No. 5, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Archana Palit, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Archana Palit, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2354, in respect of land measuring an area **02 (two) Cottahs 13 (thirteen) Chittaks 31 (thirty one) Square feet** more or less, in R.S./L.R. Dag No. 15 and also applied for conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/826/BL&LRO/RAJ/21 dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Archana Palit, the Owner No. 5 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 13 (thirteen) Chittaks 31 (thirty one) Square feet**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian No. **2354** (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 19th day of May, 2000, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume

No.171, at pages from 94 to 104, Being No.03247, for the year 2001, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **03 (three) Cottahs 11 (eleven) Chittaks** more or less, together with right to use 6' feet wide common passage from both the East side and the West Side, being Plan Plot No. 6, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143, Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Sumita Bose, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS by a Deed of Gift, written in Bengali, dated 07th day of November, 2008, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, CD Volume No.12, at pages from 15433 to 15451, Being No.13182, for the year 2008, the said *Sri Bhuban Kanti Dutta*, described therein as the donor, out of love and affection as mentioned therein granted, conveyed and transferred the interalia property being ALL THAT piece or parcel of land measuring an area **09 (nine) Chittaks** more or less, being Plan Plot No. 6/1, for the purpose of easement right, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S. Dag No. 15 under C.S. Khatian No. 143 corresponding to L.R. Khatian No. 2099 (in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his sister, Mrs. Sumita Bose, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS after obtaining the said property Mrs. Sumita Bose, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 2352, in respect of land measuring an area **04 (four) Cottahs 04 (four) Chittaks**, more or less, in R.S./L.R. Dag No. 15 and also applied for conversion of the classification of the said land from Bagan to Bastu vide Memo No. CON/829/BL&LRO/RAJ/21 dated 01st day of April, 2021.

AND WHEREAS the said Mrs. Sumita Bose, was thus well seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of land measuring an area **04 (four) Cottahs 04 (four) Chittaks**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian No. **2352** (formerly 2099 - in the name of Bhuban Kanti Dutta), Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas.

AND WHEREAS the said Sumita Bose, died intestate on 07th day of October, 2019, leaving behind her, surviving her husband namely, Mr. Kanchan Kumar Bose and only son namely, Mr. Probal Bose as her only legal heirs and successors to the estate left behind her and after the death of the said Sumita Bose, the said Mr. Kanchan Kumar Bose and Mr. Probal Bose, became the joint owners of her said property, according to Hindu Succession Act, 1956, as amended upto date.

AND WHEREAS by a Deed of Gift, dated 01st day of November, 2021, registered at the Office of the Addl. District Sub Registrar Rajarhat, New Town, recorded in Book No.I, Volume No.1523-2021, at pages from 641931 to 641954, Being No.152315090, for the year 2021, the said *Mr. Probal Bose*, described therein as the donor, represented by his Constituted Attorney Mrs. Rikta Mitra, out of love

and affection as mentioned therein granted, conveyed and transferred the property being ALL THAT undivided one-equal half part or share in the piece or parcel of land measuring an area 04 (four) Cottahs 04 (four) Chittaks, more or less i.e., 02 (two) Cottahs 02 (two) Chittaks more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian No. **2352**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, in the District of North-24-Parganas, in favour of his father, Mr. Kanchan Kumar Bose, son of Late Jatindra Kumar Bose, described therein as the donee, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS the said Mr. Kanchan Kumar Bose, the owner No. 6 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of land measuring an area **04 (four) Cottahs 04 (four) Chittaks**, more or less, togetherwith easement right and right to use the 6' feet wide common passage lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian No. **2352**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas.

AND WHEREAS the Owners herein jointly amalgamated their respective plots into a single plot by a registered Deed of Amalagamation on 25th day of March, 2022, registered at the office of the Additional District Sub-Registrar Rajarhat, District North-24-Parganas, recoded in Book No. I, Volume No. 1523-2022, Pages 245971 to 246020, Being No. 152305637 for the year 2022.

AND WHEREAS the Owners jointly seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of bastu land, measuring area **16 (sixteen) cotthas 07 (seven) chittaks 38 (thirty eight) square feet**, more or less, togetherwith tiles shaded structure, standing thereon total constructed area 650 (six hundred fifty) square feet, more or less, cemented floor, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian Nos. **2350, 2351, 2352, 2353, 2354, 2355**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas, morefully and particularly described in the First Schedule hereunder written

AND WHEREAS the Owners herein declare that the aforesaid property containing lands as aforesaid is free from all encumbrances, charges, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or statutory or any other authorities, in fact.

AND WHEREAS the Developer, the party of the Second Part herein, having offered proposal for development of the said plot interalia including construction of Multi-storeyed buildings upon the same (morefully and particularly described in the **SECOND SCHEDULE** hereunder written) at their own cost in accordance with the buildings plan to be sanctioned by the Rajarhat Bishnupur 1 No. Gram Panchayat, for consideration as contained therein, and, the Owners have agreed to, and/or accepted the Developer's proposal, inclusive of consideration therefor as contained therein.

AND WHEREAS pursuant to the said proposal of the developer the party of the Second part, and the Owners, the party of the First

part herein have agreed to cause to effect construction of Multi-storeyed buildings upon the aforesaid plot of land for consideration as described hereinafter in details and the Developer, the party of the Second Part hereto has agreed to develop the said plot of land constructing Multi-storeyed buildings thereon.

AND WHEREAS the owners herein, 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 25th day of April, 2022, registered at the Office of the Additional District Sub-Registrar Rajarhat, New Town, recorded in Book no.I, as Being No....152307271..... for the year 2022, with the developer namely **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, **PAN No. ABEPM7581M**, **AADHAR No. 7751 2396 1704**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, director of **RECHI CONSTRUCTION PVT. LTD.**, a company incorporated under the provisions of Companies Act, 2013, as amended upto date, **PAN No.AAGCR6941N**, having its registered office at premises No.213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, togetherwith certain terms and conditions mentioned thereunder written.

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

DEVELOPMENT POWER OF ATTORNEY

BE it known to all that We, **1) MRS. RIKTA MITRA**, wife of Mr. Dibakar Mitra and daughter of Late Bibhuti Bhusan Dutta, **PAN No.AYKPM3592R, AADHAAR No. 3416 7492 7571**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Triloke Abasan, Flat No. 3F, Kallipark, Bablatata, P.O. - R. Gopalpur, Police Station - Airport, Kolkata - 700136, in the District of 24-Parganas (North), West Bengal, **2) MRS. SOMA BHOWMICK**, wife of Mr. Ajay Bhowmick and daughter of Late Bibhuti Bhusan Dutta, **PAN No.APQPB2112K, AADHAAR No. 8205 1626 8360**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 182, Sahid Ganesh Dutta Road, P.O. - Birati, Police Station - Nimta, Kolkata - 700051, in the District of 24-Parganas (North), West Bengal, **3) MRS. KALPANA CHOWDHURY**, wife of Mr. Tapas Kumar Choudhury and daughter of Late Bibhuti Bhusan Dutta, **PAN No.ACHPC7429C, AADHAAR No. 7535 1967 2926**, by Religion - Hindu, by Occupation - Retired, by Nationality - Indian, residing at Kaikhali Daspara, Chiriyamore, P.O. - Airport, Police Station - Airport, Kolkata - 700052, in the District of 24-Parganas (North), West Bengal, **4) MRS. JHARNA RAY**, wife of Mr. Manikya Kishore Ray and daughter of Late Bibhuti Bhusan Dutta, **PAN No.AFMPR5782B, AADHAAR No. 4998 1049 9643**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 14B, Panchanantala Road, P.O. - Paschim Putlari, Police Station - Haridevpur, Kolkata - 700041, in the District of 24-Parganas (South), West Bengal, **5) MRS. ARCHANA PALIT**, wife of Mr. Bimalendu Palit and daughter of Late Bibhuti Bhusan Dutta, **PAN No.AYNPP3067F, AADHAAR No. 6153 4392 1868**, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 27/1, Nabanagar, P.O. - Birati, Police Station - Nimta, Kolkata - 700051, in the District of 24-Parganas (North), West Bengal, **6) MR. KANCHAN KUMAR BOSE**, son of Late Jatindra Kumar Bose, **PAN No.**

AFYPB9996F, AADHAAR No. 7129 6465 8399, by Religion - Hindu, by Occupation - Retired, by Nationality - Indian, residing at P-12, Pratapaditya Nagar, Gorakhabasi Road, P.O. - Dum Dum, Police Station - Dum Dum, Kolkata - 700028, in the District of 24-Parganas (North), West Bengal, herein mentioned as the **OWNERS—the EXECUTANTS** hereof, per terms of the development agreement as contained herein this document as a whole we owners agreeing to execute a Development 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 owners herein being the party of the First part hereof, do hereby jointly nominate, constitute and appoint **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, **PAN No. ABEPM7581M, AADHAR No. 7751 2396 1704**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, director of **RECHI CONSTRUCTION PVT. LTD.**, a company incorporated under the provisions of Companies Act, 2013, as amended upto date, **PAN No.AAGCR6941N**, having its registered office at premises No.213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, being the Developer, the party of the Second part herein, as our true and lawful ATTORNEY for ourselves and in our names and on our behalf, and to act and/or represent us either by both the partners or by any of the partners thereof, each having right to represent the same, to do, execute and perform or cause to be done all acts, deeds and things, that is to say :—

1. To construct building/buildings so to be constructed according to the plan as shall be sanctioned respecting the plot by the Rajarhat Bishnupur 1 No. Gram Panchayat or Zila Parisad or any other

Competent Authority at being land, morefully and particularly described in the First Schedule hereunder written, whereof the same remain situate.

2. To sign application affidavits and affirm the same on behalf of the owners herein which may be necessary for the construction of the said building or buildings and to carry correspondence on behalf of the owners herein with all concerned authorities and body/bodies including the Pradhan Rajarhat Bishnupur 1 No. Gram Panchayat, or Zila Parisad or any other Competent Authority Government of West Bengal, Police, Fire Brigade etc. in connection with the said construction and development of the said premises under reference to make sign and submit application, letters and other writings to the appropriate authorities local bodies for all and any licences, permission, sanctions and consents required for the proposed construction and development of the said premises.
3. To sign and execute Agreement for Sale, Deed of Conveyance on behalf of the owners herein in respect of the flats, shops, office, car parking space togetherwith proportionate share of land, wherein the said proposed building, morefully and particularly described in the Second Schedule mentioned in the said Development Agreement, to be constructed by the said Developer and/or Attorney, which have been allotted to the Developer, therein mentioned in the FOURTH SCHEDULE in the said Development Agreement thereunder written as well as the mentioned in the THIRD SCHEDULE hereunder written, excepting the Owners' allocation therein mentioned in the THIRD SCHEDULE in the said Development Agreement as well as mentioned in the SECOND SCHEDULE hereunder written, and to receive payments from the intending purchaser/purchasers and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents.

4. To procure purchasers of the flats/shops/offices/car parking spaces of the said proposed building (excluding the owners allocation) to be constructed by the Attorney on behalf of the owners/principals at the said premises.
5. To represent before the Registrar or any registration office namely Registrar of Assurances, District Sub-Registrar II, Barasat, Additional District Sub-Registrar Rajarhat, New Town for the purpose of registration of the Agreement/Agreements, Deed of Conveyance of Conveyances in respect of any saleable spaces or part or portions within the allocation of the developer as shall be constructed by the said Attorney/Developer at the said premises togetherwith other portions thereof.
6. To enter into, hold, defend, possession of the said land and every part thereof and also to manage, maintain, and administer the said land and every part thereof.
7. To develop the said land by construction of buildings and/or structure thereon and for the said purpose to do all soil testing, excavation and all other work whatsoever.
8. To sign and submit all papers, documents, applications, undertakings, declarations, rectification in any kind of documents and plans to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary, at any point of time by the Rajarhat Bishnupur 1 No. Gram Panchayat, other competent authorities, and in connection therewith to make, sign, execute and submit necessary applications and declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and Completion Certificate in respect of proposed buildings upon the said plot mentioned as aforesaid.

9. To appear before the necessary quarters including the Rajarhat Bishnupur 1 No. Gram Panchayat, and concern Zela Parishad office in connection with sanction of plans and other purpose.
10. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks, and other materials for construction of buildings, and constructional equipments to appoint Architects and constructors for the purpose of the development and construction of the said land.
11. To apply for, appear before, and obtain electricity, gas, telephone, water, sewerage and or other connections of any other utilities from appropriate authorities or from the Rajarhat Bishnupur 1 No. Gram Panchayat and/or other competent authorities.
12. To ward off and prohibit, if necessary and to proceed in due forum of Law against any trespassers on the said lands or any part thereof, and to take appropriate steps there by against action or otherwise, and to abate all nuisance.
13. To accept notice, and serve papers from any Courts, Tribunal and/or Authority and/or persons.
14. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts, and discharges in respect thereof.
15. To sign and submit papers applications and documents for having the mutation affected in all public and with all authorities and/or persons including B.L. & L.R.O. and the said Rajarhat Bishnupur 1 No. Gram Panchayat or Zila Parisad or any other Competent Authority having jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.
16. To pay all outgoings from the date of execution of this present including fees for obtaining, Panchayat tax, rent, revenue and other charges whatsoever payable for and on account of the said land and buildings and receive refund and/or have other monies including

- compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt, and/or discharge thereof.
17. To take bookings from the intending buyers, to enter into Agreement for sale of the said developer's allocation only with the intending purchaser or purchasers from the nominee/nominees of the developer and to receive booking money or earnest money for the flats or the constructed portion on behalf of principal/owners, and to receive the full amount of consideration for sale of any portion within the allocation of the developer, inclusive of the value of proportionate share in the lands as contained in the plot respecting such portion to which only the owners are entitled in case of such sale of any such portion to the nominee or nominees of the developers—the intending purchaser or purchasers thereof, and to execute on behalf of the owners proper Deed of Conveyance in favour of the purchaser or purchasers and to issue possession letter respecting the said spaces namely, flats, shops, offices and/or car parking spaces in the said proposed project.
 18. To affix sign board, or install any hoarding on the said Scheduled plot of lands in the name of the Attorney, the developer as aforesaid.
 19. To advertise in the newspapers for procuring purchasers for selling the flats/shops/office/car parking spaces in the said proposed buildings.
 20. To enter into any agreement for sale for the proposed flats/shops/office/car parking spaces and to receive advance, earnest money/consideration in respect of the said spaces of the developer allocation and the undivided proportionate right, title and interest of the owners in the lands to handover the copies of the relevant documents with regard to title of the owners to such intending purchaser/purchasers as the case may be. It is noted that in such case the advance receivable by the Attorney will not be demanded

by the owners and at the same time owners shall not be monetary liable for any such transaction.

21. For all any of the purpose herein before stated to appear and represent the principal before all authorities having jurisdiction and to sign execute and submit papers and documents for the purpose.
22. To appear, and represent the Owners before any notary, A.D.S.R. Rajarhat, Registrar of Assurance, Metropolitan Magistrate and other office/officers or Authority/Authorities having jurisdiction and to present for registration, and to acknowledge the Registrar or have Registered and perfected all deeds, instruments and writings, and signed by the said Attorney in any manner concerning the sale of Developer's allocation in the said premise.
23. To ask, demand, receive, to appoint lawyers, solicitors, advocates on our behalf and to defend suits of cases for or against us in any Court of Law, execution proceeding or otherwise all monies payments etc. ins and out of any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of our said property.
24. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc. and to all reasonable matters and things as may appear to our said Attorney necessary for such sale.
25. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning our said property or any part thereof.
26. To sign any correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama memo of appeal or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.

27. To adduce evidence through any of the partners of the attorney in connection with any matter respecting the plot and/or the project or matters arising out of the same before any person or quarter on behalf of the owners, which shall be as good as that of the owners as they may do being personally present therebefore for such purpose.

And the Principals/Owners hereby ratify confirm and agree or undertake to ratify and confirm all whatsoever their said Attorney or agents appointed under this power hereinabove contained shall lawfully do, or cause to be done in the right of, or by virtue of these presents.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of bastu land, piece or parcel of bastu land, measuring area **16 (sixteen) cotthas 07 (seven) chittaks 38 (thirty eight) square feet**, more or less, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian Nos. **2350, 2351, 2352, 2353, 2354, 2355**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas, togetherwith tiles shaded structure, standing thereon total constructed area 650 (six hundred fifty) square feet, more or less, cemented floor.

The property was butted and bounded as follows:—

ON THE NORTH : By Part of R.S./L.R. Dag No. 15 and 6' feet common passage.
 ON THE SOUTH : By 28' feet wide Panchayat Road.
 ON THE EAST : By 6' feet wide Common Passage.
 ON THE WEST : By existing drain thereafter part of R.S./L.R. Dag No. 14 and 13.

SECOND SCHEDULE ABOVE REFERRED TO:**OWNERS' ALLOCATION**

OWNERS' SHARE/ALLOCATION shall mean the Owners will entitled to get :-

- (a) One Self contained residential flat being Flat No. 1A on the First Floor in Block - A, measuring a built up area 800 (eight hundred) square feet more or less.
- (b) Self contained residential flat on the entire Second Floor in Block - A.
- (c) Car Parking Spaces on the entire Ground Floor in Block - B.
- (d) Self contained residential flats on the entire First Floor in Block - B.
- (e) Self contained residential flats on the entire Second Floor in Block - B.
- (f) One shop being Shop No. A on the Ground Floor in Block - A, measuring a built up area 300 (three hundred) square feet more or less.

The aforesaid flats, car parking spaces and shop in the proposed multi-storied buildings, including proportionate share of stair case, lift, landing area, as contained in the proposed Multi-storied buildings, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian Nos. **2350, 2351, 2352, 2353, 2354, 2355**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas, Togetherwith undivided proportionate share of land, morefully and particularly described in the First Schedule hereinabove written.

THIRD SCHEDULE ABOVE REFERRED TO:

DEVELOPER'S ALLOCATION

DEVELOPER'S SHARE shall mean the developer will entitled to get remaining constructed area within the proposed multi-storeyed buildings including proportionate share of lift and landing area, as contained in the proposed Multi-storeyed buildings, lying and situated at *Mouza - Bhatenda*, J.L. No.28, Touzi No.2998, Re.sa No.50, C.S. Dag No. 2/632 corresponding to R.S./L.R. Dag No. **15** under C.S. Khatian No. 143 corresponding to L.R. Khatian Nos. **2350, 2351, 2352, 2353, 2354, 2355**, Police Station - Rajarhat, Kolkata - 700135, within the jurisdiction of the Rajarhat-Bishnupur 1 no. Gram Panchayat, Additional District Sub-Registrar Rajarhat, New Town, in the District of North-24-Parganas, Togetherwith undivided proportionate share of land, morefully and particularly described in the **FIRST SCHEDULE** hereinabove written, excluding the Owners share and allocation therein as mentioned in the **THIRD SCHEDULE** in the said Development Agreement as well as mentioned in the **SECOND SCHEDULE** hereinabove written.

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

SIGNED & DELIVERED
BY THE OWNERS AT CALCUTTA
IN THE PRESENCE OF:

1. *Subhajit Ganguly*
SUBHAJIT GANGULY
PAN - ASHPG 7855J
12 Kazi Nazim Islam Sarani,
Nineta, Kolkata - 700049

2. *Supriya Bhattacharya*
SUPRIYA BHATTACHARYA
PAN: ATEPB351P
Kebadhu, Mannapara, Duttapukur
24 Paraganachy, Pin - 743248

SIGNED, SEALED & ACCEPTED
BY THE CONSTITUTED ATTORNEY/
DEVELOPER AT CALCUTTA
IN THE PRESENCE OF:

1. *Sabyendu*
Adv.

2. *Sauvik Das*
51731, Birman Nagar - Sardarpara
Kankhali, P.O + PS - Airport
Kolkata - 70002

Drafted by;

Manik Lal De

MR. MANIK LAL DE
Advocate
High Court, Calcutta.
WB/632/1988.

Rikta Mitra
(1) MRS. RIKTA MITRA

Soma Bhowmick
(2) MRS. SOMA BHOWMICK

Kalpna Chowdhury
(3) MRS. KALPANA CHOWDHURY

Jharna Ray
(4) MRS. JHARNA RAY

Archana Palit
(5) MRS. ARCHANA PALIT

Kanchan Kumar Bose
(6) MR. KANCHAN KUMAR BOSE
...OWNERS/FIRST PART

RECHI CONSTRUCTION PVT. LTD.






Sri Sajjan Kumar Mandal

























RECHI CONSTRUCTION PVT. LTD
Represented by its Director
SRI SAJJAN KUMAR MANDAL
CONSTITUTED ATTORNEY ACCEPTED

SL
No.

Signature
of the executants/
Presentants

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

	<i>Richa Mitra</i>					
		Little	Ring	Middle (Left)	Fore Hand	Thumb
	<i>Richa Mitra</i>					
		Thumb	Fore	Middle (Right)	Ring Hand	Little
	<i>Sarada Das</i>					
		Little	Ring	Middle (Left)	Fore Hand	Thumb
	<i>Sarada Das</i>					
		Thumb	Fore	Middle (Right)	Ring Hand	Little
	<i>Kalpana Choudhury</i>					
		Little	Ring	Middle (Left)	Fore Hand	Thumb
	<i>Kalpana Choudhury</i>					
		Thumb	Fore	Middle (Right)	Ring Hand	Little














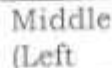

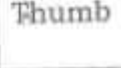
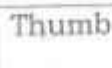


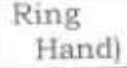
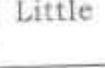




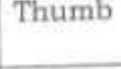
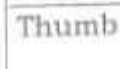

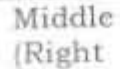

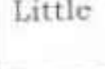
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little


Ray.

Jh


Arचना पुलित.

Kamlesh Kumar Bese

					
	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	
					
Little	Ring	Middle (Left)	Fore Hand)	Thumb	
					
Thumb	Fore	Middle (Right)	Ring Hand)	Little	



DIBYENDU DEY
Advocate



Husband's Name
MR. HIRA MOHAN DEY
Hony. Secretary

Dibyendu Dey
Signature of the Card Holder


Card No. **1494** Date of Membership: **18-07-2017**

Address **8/4H, Bir Para Lane, P.S- Chitpur**
Kolkata- 700030

Mobile **98300-25275**

Enrollment No **F/ 1099/ 1203 Of 2014**

Enrollment Date **16-11-2014**



DATED THIS THE 25th DAY OF April, 2022.

B E T W E E N

(1) MRS. RIKTA MITRA
(2) MRS. SOMA BHOWMICK
(3) MRS. KALPANA CHOWDHURY
(4) MRS. JHARNA RAY
(5) MRS. ARCHANA PALIT
(6) MR. KANCHAN KUMAR BOSE
...OWNERS/ FIRST PART

A N D

RECHI CONSTRUCTION PVT. LTD
Represented by its Director
SRI SAJJAN KUMAR MANDAL
...DEVELOPER/ SECOND PART

DEVELOPMENT POWER OF ATTORNEY

Drafted by

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