

3989/23

I - 3869/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 088615

Handwritten notes: 14.3.22, 8/6/23, 7/4/23

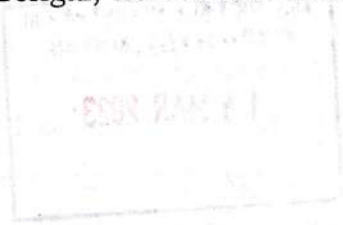
Certified that the instrument is admitted to registration, the requisite stamps and the endorsement thereon searched with the documents are correct and conform to the document.

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas

14 MAR 2023

**DEVELOPMENTAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS we (1) SRI SADHAN KARMAKAR (PAN: BARP5275P, Aadhaar No. 2582 5927 2876), son of Late Jagadish Karmakar, and (2) SMT. SILPI KARMAKAR (PAN: CBAPK8154N, Aadhaar No. 4745 7650 9952), wife of Sri Sadhan Karmakar, both by Nationality Indian, both by faith Hindu, both by occupation Business, both residing at Fourth Floor, Model-1, 272, Kamalgazi, Post Office and Police Station Narendrapur, District South 24 Parganas, Pin-700 103, hereinafter jointly referred to as the, West Bengal, hereinafter called the "PRINCIPALS" SEND GREETINGS:



**WHEREAS** by and under a Development Agreement dated 14.03.2023, hereinafter referred to as the **"SAID AGREEMENT"**, the Principal has engaged and appointed **"M/S GHOSH HOUSING PROJECTS LLP"**, (PAN: **AAWFG0165C**), a Company incorporated pursuant to Section 12 (1) of the Limited Liability Partnership Act, 2008, having its registered office at 3330, E.M. Bypass Extension (South) Post office Narendrapur, Police Station Narendrapur (erstwhile Sonarpur), Dist. South 24 Parganas, Pin - 700 103, represented by its Partners **(1) Mr. AVISEK GHOSH ROY (PAN: AWIPG5631R, Aadhaar No. 2861 2849 3068)**, son of Late Indrajit Ghosh Roy, an Indian Citizen, by faith Hindu, by occupation Business, resident of P-14, Ramkrishna Park, Post office Laskarpur, Police Station Sonarpur, Dist. South 24 Parganas, Pin - 700 153, and **(2) Mr. PRAMIT GHOSH (PAN: ASEPG7628Q, Aadhaar No. 2373 2418 5256)**, son of Sri Prateep Kumar Ghosh, an Indian Citizen, by faith Hindu, by occupation Business, resident of P-53, Ramkrishna Park, Post office Laskarpur, Police Station Sonarpur, Dist. South 24 Parganas, Pin - 700 153, as Developer of ALL THAT land measuring about 5 Cottahs, be the same a little more or less, being Scheme Plot Nos. P/7 & P/8, situated in Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, corresponding L.R. Dag No. 1004 under R.S. Khatian No. 139, corresponding L.R. Khatian Nos. 1123 and 1124, P.O. Narendrapur, under Police Station Sonarpur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas. Pin-700 103, more fully and particularly described in the Schedule written hereunder, hereinafter referred to as the **"SAID PROPERTY"** for development by way of construction of a multi-storied building, hereafter referred to as the **"BUILDING"** on terms and conditions as detailed therein and the said agreement was registered at the office of the District Sub Registrar -III, South 24 Parganas and recorded as Deed No. <sup>160303862</sup> 1630 for the year 2023.

**AND WHEREAS** for smooth and speedy execution of development works and for giving effect to the said agreement, it was considered necessary by the Principal to execute a Development Power of Attorney in favour of M/s. Ghosh Housing Projects LLP, a Company incorporated pursuant to Section

Sadhao Karmakar  
Sibhi Karmakar

GHOSH HOUSING PROJECTS LLP

Pranit Ghosh

GHOSH HOUSING PROJECTS LLP

Partner

12 (1) of the Limited Liability Partnership Act, 2008, represented by its partners (1) Mr. Avisek Ghosh Roy and (2) Mr. Pramit Ghosh by granting necessary power and authorities to them.

**NOW KNOW YE BY THESE PRESENTS** that we, the **said (1) Mr. SADHAN KARMAKAR**, and **(2) Smt. SILPI KARMAKAR**, do hereby and hereunder nominate, appoint and constitute the said **"M/S GHOSH HOUSING PROJECTS LLP"**, **(PAN: AAWFG0165C)**, a Company incorporated pursuant to Section 12 (1) of the Limited Liability Partnership Act, 2008, having its registered office at 3330, E.M. Bypass Extension (South) Post office Narendrapur, Police Station Narendrapur (erstwhile Sonarpur), Dist. South 24 Parganas, Pin – 700 103, represented by its Partners **(1) Mr. AVISEK GHOSH ROY (PAN: AWIPG5631R, Aadhaar No. 2861 2849 3068)**, son of Late Indrajit Ghosh Roy, an Indian Citizen, by faith Hindu, by occupation Business, resident of P-14, Ramkrishna Park, Post office Laskarpur, Police Station Sonarpur, Dist. South 24 Parganas, Pin – 700 153, and **(2) Mr. PRAMIT GHOSH (PAN: ASEPG7628Q, Aadhaar No. 2373 2418 5256)**, son of Sri Prateep Kumar Ghosh, an Indian Citizen, by faith Hindu, by occupation Business, resident of P-53, Ramkrishna Park, Post office Laskarpur, Police Station Sonarpur, Dist. South 24 Parganas, Pin – 700 153, as our true and lawful attorney and Agent, in our names and on our behalf, to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereunder:

1. To hold, manage and maintain possession of the said land, commercially exploit the same, supervise and administer construction of a multi-storied building to be built on the terms of rules and regulations of appropriate authorities.
2. To engage and appoint Civil Engineers, Architects, Labour Contractors, Masons and skilled and unskilled labours for development of the proposed multi-storied building over the said land and to terminate their appointment whenever considered necessary.

3. To cause preparation of Building Plan for construction of a multi-storied building by qualified and competent Engineers and Architects, submit the same with the concerned authority for sanction and to get delivery of the sanctioned plan.
4. To appear before all necessary authorities including the Office of the District Magistrate, Sub-Divisional Officer, New Town Kolkata Development Authority (NKDA), Fire Brigade, WBSEDCL, Competent Courts and Police Station in connection with the execution of the project for development of the said land into a multi-storied building.
5. To apply for and obtain such permissions, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipments and to appoint contractor and/or sub-contractors for the purpose of construction of the proposed building on the said land.
6. To apply for and obtain electricity, water, gas, sewerage and/or connections of other utilities, permits for lifts etc.
7. To warn off and prohibit any trespassers on the said land or any part thereof and to take appropriate steps, whether by legal action or otherwise.
8. To pay all outgoing, including rates and taxes, rent, revenue and other charges whatsoever, payable for and on account of the said land as occupier and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges thereof.
9. To negotiate for Sale/Lease or transfer by other lawful modes of units or portions falling in Developer's allocation and to enter into agreements, including units sale/lease agreements, containing such provisions and with such purchasers and/or other person or persons as provided for in the said agreement, execute agreement for Sale/Lease/Transfer and to receive earnest money and/or full

premium/consideration there under, grant valid receipts and discharges for the same and also to fulfill and enforce mutual obligations there under.

10. To appear before the Judicial and Executive Magistrate, Notary Public and all other officer or officers and Authority or Authorities in connection with enforcement of all powers and authorities as contained herein.
11. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings and demands touching any of the matters aforesaid and also thought fit in any such action or proceedings as aforesaid, before any Court-Civil, Criminal or Revenue.
12. To amalgamate the said land with any adjoining land.
13. To accept notices and service of papers from any Court, Tribunal, Postal and/or authorities and/or persons.
14. To do all acts as above for and on behalf of the Principals and to deposit all money in to the account of the Principals.
15. This Power of Attorney shall remain revocable.

**AND GENERALLY** to do all incidental acts, deeds and things in the aforesaid matter as effectually we could personally do.

**AND** we undertake to ratify and confirm all such lawful acts, deeds and things that the said Attorneys shall do by virtue of the powers hereby granted.

It is made clear that nothing contained herein empowers and/or authorizes the constituted Attorney to any unlawful act, deed and things. Be it noted that this revocable Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the attorneys is created on the property which is the subject matter of this Power of Attorney.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of the plot of land measuring about land measuring about 5 Cottahs, be the same a little more or less, being Scheme Plot Nos. P/7 & P/8, situated in Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, corresponding L.R. Dag No. 1004 under R.S. Khatian No. 139, corresponding L.R. Khatian Nos. 1123 and 1124, P.O. Narendrapur, under Police Station Sonarpur, now Narendrapur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas. Pin-700 103 and the same is butted and bounded by:-

ON THE NORTH : R.S. Dag No. 864;  
 ON THE SOUTH : 16 feet wide Passage;  
 ON THE EAST : Scheme Plot No.9;  
 ON THE WEST : R.S. Dag No. 893(P).

**IN WITNESS HEREOF** we have signed this Deed on this 14<sup>th</sup> day of March, 2023

**WITNESSES:**

1. Santam Paul  
 Narket Bagan,  
 No. 1 - 153.

1. Sadhoo Karmakar

2. Pradyumna Paul  
 B-10 Satindera Bag  
 No. 1 - 84

2. Silpi Karmakar

**PRINCIPALS**

We accept the Power.

**GHOSH HOUSING PROJECTS LLP**

[Signature]

[Signature]  
 Partner

**ATTORNEYS**

Prepared in my office.

S. N. Bhattacharya  
 Advocate.

Calcutta High Court.  
 Bar Council Enrolment No. WB-1593/1995

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Sadhu Karamakar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Silpi Karmakar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Dipankar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Paramjit Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Paritosh Paul*



12102011



भारत सरकार  
GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT

SHANTANU PAUL  
PARITOSH PAUL

10/08/1985

Permanent Account Number  
BSUPP27890

सुनामी  
Fals:

Signature



**Major Information of the Deed**






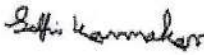
Deed No :	I-1603-03869/2023	Date of Registration	14/03/2023
Query No / Year	1603-8000672374/2023	Office where deed is registered	
Query Date	14/03/2023 10:50:50 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details		S N BHATTACHARYA Thana : Allipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980115521, Status: Advocate	
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered		Development Power of Attorney after Registered	
Set Forth value		Market Value	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 59,39,996/-	
Remarks		Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303862/2023	

**Land Details :**

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use	Proposed ROR	Area of Land	Selforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1004	LR-1123	Bastu	Danga	1 Katha 8 Chatak	17,81,999/-		Width of Approach Road: 16 Ft., Adjacent to Metal Road, Project Name :
L2	LR-1004	LR-1124	Bastu	Danga	3 Katha 8 Chatak	41,57,997/-		Width of Approach Road: 16 Ft., Adjacent to Metal Road, Project Name :
<b>TOTAL :</b>						0/-	59,39,996/-	
<b>Grand Total :</b>					8.25Dec	0/-	59,39,996/-	






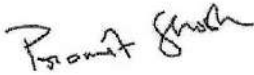
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SADHAN KARMAKAR</b> Son of Late JAGADISH KARMAKAR Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
	14/03/2023	LTI 14/03/2023	14/03/2023	
Fourth Floor, Model -1, 272 Kamal Gazi,, City:- Rajpur-sonarpur, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Baxxxxxx5p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office				
2	<b>Name</b> <b>Mrs SILPI KARMAKAR</b> Wife of Mr SADHAN KARMAKAR Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			
	14/03/2023	LTI 14/03/2023	14/03/2023	
Fourth Floor, Model -1, 272 Kamalgazi,, City:- Rajpur-sonarpur, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Cbxxxxxx4n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>GHOSH HOUSING PROJECTS LLP</b> 3330, E.M. BYPASS EXTENSION (SOUTH), City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 , PAN No.:: Aaxxxxxx5c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr AVISEK GHOSH ROY</b> <b>(Presentant)</b> Son of Late INDRAJIT GHOSH ROY Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office	 Mar 14 2023 12:17PM	 LTI 14/03/2023	 14/03/2023
P-14 RAMKRISHNA PARK, City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Awxxxxx1r,Aadhaar No Not Provided Status : Representative, Representative of : GHOSH HOUSING PROJECTS LLP (as PARTNER)				
2	<b>Name</b> <b>Mr PRAMIT GHOSH</b> Son of Mr PRATEEP GHOSH Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office	 Mar 14 2023 12:20PM	 LTI 14/03/2023	 14/03/2023
P-54, RAMKRISHNA PARK,, City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Asxxxxx8q,Aadhaar No Not Provided Status : Representative, Representative of : GHOSH HOUSING PROJECTS LLP (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANTANU PAUL</b> Son of Mr PARITOSH PAUL NARKEL BAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	 14/03/2023	 14/03/2023	 14/03/2023
Identifier Of Mr SADHAN KARMAKAR, Mrs SILPI KARMAKAR, Mr AVISEK GHOSH ROY, Mr PRAMIT GHOSH			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr SADHAN KARMAKAR	GHOSH HOUSING PROJECTS LLP-1.2375 Dec
2	Mrs SILPI KARMAKAR	GHOSH HOUSING PROJECTS LLP-1.2375 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mr SADHAN KARMAKAR	GHOSH HOUSING PROJECTS LLP-2.8875 Dec
2	Mrs SILPI KARMAKAR	GHOSH HOUSING PROJECTS LLP-2.8875 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1004, LR Khatian No:- 1123	Owner:চন্দনা দত্ত ভৌমিক (দাস), Gurdian:সমরদাস , Address:আগরতলা , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1004, LR Khatian No:- 1124	Owner:নির্মলচন্দ্র দাস, Gurdian:নিত্যানন্দ , Address:ত্রিপুরা , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 160303869 / 2023**

**On 14-03-2023**

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

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

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

Presented for registration at 10:53 hrs on 14-03-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr AVISEK GHOSH ROY ,.

**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 59,39,996/-

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

Execution is admitted on 14/03/2023 by 1. Mr SADHAN KARMAKAR, Son of Late JAGADISH KARMAKAR, Fourth Floor, Model -1, 272 Kamal Gazi,, P.O: Narendrapur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 2. Mrs SILPI KARMAKAR, Wife of Mr SADHAN KARMAKAR, Fourth Floor, Model -1, 272 Kamalgazi,, P.O: Narendrapur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKEL BAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 14-03-2023 by Mr AVISEK GHOSH ROY, PARTNER, GHOSH HOUSING PROJECTS LLP, 3330, E.M. BYPASS EXTENSION (SOUTH), City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKEL BAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Execution is admitted on 14-03-2023 by Mr PRAMIT GHOSH, PARTNER, GHOSH HOUSING PROJECTS LLP, 3330, E.M. BYPASS EXTENSION (SOUTH), City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKEL BAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 212000, Amount: Rs.100.00/-, Date of Purchase: 13/03/2023, Vendor name: S Mukherjee



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 109555 to 109569  
being No 160303869 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.03.14 14:11:16 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/03/14 02:11:16 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)