

00079/2023

D-00081/2023



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 पश्चिम बंगाल WEST BENGAL

AL 760686

श्री श्री श्री
 Pradip Adhikari
 Govind Adhikari
 श्री श्री श्री
 Reba Nath
 Thuma Barmajee

Certified that the documents submitted for registration, the signature sheet and endorsement sheets attached with the document are the part of this document.

[Signature]

Addl. District Sub Registrar
 Barrackpore 24 Pgs. 1/2

06 JAN 2023

DEVELOPMENT POWER OF ATTORNEY

Contd...2

GANAPATI CONSTRUCTION
 Soukhet Honnain
 Partners
 Soukhet Honnain

GANAPATI CONSTRUCTION
 K. Swarnath Agarwal
 Partners

GANAPATI CONSTRUCTION
 Anmol Saha
 Partners

TO ALL TO WHOM THESE PRESENTS shall come We,

(1) SMT. SABITRI ADAK, PAN AXLPA7000N, wife of Late Anil Kumar Adak @ Anil Adak, **(2) SRI PRADIP ADAK,** PAN AQWPA1887F, son of Late Anil Kumar Adak @ Anil Adak, **(3) SRI SANJOY ADAK,** PAN AGUPA7192D, son of Late Anil Kumar Adak @ Anil Adak, **(4) SMT. RUPALI MALLICK @ RUPALI MALLIK,** PAN FBWPM8299D, wife of Sri Gautam Mallick @ Rameswar Mallick, **(5) SMT. REBA NATH,** PAN BZUPN5930L, wife of Sri Hari Nath, **(6) SMT. JHUMA BANERJEE,** PAN EBMPB7449R, wife of Sri Malay Banerjee, SI. Nos. 4 to 6 are daughter of Late Anil Kumar Adak @ Anil Adak, all by faith-Hindu, by Nationality - Indian, by Occupation: SI.No.1, 4, 5 & 6 : Housewife, and 2 & 3 : Business, all are residing at 38, Ferry Ghat Road, P.O. & P.S. - Barrackpore, District - District, Pin -700120, hereinafter referred to and called as the Executant: -

Handwritten notes:
 1. Anil Kumar Adak
 2. Anil Kumar Adak
 3. Anil Kumar Adak
 4. Anil Kumar Adak
 5. Anil Kumar Adak
 6. Anil Kumar Adak
 Reba Nath
 Jhuma Banerjee

WHEREAS Anil Kumar Adak, Smt. Indu Bala Mallick, Smt. Sumati Bala Majhi, Smt. Subala Santra, Sri Sushil Porel, Sri Tarun Porel, Smt. Chaina Dhara, Smt. Anna Mallick, jointly being the First part got and acquired a plot of land measuring 13 (thirteen) Cottahs 11 (eleven) Chhittaks 43 (forty three) sft. identified as Lot - A lying and situated at : Mouza : Monirampore, J.L. No. 2, Touzi No. 2998 & 147, comprised and contained in R.S. Dag No. 159 & 159/1017 under Khatian No. 346/2 and R.S. Dag No. 159/965 under R.S. Khatian No. 550/3, within the limits of North Barrackpore

Vertical handwritten text:
 GANAPATI CONSTRUCTION
 Partners
 Approved

GANAPATI CONSTRUCTION
 Sankar Dasgupta

GANAPATI CONSTRUCTION
 Manoj Kumar Dasgupta

Contd ...3

Municipality, P.S. Barrackpore, Dist - North 24 Parganas, by virtue of a registered Deed of Partition Being No. 4577, recorded in Book No. I, Volume No. 124, written in pages 125 to 142 and the same was registered at A.D.S.R.O. Barrackpore dated 20/05/2002 with their other co-sharers namely Kamal Kumar Adak, Sri Beni Shankar Adak, Smt. Binapani Dolui, Smt. Radha Rani Ghata, Smt. Sefali Santra, Smt. Dipali Malik, Smt. Aloka Roy and Sudhir Kumar Adak.

Handwritten notes in Bengali: "সম্পত্তি - ৪৫৭৭ - ১২৪ - ১২৫ থেকে ১৪২ পর্বত - ২০/০৫/২০০২" and "Pratip N-Jo-k" and "Jhuma Banerjee Sanjoy Adak".

AND WHEREAS after acquiring the abovesaid property said Anil Kumar Adak, Smt. Indu Bala Mallick, Smt. Sumati Bala Majhi, Smt. Subala Santra, Sri Sushil Porel, Sri Tarun Porel, Smt. Chaina Dhara, Smt. Anna Mallick became the joint owners and co-sharers of the abvoesaid property and thereafter the said Smt. Indu Bala Mallick, Smt. Sumati Bala Majhi, Smt. Subala Santra, Sri Sushil Porel, Sri Tarun Porel, Smt. Chaina Dhara, Smt. Anna Mallick gifted and transferred their undivided share out of a total land measuring 6 (six) Cottahs 12 (twelve) Chhittaks 10 (ten) Sft. in Dag No. 159 [land area 5 (five) Cottah 13 (thirteen) ~~chittaks~~ and 159/965 land area 15 (fifteen) Chhittaks 10 (ten) sft.] to Anil Kumar Adak by virtue of a registered Deed of Gift Being No. 2386, recorded in Book No. I, Volume No. 67, written in pages 295 to 304 and the same was registered at A.D.S.R.O. Barrackpore dated 16/03/2006.

GANAPATI CONSTRUCTION
Partners
Biswanath
Aparna

GANAPATI CONSTRUCTION
Sankar Chatterjee
Partners

GANAPATI CONSTRUCTION
Anand Kumar
Partners

Contd ...4

AND WHEREAS after demise of said Anil Kumar Adak the executants herein became the joint owners and co-sharers of the abovesaid property and they recorded their names in the records of L.R. Settlement in L.R. Dag Nos. 159 and 159/965 by the under mentioned Khatian Nos.

SMT. SABITRI ADK
SRI PRADIP ADK
SRI SANJOY ADK

Name of Rayat	L.R. Khatian No.
SMT. SABITRI ADK	5082
SRI PRADIP ADK	5084
SRI SANJOY ADK	5083
SMT. RUPALI MALLICK	5085
SMT. REBA NATH	5086
SMT. JHUMA BANERJEE	5087

SMT. RUPALI MALLICK
SMT. REBA NATH
SMT. JHUMA BANERJEE

and at present in physical measurement the executants have been seizing, possessing and enjoying a plot of land measuring 12 (twelve) Cottahs 14 (fourteen) Chhittaks with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

AND WHEREAS we being the owners of the said property entered into a development agreement dated 06/01/2023 and the same was registered at A.D.S.R.O. Sodepur Being No.I-150500073 /2023 with GANAPATI CONSTRUCTION, PAN AAXFG1398J, a partnership firm having its place of business at : 56/A, S. N. Banerjee Road, P.O. Barrackpore, P.S. Titagarh,

Sanjay Adak

GANAPATI CONSTRUCTION
Partners
Development Agreement

GANAPATI CONSTRUCTION
Santosh Kumar
Partners

GANAPATI CONSTRUCTION
Anil Kumar Adak
Partners

Contd ...6

Dist - North 24 Parganas, Kolkata - 700120, being represented by it's partners namely **1. SAUKAT HOSSAIN**, PAN ACGPH1463A, son of late Aktar Hossain, by faith - Muslim (Indian), by occupation : Business, residing at-64/65, Mariam Mohal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700 120, **2. SRI MRINAL SUTRADHAR**, PAN AVRPS3394M, son of Late Manick Sutradhar, by faith - Hindu (Indian), by occupation : Business, residing at-Ruiya, P.O. Patulia, P.S. Khardah, Dist. 24 Parganas (N), Pin - 700119, **3. SRI BISWANATH AGARWAL**, PAN ADDPA3275F, son of Late Ram Gopal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at - 32, Gola Mahal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700120, in respect of a plot of land measuring 10 (Ten) Cottahs 2 (two) Chhittaks 2 (two) sft. in R.S. & L.R. Dag No. 159 which has been morefully described in the Schedule written hereunder for development and construction of a Multistoried building over the said premises.

SAUKAT HOSSAIN
Proprietor
Sadar Bazar

MRINAL SUTRADHAR
Ruiya
Thuma Banerjee

NOW KNOW ALL MEN BY THESE PRESENTS THAT

we, the aforesaid Executants hereof, do hereby nominate, authorise, constitute and appoint in our place **GANAPATI CONSTRUCTION**, PAN AAXFG1398J, a partnership firm having its place of business at : 56/A, S. N. Banerjee Road, P.O. Barrackpore, P.S. Titagarh,

GANAPATI CONSTRUCTION
Partners
Sautcet Hossain
Agarwal

GANAPATI CONSTRUCTION
Sautcet Hossain
Partners

GANAPATI CONSTRUCTION
Manick Sutradhar
Partners

Contd ...7

Dist - North 24 Parganas, Kolkata - 700120, being represented by it's partners namely **1. SAUKAT HOSSAIN**, PAN ACGPH1463A, son of late Aktar Hossain, by faith - Muslim (Indian), by occupation : Business, residing at-64/65, Mariam Mohal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700 120, **2. SRI MRINAL SUTRADHAR**, PAN AVRPS3394M, son of Late Manick Sutradhar, by faith - Hindu (Indian), by occupation : Business, residing at-Ruiya, P.O. Patulia, P.S. Khardah, Dist. 24 Parganas (N), Pin - 700119, **3. SRI BISWANATH AGARWAL**, PAN ADDPA3275F, son of Late Ram Gopal Agarwal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at - 32, Gola Mahal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700120, as our true and lawful ATTORNEY for ourselves and in our names and on our behalf to do, Execute and perform or caused to be done, execute to be done, execute and perform all or any of the following acts, deeds, things relating to our said property that is to say :-

SAUKAT HOSSAIN
Pro. dup. Hossain
Sayed Abdulk
MRINAL SUTRADHAR
Reba Nath
Humma Benerjee

1. To appear and represent us before the authorities of the North Barrackpore Municipality, Electricity Authority and before all other Statutory and Local Bodies as and when necessary for the purpose of construction of a new building over and above our said premises and for registration of Agreement for sale, Deed of Sale or any other documents and instruments of Flats/

GANAPATI CONSTRUCTION
Kiranath Agarwal
Partners

GANAPATI CONSTRUCTION
Saukat Hossain
Partners

GANAPATI CONSTRUCTION
Mrinal Sutradhar
Partners

Contd ...8

Shops and Spaces of the proposed Multistoried building to be constructed as per sanction building plan duly sanctioned by the North Barrackpore Municipality over the said premises in respect of Developer's allocation save and except the Owners' allocation in our names and on our behalf as per Development Agreement executed between us and the Developer on 06.01.2023.

সিটিজি এন পি
পার্টনার্স
সয়্যেদ আব্দুল

2. To defend possession, manage and maintain the said premises including the building to be constructed thereon.
3. To Sign, verify and file applications, forms, building plans, documents and papers in respect of our said premises before the North Barrackpore Municipality or before any other statutory authorities for the purpose of demolition of old structure, maintenance, protection, preservation and construction of a Multistoried building over and above the said premises.
4. To receive the consideration money in part or full in cash or by cheque/draft from the intending purchaser or purchasers for sale or booking of flat/s, units or car parking spaces and to grant receipts therefore in our names and to give full discharge to the purchaser/s as our lawful representative.
5. To execute and/or negotiate and/or enter into any agreement for sale of the flat/s and car parking spaces in the said new

সিটিজি এন পি
পার্টনার্স
আব্দুল নূর
শ্রেয়মা বারমর্জি

GANAPATI CONSTRUCTION
Partners
সুজিত হোসেন
আব্দুল

GANAPATI CONSTRUCTION
সুজিত হোসেন
Partners

GANAPATI CONSTRUCTION
মুনিম সৈয়দ
Partners

Contd ...9

building in the name of the attorney as and on our behalf and as our lawful authorised representative and to accept consideration money therefore and entitled to nominate the intending purchaser or purchasers for sale, transfer and/or lease in respect of the proportionate, undivided share of land of the said premises and to execute Deed of Sale of the flats/shops and spaces in favour of the intending purchaser/s on our behalf in respect of Developer's Allocated Area.

SAJAY ADVOKATE
Pr. Advokate
Sajay Advokate

- 6. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, deeds of Conveyance documents and other such papers as may be necessary for the purpose of booking and/or sale of the flats/units and car parking space in the said building over and above our said premises.
- 7. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
- 8. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith.

27/07/2018
Reba Nath
Jharna Bernerjee

GANAPATI CONSTRUCTION
Partners
Rishabh Agrawal

GANAPATI CONSTRUCTION
Sanket Sonani
Partners

GANAPATI CONSTRUCTION
Arvind Sutar
Partners

Contd ...10

9. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.
10. To negotiate with the existing tenants on any term and to finalise the said term as our attorney (s) shall think fit and proper for the betterment of the said premises.
11. To sign in the form or forms and/or any other documents or documents which will be required by the CESC/ W.B.S.E.D.C.L. authority for, granting/obtaining new transformer within the said proposed Multi storied building and new electric meters in the flats and shops, Garage, Godowns of the said proposed Multistoried building.
12. That our said attorney will deliver us possession of the our allocated flat i.e. our allocated area in the said Multistoried building and also deliver possession to the intending purchaser/s in respect of Developer's Allocated area.

SMR 21 2014 20
 Pradyumn A. Datta
 Sanjay A. Datta

21/2/14
 Renu Nath
 Jhuma Banerjee

AND GENERALLY to do acts, deeds and things in the name of ourselves and we, the Land owners/Executants do hereby ratify and confirm and agrees to ratify and confirm all and whatsoever acts, deeds and things that our said **ATTORNEY** shall lawfully do or came to be done in or about the said premises as aforesaid keeping us free from all encumbrances relating thereto.

GANAPATI CONSTRUCTION
 Partners
 Anand Saha

Contd ...11

GANAPATI CONSTRUCTION
 Partners
 Souvik Chatterjee

GANAPATI CONSTRUCTION
 Partners
 Anand Saha

SCHEDULE ABOVE REFERRED TO

সিদ্ধান্ত
Pradyum Natak
Sajuj Adak

ALL THAT piece and parcel of 'Bastu' land measuring 10 (Ten) Cottahs 2 (two) Chhittaks 2 (two) sft. in R.S. & L.R. Dag No. 159 alongwith tile sheded structure thereon measuring 100 sft. situated at Mouza : Monirampore, J.L. No. 2, Touzi No. 2998 & 147, contained in R.S.Khatian No. 346/2 ——— corresponding to L.R. Khatian Nos. 5082, 5084, 5083, 5085, 5086, 5087, within the limits of North Barrackpore Municipality, Ward No. 22, Holding No. 38, S. N. Banerjee Road, P.S. Barrackpore, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore. Which is butted and bounded as follows :-

সিদ্ধান্ত
Renu Nath
Thuma Banerjee

- ON THE NORTH** :- Others property thereafter Fery Ghat Road.
- ON THE SOUTH** :- Suvsasak's House, Das's House, Kamal Asak's House and owners land.
- ON THE EAST** :- Tirthankar Chatterjee's House and 40'-0" wide S.N. Banerjee Road.
- ON THE WEST** :- 6'-0" wide land of the owners and common passage thereafter DBM Brickfield and Suvsasak's House.

Southeast
GANAPATI CONSTRUCTION
Partners

GANAPATI CONSTRUCTION
Rishu Mall Agarwal
Partners

GANAPATI CONSTRUCTION
Minid Saha
Partners

IN WITNESS WHEREOF we, the Executants hereof do hereunto set and subscribe our hand and seal in presence of the of the witnesses named herein below on this 6th day of January, 2023 (Two Thousand Twenty Three).

SIGNED, SEALED AND DELIVERED

by the Principal in presence of:

- 1) Sumit Mondal
Barrackpore
P.S. - Titagarh
SMTI G/ Mh 20
Pradip Adak
Sajay Adak
- 2) Prasanta Biswas
Ruiya
Renuka Nath
Jhuma Basumatyee

Signature of the Executants

GANAPATI CONSTRUCTION
Santat Hossein
Partners

GANAPATI CONSTRUCTION
Prasanta Agard
Partners

GANAPATI CONSTRUCTION
Minid Saha
Partners

Signature of the Attorney

Drafted by:

Sri Biswajit Deb
Advocate
Barrackpore Court
Enrollment No. F-857/97

COMPUTER TYPED BY

SANTANU GUPTA
BARRACKPORE
DIST - NORTH 24 PARGANAS

**OFFICES OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

1. STATUS : PRESENTANT
LEFT HAND FINGER PRINT Name... SAUKAT HOSSAIN

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE... Saukat Hossain

2. LEFT HAND FINGER PRINT Name... MRINAL SUTRA DIBAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE... Mrinal Sutra Dibar

3. LEFT HAND FINGER PRINT Name... BISWANATH AGARWAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE... Biswanath Agarwal

4. LEFT HAND FINGER PRINT Name... SMFIRI GI MHA Z

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE... SMFIRI GI MHA Z

OFFICES OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

1. STATUS : PRESENTANT
 LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Pradeep Adak

RIGHT HAND FINGER PRINT

SIGNATURE..... *Pradeep Adak*

2. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Sayujy Adak

RIGHT HAND FINGER PRINT

SIGNATURE..... *Sayujy Adak*

3. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Neelamoni Ghosh

RIGHT HAND FINGER PRINT

SIGNATURE..... *নীলামণি গোস্বামী*

4. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Reba Nath




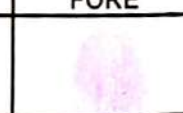
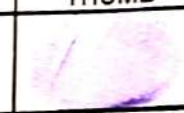


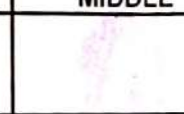
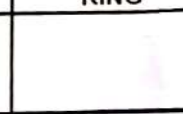

RIGHT HAND FINGER PRINT

SIGNATURE..... *Reba Nath*

OFFICES OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

STATUS : PRESENTANT

1. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



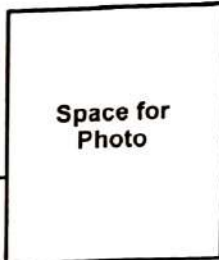
Thuma Banerjee

RIGHT HAND FINGER PRINT

SIGNATURE.....*Thuma Banerjee*

2. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE.....

3. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE.....

4. LEFT HAND FINGER PRINT Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE.....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2023, Page from 3590 to 3618
being No 150500081 for the year 2023.



Digitally signed by SUMIT KUMAR
SINHA
Date: 2023.01.10 13:47:58 +05:30
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 2023/01/10 01:47:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)