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T-3619/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 725064

Certified that the document is admitted Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

17 MAR 2022

DEVELOPMENT POWER OF ATTORNEY
(AFTER DEVELOPMENT AGREEMENT)

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the ^{17/3}..... day of MARCH, 2022 (Two Thousand Twenty Two);

BETWEEN

Handwritten notes: 17/3, 1-30pm, 8-8/872329

TO ALL TO WHOM THESE PRESENTS SHALL COME I, (1) BIKASH KANTI DEY (PAN- ACWPD8635Q) (Aadhaar No.9945 8002 6067) son of Late Benoy Bhusan Dey, by faith-Hindu, by occupation- Retired, by Nationality-Indian, residing at 43D, Nabalia Para Road, Purba Barisha, P.O. Purba Barisha, P.S.Haridevpur, Kolkata-700008, (2) **SUBHAS KANTI DEY** (PAN- ADTPD4885A) (Aadhaar No.5202 3584 6574) son of Late Benoy Bhusan Dey, by faith-Hindu, by occupation- Retired, by Nationality-Indian, residing at 6/71A, Bijoygarh, P.O. Jadavpur University, Kolkata-700032, in the state of West Bengal, (3) **BIMAL KANTI DEY** (PAN- CUWPD0825Q) (Aadhaar No.9770 3598 4968) son of Late Benoy Bhusan Dey, by faith-Hindu, by occupation- Retired, by Nationality-Indian, residing at 109, Kalipada Mukherjee Road, P.O. Purba Barisha, P.S.Haridevpur, Kolkata-700008, (4) **MITA DEY** (PAN- DEXPD7419N) (Aadhaar No. 7977 2515 2506) wife of Late Bipul Kanti Dey, by faith-Hindu, by occupation- House-Hold-Works, by Nationality - Indian, and (5) **KOUSTAV DEY** (PAN-EYLPD1372R) (Aadhaar No .3417 7694 7944.), by faith- Hindu, by occupation- Business, by Nationality- Indian, both 4 & 5 residing at 109, Kalipada Mukherjee Road, P.O. Purba Barisha, P.S. Haridevpur, Kolkata-700008, in the state of West Bengal, hereinafter jointly called and referred to as the **LANDOWNERS/FIRST PARTIES** do hereby **SEND GREETINGS:**

WHEREAS by an Development Agreement dated day of March, 2022 duly registered at D.S.R - II Alipore, Book No- **T** , Deed No- **3600**, (hereinafter referred to as the "**SAID AGREEMENT**") we are engaged **M/S. RR DEVELPOERS** (PAN - ABCFR6072L), a Partnership Firm, its office at 643, Motilal Gupta Road, Post Office & Police Station - Haridevpur, Kolkata - 700082, District :South 24-Parganas, in the state of West Bengal, **REPRESENTED** by its partners namely (1) **Mr. RAJU SHAW** (Pan no- DMQPS5756G) (Adhaar no- 589553367609) Son of Ashoke Shaw aged about by faith Hindu, by occupation business, residing at 643, Motilal Gupta road, Pramod Nagar,

Kolkata-700082 District : South 24-Parganas, in the state of West Bengal (2) **Sri RAJU SHAW** (PAN NO- AYBPS5973R) (Aadhaar No- 2798 2066 9560) son of Ramtirath Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 249A, Motilal Gupta Road, Post Office & Police Station - Haridevpur, Kolkata - 700082, District : South 24-Parganas, in the state of West Bengal (hereinafter referred to as the said 'firm') as the Developer for the development (by way of construction) of a residential multi -storied building containing apartments, (hereinafter referred to as the said 'Project'), on the land described in the **SCHEDULE** hereto (hereinafter referred to as the 'Said Land').

For the purpose of convenience, I, the executants herein are desirous of granting necessary power and authorities to the said firm inter alia for the purpose of effective and speedy execution of the said project as per terms of the said Agreement.

NOW KNOW YE BY THESE PRESENTS that we, the executants herein, do hereby nominate, constitute, appoint and empower, **M/S. RR DEVELPOERS** (PAN - ABCFR6072L), a Partnership Firm, its office at 643, Motilal Gupta Road, Post Office & Police Station - Haridevpur, Kolkata - 700082, District :South 24-Parganas, in the state of West Bengal, **REPRESENTED** by its partners namely (1) **Mr. RAJU SHAW** (Pan no- DMQPS5756G) (Adhaar no- 589553367609) Son of Ashoke Shaw by faith Hindu, by occupation business, residing at 643, Motilal Gupta road, Pramod Nagar, Kolkata-700082 District : South 24-Parganas, in the state of West Bengal (2)**Sri RAJU SHAW** (PAN NO- AYBPS5973R) (Aadhaar No- 2798 2066 9560) son of Ramtirath Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 249A, Motilal Gupta Road, Post Office & Police Station - Haridevpur, Kolkata - 700082, District : South 24-Parganas, in the state of West Bengal as our true and lawful

Attorney and Agent, in our names and on our behalf, to execute and perform or cause to be done, execute and perform all or any of the following acts, deeds, matter and things as mentioned hereafter:

1. To receive permissive peaceful possession of the land/property and to hold, manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Agreement.
2. To enter into, hold and defend permissive peaceful possession of the land/property and every part thereof and also to manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Agreement.
3. To appear and represent, and sign and submit the building plan or plans, all applications, specifications, indemnities to the Kolkata Municipal Corporation, B.L. & L.R.O, C.E.S.C. and other concerned authorities in and mutations of the said property and in respect of building, or buildings constructed on the said property and application for water connection, electric supply and other incidental matters of the said property on our behalf.
4. To have the said Land (as described in the "SCHEDULE" hereto) developed by undertaking development and construction of the apartment building as per the scheme of the said Project, containing ownership flats and/or other structures thereon ("The Building") as per approved plan and for the said purpose, to do soil testing, excavation and all other necessary work.
5. To apply for Sanction of Building Plan before The Kolkata Municipal Corporation or concerned sanctioning authorities on our behalf and to obtain the Sanctioned Building Plan thereof on our behalf.
6. To apply for and obtain such permissions, as be necessary for obtaining steel, cement, bricks and any other construction and building materials and/or construction equipments and to appoint

contractors and/or sub-contractors for the purpose of development and construction of "The Building".

7. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with the said building to be constructed and applying for and to obtain the Sanction of modified plan, if necessary.
8. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities and infra structure facilities from the Municipal Authorities and/or any other authority or authorities.
9. To warn off and prohibit any trespasser on the property or any parts thereof and to take appropriate steps, whether by legal action or otherwise.
10. To negotiate for sale and/or transfer of flats or any portions thereof, in respect of the Developer allocated portion together with proportionate, undivided, impartible share of the land to any purchaser/s and/or other persons in terms of the said Agreement and to receive all the earnest moneys and/or part and/or full consideration thereof and undivided proportionate share in the land and the rights appurtenant thereto and to enter into agreements, including sale agreements, lease agreements etc, containing such provisions and also to fulfill and enforce mutual obligations there under in respect of Developer's Allocation in terms of the Agreement.
11. To sign, execute, enter into, modify, cancel, alter, draw, approve Agreements for Sale and/ or Deeds of Conveyances or transfer and to admit the execution thereof and get such documents, duly registered and all papers, documents, contracts, agreements, declarations, affidavit, applications, returns, confirmations, consents and other documents as may in any way, be required to be so done for and in connection with the development and transfer of the land/property or any part and/or portion thereof and to receive all premium/ consideration, service charges, taxes

and other amounts thereof and grant valid receipts and discharges for the same in respect of the Developer's Allocation.

12. To appear before the Registrar of Assurances at Kolkata, District Registrars, District Sub-Registrars, Addl. District Sub-Registrars of the District South 24-Parganas, having jurisdiction for the same and to submit and present for registration and duly register according to law, any or all Agreement for Sale or Deed of Conveyance or conveyances of the aforesaid flats and other deed or deeds, document or documents or instruments, writing or writings whatsoever in favour of any purchaser or purchasers, and receive earnest money and/or consideration money in respect of the said flats of the Developer's allocation with undivided proportionate share of the land and to discharge valid money receipts against the Agreement for Sale and Deed of Conveyance to be executed in favour of the Purchaser/Purchasers and to sign all or any endorsement or any acknowledgements and to do all other things and acts which may be necessary for effecting and registration of such deeds, documents, writings instrument of any of them.
13. To appear before any Metropolitan and Executive Magistrates and all other Officer or Officers and/or authority or authorities in connection with enforcement of all powers and authorities as contained herein.
14. To execute and register necessary documents including the Agreement for Sale, Sale Deed and Deed of Conveyance in respect of flats, space, shop room, car parking space etc. in favour of any purchaser or purchasers and to present any such Sale Agreement, Deeds, Documents and/or Deed of Conveyance or Conveyances for its registration and to admit execution and receipt of consideration thereof before the any Registrar or District Sub-Registrar or Addl. District Sub-Registrar or Registrar of Assurance at Kolkata, having jurisdiction of the same and authority for and to have said Agreement and/or Deed of

Conveyance registered, and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the building consisting of several flats and/ or service area in respect of the Developer's Allocation in the proposed building or part thereof.

15. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
16. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the said and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
17. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.
18. To pay all outgoing, including Service Charges, Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the land as occupier only and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.
19. To give undertakings, assurance and indemnities, as may be required for the purposes aforesaid.
20. To appear and represent us before all authorities, including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Urban land Ceiling Authorities, BL & LRO, Fire Brigade and/ or Kolkata Police (if required) and other authorities in connection with the said Property and also in connection with the sanction modification and/ or alteration of any building plans, if required.

21. To sign execute and deliver any agreement, consent, or no objection if any required by the Developer for obtaining by any intending purchaser for obtaining any home loan from any Bank or Financial Institutions.

AND GENERALLY to do all acts, deeds and things in our names as we could have lawfully done and we hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the said land as aforesaid.

SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND WITH BUILDING)

ALL THAT piece and parcel of land measuring **2(two) Cottahs 7(seven) Chittaks**, together with on ground floor 500 sq.ft and first floor 500sq.ft = total 1000 sq.ft two storied old structures standing thereon, lying and situated in Mouza- Sarkelat, Pargana- Magura, J.. No.14, R.S. No. 183, Touzi No.411, comprised in R.S. Dag No.388 and 389 corresponding to L.R. Dag No. 388/684 , appertaining to R.S. Khatian No. 263 under Khatian No.262 ,under Khatian No.85, corresponding to L.R. Khatian No. 2178, 2176, 2177, 2179,2180 & 2181, being **K.M.C. Premises No.109, Kalipada Mukherjee Road, Kolkata-700008**, Assessee No. 411231101553, within the limits of the Kolkata Municipal Corporation, Ward No.123 A.D.S.R. Behala, Post office- Barisha & Police station – Haridevpur, District : South 24-Parganas ALONG WITH all easement right title of the common passages etc. attached thereto and therein, which is butted and bounded as follows :-

ON THE NORTH : 14'ft.wide Road.

ON THE SOUTH : 12'ft. wide Road.

ON THE EAST : Other's Land.

ON THE WEST : Premises No.109A, Kalipada Mukherjee Road.

IN WITNESS WHEREOF, the EXECUTANT hereto have hereunto set and subscribed his hand son this the day of March, 2022.

SIGNED AND DELIVERED

In presence of :

WITNESSES :

Aakash Kanti Dey
Sushas Kanti Dey
Biswajit Kanti Dey
Amitabha Ray
Koustav Dey

SIGNATURE OF EXECUTANT

1. Rajesh Dey
Asst. Police Constable
K-10

2. Jyoti Ranjan
Asst. Police Constable
K-10

Accepted by,

RR DEVELOPERS
PARTNERSHIP

RR DEVELOPERS
PARTNERSHIP

SIGNATURE OF ATTORNEY

Drafted & prepared by:

Amitabha Ray

Advocate Asst. Police Constable
K-10

NB - 236/1984



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name
Signature *Bikas Kantilal Dey*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name
Signature *Sudhas Kantilal Dey*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name *Bimal Kantilal Dey*
Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name
Signature *Mital Dey*



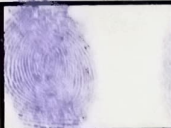

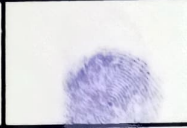

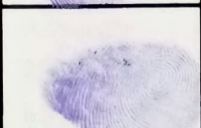


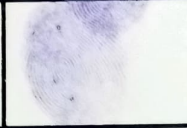

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature


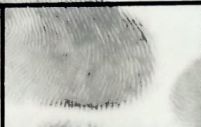






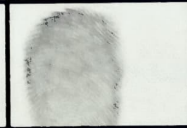
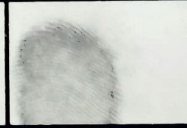

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *Novelandy*





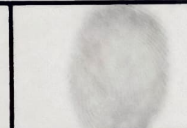






Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *Rashid*

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature *RASH SHAW*



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220203660788 Payment Mode: Online Payment (SBI Epay)
GRN Date: 11/03/2022 17:38:50 Bank/Gateway: SBIPay Payment Gateway
BRN : 0600538810718 BRN Date: 11/03/2022 17:03:03
Gateway Ref ID: 881170867 Method: Axis Bank-Retail NB
Payment Status: Successful Payment Ref. No: 2000736965/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: rajesh dutta
Address: alipore
Mobile: 9831703959
Depositor Status: Advocate
Query No: 2000736965
Applicant's Name: Mr S DAS
Identification No: 2000736965/2/2022
Remarks: Gift, Gift in Favour of family members

Payment Details

Sl No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000736965/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	8676
2	2000736965/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	27325

Total 36001

IN WORDS: THIRTY SIX THOUSAND ONE ONLY.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 163865 to 163898
being No 160203619 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.04.08 12:06:12 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/04/08 12:06:12 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)