

10182/22

I- 10402/2022



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL.

AG 792981

Certified that the document is admitted
 to registration. The Signature sheet and
 the endorsement sheets attached with
 this document are the part of this
 document.

Add. District Sub-Registrar
 Bahala, South 24 Parganas

27 JUL 2022

DEVELOPMENT POWER OF ATTORNEY

THIS AGREEMENT is made on the 22nd day of July,

Two Thousand Twenty Two (2022) A.D.

BETWEEN

PDC ASSOCIATES
[Signature]
Proprietor

21/05/22

120

04 JUL 2022

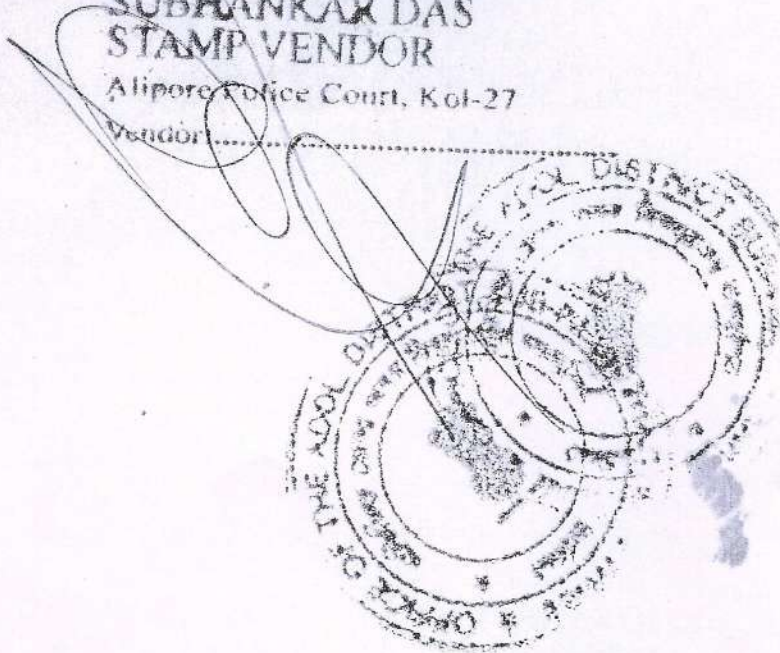
No.....Rs.100/- Date.....

Name: **B.C. LAHIRI**
Advocate

Address: Alipore Judge's Court, Koi-27
Alipore Collectorate, 24 Pgs.(S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Koi-27
Vendor.....



A.D.S.R. Behala
27 JUL 2022
Dist- South 24 Pgs.

PDC ASSOCIATES
Proprietor

Major Information of the Deed

Deed No :	I-1607-10402/2022	Date of Registration	27/07/2022
Query No / Year	1607-8002233126/2022	Office where deed is registered	
Query Date	22/07/2022 11:39:55 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANDIP SHEE PARUI DAS PARA ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 9804503884, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,17,83,676/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160710185/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani -- Netaji Sarak Crossing Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No: 933, , Ward No: 121 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 8 Chatak	1/-	1,17,56,676/-	Property is on Road , Project Name :
Grand Total :				12.375Dec	1/-	117,56,676/-	






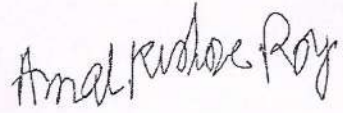


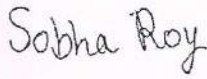
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000 /-	

PDC ASSOCIATES

[Signature]
Proprietor

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name NITAI CHARAN ROY Son of Late Bijoy Kumar Roy Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office			
	22/07/2022	LTI 22/07/2022	22/07/2022	22/07/2022
75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office				
2	Name AMAL KISHORE ROY Son of Late Bijoy Kumar Roy Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office			
	22/07/2022	LTI 22/07/2022	22/07/2022	22/07/2022
75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office				
3	Name SOBHA RAY Wife of Gour Chandra Ray Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office			
	22/07/2022	LTI 22/07/2022	22/07/2022	22/07/2022
75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office				

PDC ASSOCIATES



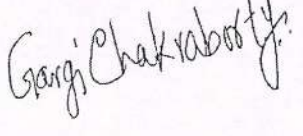
Proprietor



PDC ASSOCIATES

Proprietor










[Handwritten signature]

Name	Photo	Finger Print	Signature
GARGI CHAKRABORTY Wife of Mr Joydeep Chakraborty Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office	 22/07/2022	 LTI 22/07/2022	 22/07/2022
75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office			



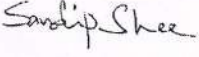
Attorney Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	MS. PDC ASSOCIATES 326/10, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: AMxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> PANKAJ BERA (Presentant) Son of Muktaram Bera Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office </td> <td>  Jul 22 2022 12:19PM </td> <td>  LTI 22/07/2022 </td> <td>  22/07/2022 </td> </tr> </tbody> </table> <p>326/10, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx7H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS. PDC ASSOCIATES (as)</p>	Name	Photo	Finger Print	Signature	PANKAJ BERA (Presentant) Son of Muktaram Bera Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office	 Jul 22 2022 12:19PM	 LTI 22/07/2022	 22/07/2022
Name	Photo	Finger Print	Signature						
PANKAJ BERA (Presentant) Son of Muktaram Bera Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office	 Jul 22 2022 12:19PM	 LTI 22/07/2022	 22/07/2022						

Identifier Details :

Name	Photo	Finger Print	Signature
SANDIP SHEE Son of M K SHEE PARUI DAS PARA ROAD, City:- , P.O:- SARSUNA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061	 22/07/2022	 22/07/2022	 22/07/2022
Identifier Of NITAI CHARAN ROY, AMAL KISHORE ROY, SOBHA RAY, GARGI CHAKRABORTY, PANKAJ BERA			


PDC ASSOCIATES
 Proprietor

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NITAI CHARAN ROY	MS. PDC ASSOCIATES-3.09375 Dec
2	AMAL KISHORE ROY	MS. PDC ASSOCIATES-3.09375 Dec
3	SOBHA RAY	MS. PDC ASSOCIATES-3.09375 Dec
4	GARGI CHAKRABORTY	MS. PDC ASSOCIATES-3.09375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	NITAI CHARAN ROY	MS. PDC ASSOCIATES-25.00000000 Sq Ft
2	AMAL KISHORE ROY	MS. PDC ASSOCIATES-25.00000000 Sq Ft
3	SOBHA RAY	MS. PDC ASSOCIATES-25.00000000 Sq Ft
4	GARGI CHAKRABORTY	MS. PDC ASSOCIATES-25.00000000 Sq Ft

PDC ASSOCIATES

Proprietor

On 22-07-2022

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

Presented for registration at 12:12 hrs on 22-07-2022, at the Office of the A.D.S.R. BEHALA by PANKAJ BERA ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,17,83,676/-

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

Execution is admitted on 22/07/2022 by 1. NITAI CHARAN ROY, Son of Late Bijoy Kumar Roy, 75, Raja Ram Mohan Roy Road, P.O: Barisha, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. AMAL KISHORE ROY, Son of Late Bijoy Kumar Roy, 75, Road: Raja Ram Mohan Roy Road, , P.O: Barisha, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 3. SOBHA RAY, Wife of Gour Chandra Ray, 75, Road: Raja Ram Mohan Roy Road, , P.O: Barisha, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 4. GARGI CHAKRABORTY, Wife of Mr Joydeep Chakraborty, 75, Road: Raja Ram Mohan Roy Road, , P.O: Barisha, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by SANDIP SHEE, , , Son of M K SHEE, PARUI DAS PARA ROAD, P.O: SARSUNA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

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

Execution is admitted on 22-07-2022 by PANKAJ BERA, , MS. PDC ASSOCIATES, 326/10, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by SANDIP SHEE, , , Son of M K SHEE, PARUI DAS PARA ROAD, P.O: SARSUNA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Business

Asis Kumar Dutta

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 27-07-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-



Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 792981, Amount: Rs.100/-, Date of Purchase: 04/07/2022, Vendor name:
SUBHANKAR DAS



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

PDC ASSOCIATES
 **Sora**
Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 324286 to 324306

being No 160710402 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.08.05 16:26:03 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/08/05 04:26:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

১৫ ৪৭ ২২ ৭ ২ ১ ৭ ০ ৬
PDC ASSOCIATES
Bara
Proprietor

(This document is digitally signed.)

(1) SRI NITAI CHARAN ROY, (PAN No.AYGPR5838K), (Aadhaar No. 332861380221), (2) SRI AMAL KISHORE ROY, (PAN No.ACTPR7513A), (Aadhaar No. 249889825333), both S/o. Lt. Bijoy Kumar Roy, (3) SMT. SOBHA ROY, (PAN No.BLEPR0416D), (Aadhaar No. 593517402011), wife of Lt. Gour Chandra Roy, (4) SMT. GARGI CHAKRABORTY, (PAN No. AWGPC4577N), (Aadhaar No. 753923614647), W/o. Sri Joydeep Chakraborty, by occupation - Business, Nationality - Indian, by faith- Hindu, all residing at 75, Raja Ram Mohan Roy Road, P.S. Behala, P.O. Barisha, Kolkata - 700008, District 24-Parganas (South), hereinafter called and referred to as the "OWNERS/ PRINCIPALS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators and legal representatives and assigns) party of the FIRST PART.

"M/S. PDC ASSOCIATES", represented by its proprietor SRI PANKAJ BERA, (PAN No.AMVPB9257H), Aadhaar No.269980035981), Son of Sri Muktaram Bera, by faith- Hindu, by Nationality- Indian, by occupation- Business, Presently residing at 326/10, Raja Ram Mohan Roy Road, P.O. Barisha, P.S. Behala, Kolkata- 700008, District: South 24-Parganas, hereinafter called and referred to as the "ATTORNEY" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office heirs, executors, administrators and legal representatives and assigns) party of the OTHER PART.

W H E R E A S one Bijoy Kr Roy (since deceased) was the recorded owner of the property, comprised in R.S. Dag No.573, 567, 568, mentioned in the First Schedule -A, below along with different Dags & Khatians of Mouza - Maldalpara, P.s. Behala, Dist. South 24 Pgs. as per revisional settlement record.

The said Bijoy Kr. Roy died intestate on 21.1.1975, leaving behind his wife

PDC ASSOCIATES


Proprietor

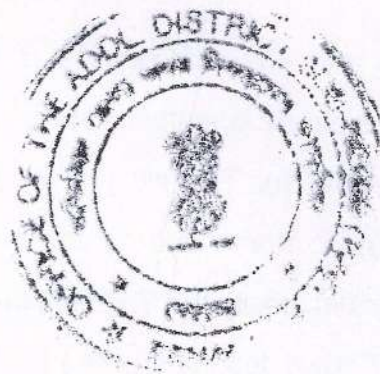
Mangala Roy and six sons namely Nitai Chandra Roy, Kamal Kishore Roy, Amal Kishore Roy, Gour Chandra Roy, Parimal Kishore Roy, Bimal Kishore Roy and three married daughters namely Tararani Patra, Shyama Routh & Anima Das amongst whom one son Bimal Kishore Roy died intestate on 20.9.1978 as a bechaler.

AND WHEREAS after the said demise of the said Bijoy Kr. Roy, the aforesaid property transferred by inheritance to his wife, daughters, sons and by institution of a partition suit No. T.S. No.129, of 2004 i.e. Nitai Charan Roy versus Gour Charan Roy & others and by the order no.5, dated 4.10.2005, passed by the Ld. Lok Adalat, under the Partition suit, vide T.S. No.129 of 2004, dated 7.9.2004, the Ld. 7th Civil Judge (Sr. Div.) D. Adhikari at Alipore, south 24 parganas, was pleased to pass a final decree in Title Suit No.129 of 2004, in favour of all heirs and successors by submitting non judicial stamp of Rs.17,250/- for final disposal before the Ld. Judge Bhaskar Banerjee, Lok Adalat.

AND WHEREAS after such partition the owners namely Sri Nitai Charan Roy, Sri Amal Kishore Roy and others have mutated their names said now absolute and lawful Owners by the KMC mutated being **Premises No. 933, Raja Ram Mohan Roy Road, ward no.121, P.S. Behala, Kolkata - 700008**, possessing and enjoying the said property free from all sorts of encumbrances by paying the relevant rents and taxes to the appropriate authority concerned having unfettered right, title and interest thereto free from all sorts of encumbrances, liens, lispenses and attachments whatsoever.

AND WHEREAS the Owners became the absolute and lawful joint owners of ALL THAT piece or parcel of bastu land in the said premises

PDC ASSOCIATES

Proprietor



J

A.D.S.R Behala
27 JUL 2022
Dist- Saudi 24 Pgs.

PDC ASSOCIATES
Proprietor

measuring 7 Cottahs 8 Chittak more or less at Mouza – Mondalpara, J.L. No.106, Touzi no.80, R.S. No.190, parganas- Magura, part of R.S. & L.R. Dag No. 567, 568, 573, under R.S. Khatian No. 26, P.S. Behala, mutated their names before the Kolkata Municipal Corporation (S.S. Unit) at Premises No. 933, Raja Ram Mohan Roy Road, ward no.121, P.S. Behala, Kolkata - 700008.

AND WHEREAS by the aforesaid manner said SRI NITAI CHARAN ROY, SRI AMAL KISHORE ROY, SMT. SOBHA ROY, SMT. GARGI CHAKRABORTY become the absolute joint owners of the said premises which is presently under the possession and occupation of the said OWNERS. And excepting the said OWNERS no one else had or have any right, title and interest and claim whatsoever and/or howsoever in respect of the said premises and the said premises is free from all encumbrances, attachments, liens, charges and/or claims. And the said owners are still in possession and enjoyment of the premises. And the OWNERS hereby declare that the OWNERS have full power and absolute authority to enter into this Agreement and/or to transfer any part of the land with good and marketable title.

AND WHEREAS thus the 1st part herein are now seized and possessed of or otherwise well and sufficiently entitled to their said land free from all encumbrances, liens, lispence, mortgage and charges whatsoever.


AND WHEREAS with a view to Develop and construct G+IV-storied building over the said land more fully described in the schedule hereunder written the owners herein entered into a Supplementary Development Agreement (dated 22/7/2022), office of the A.D.S.R. Behala, Book No.I, Vol.No.1607-2022, Deed No. 10185 .



Gargi Chakraborty

with aforesaid land the developing herein are required an irrevocable General Power of Attorney. And as such with the owners herein appointed, nominated "M/S. P.D.C. ASSOCIATES", represented by its proprietor SRI PANKAJ BERA, Son of Sri Muktaram Bera, by faith- Hindu, by Nationality- Indian, by occupation - Business, Presently residing at 326/10, Raja Ram Mohan Roy Road, P.S. Behala, Kolkata - 700008, District.: South 24 Parganas, to be our true and lawful attorney in our name and on our behalf and we, the owners has empowered him to do all acts, deeds, matter and things mentioned hereinafter specially. Who has offered to develop the "said premises" at their own costs, expenses, risks and consequences and on such terms and conditions as are mentioned herein after consequences and on such terms and conditions as are mentioned hereinafter.

1. To submit the building plan or plans / applications to the Kolkata Municipal Corporation and all Revenue Authorities, C.E.S.C. and other concerned authorities in accordance with the rules and regulations such plans, lay outs and mutations, sub-divisions of the said property and in respect of building or buildings constructed on the said property and for the aforesaid purpose to sign and execute all applications, specifications, indemnities etc. as may be required by the aforesaid authorities, their officers and departments and carry on correspondence with them for approving and sanctioning the said lay-outs amalgamation, sub-divisions and plans thereof in respect of construction of such building and Lake all necessary and incidental steps including making application for water connection, electric supply and other incidental matters.
2. To appoint from time to time Architects, R.C.C. Consultants, Contractor, Engineer, Supervisors, Workmen for the purpose of construction on the said property and to represent us before the

PDC ASSOCIATES

Proprietor

concerned K.M.C. Authority and other public and/or Government, Semi-Government Authorities, Authorities under Land Revenue Code, Municipal Act, Urban Land (Ceiling & Regulation) Act, 1976 and other provisions of all 'relevant laws and its department and to do all / acts, deeds, matters and things including to make an application, give undertakings, writings as may be required for the purpose of development of the said property.

3. To execute and sign any Affidavit, Verification, Petition, Objection in our names and on our behalf as our attorney/s thinks fit and proper.
4. To appear and present ourselves and act on behalf of us all Court or Courts, Civil and Criminal, Revenue or in the Registration Office or any other Government Authority or Department whatsoever.
5. To institute any suits and other legal proceedings and to appoint Advocate, Solicitor for the purpose of Court cases in our names and on our behalf and to sign any plaint, pleadings, Vakalatnama, Objection whatsoever.
6. To pay tax, rents and any other statutory imposition in any manner whatsoever in our name and on our behalf.
7. To appear for and represent on my behalf before the C.E.S.C. authorities including any statutory body or authorities, Government or semi-Government concern or concerns for getting the electricity connection in the proposed project on my behalf.
8. To negotiate and settle terms with the intending buyers/ purchasers, for sale and/or for construction Agreement of any kind in respect of the Development Agreement, in the proposed building of the Developer's portion/ allocation.

PDC ASSOCIATES

Proprietor

9. To appear for and represent my selves before the office of the C.E.S.C. all times as may be necessary for getting electricity connection and to sign/ execute relevant papers in regard to the said connection before the Official of the concerned department on our behalf and to do any acts, deed or things as may be necessary to complete the said work in the manner required by said department.
10. To negotiate and settle terms with the intending buyers/ purchasers, for sale and/or transfer the property under developer's allocation in the proposed building.
11. To enter into an Agreement for Sale and/or transfer of the developer's allocation mentioned in the Development agreement with any person or persons under any terms and conditions and to Advance/ Earnest Money by graining receipt thereof.
12. To receive consideration money, sale proceeds and/or any money in connection with the Development Agreement from the prospective buyers and/or person or persons in respect of the Developer's allocation in the proposed buildings and to grant proper and effectual receipt thereof.
13. To execute and register necessary documents including the Sale Deed in respect of flats, shops, garage to present any such Conveyance or Conveyances for registration, to admit execution and receipt of consideration before the District Sub-Registrar or Registrar or A.R.A.- I, Kolkata having authority for and to have said 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 / Shops / Garages and/or service area in respect of the Developer's allocation in the proposed building or part thereof as the case may be.



14. The Developer will be bound to make over Owner's allocation as described in the said Joint Venture Agreement, registered office of the A.D.S.R. Behala, recorded in Book No.I, Volume No.1607-2017, Deed No.5940, dt.23.06.2017, OR Supplementary Development Agreement, (dated- 22/7/2022), office of the A.D.S.R. Behala, Book No.I, Volume No.1607-2022, Deed No. 10185 , mentioned therein and thereafter the developer shall be entitled to transfer / dispose of Developers' allocation to any one they like by sale, gift, lease and mortgage or by any other lawful means as prescribed in the law of Transfer of property Act.
15. That by virtue of this Power of Attorney the developer of this Joint Venture Development Agreement shall do his job by maintaining and performing all legal formalities and in such case we, the appointer shall always be bound to extend full co-operation.

AND we, appointer hereby agree and undertake to ratify and confirm all and whatsoever our said attorney/s, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liabilities hereby conferred upon, under and by virtue of these presents.

SCHEDULE OF LAND 'A' ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PREMISES)

ALL THAT piece or parcel of bastu land measuring **7 Cottahs 8 Chittak** more or less Mouza – Mondalpara, J. L. No. 106, Touzi no. 80, R.S. No. 190, parganas - Magura, part of R.S. & L.R. Dag No. 567, 568, 573, under R.S. Khatian no. 26 , Police Station - Behala, mutated their names before the Kolkata Municipal Corporation (S.S. Unit) at **Premises No. 933, Raja Ram Mohan Roy Road, (LOCATION : J. L. Sarani to Netaji Sarak Crossing Premises Located on Raja Ram Mohan Roy Road), Ward no.121, Assessee No. 41-121-14-3818-0, P.S. Behala, Kolkata - 700008, at**

PDC ASSOCIATES
[Signature]
Proprietor

Georgi Chakraborty

present Additional District Sub Registry Office at Behala at Alipore, District of South 24 Parganas. It is butted and bounded as follow:-

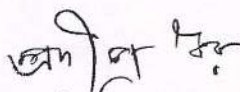
- ON THE NORTH : Land of Parimal Kishore Roy ;
- ON THE SOUTH : Raja Ram Mohan Roy Road ;
- ON THE EAST : House of Amal Kishore Roy ;
- ON THE WEST : House of Shyamapada Nayak ;

IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

SIGNED AND DELIVERED

by the Principals in the presence of

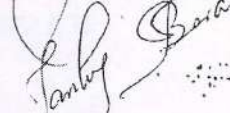
WITNESSES :-

1. Sandip Saha
Barai Das Bara Road
Kali - 67
2. 
208/15, Rajarajar Road
Kali - 67

- ✓ Netai Charan Roy
- ✓ Amal Kishore Roy
- ✓ Sobha Roy
- ✓ Gargi Chakraborty

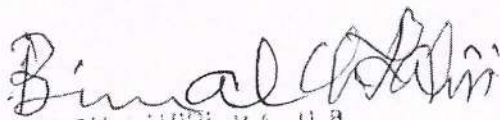
.....
Sig. of the OWNERS/
PRINCIPALS

PDC ASSOCIATES

 Proprietor

.....
Sig. of the ATTORNEY

Drafted by :-


BIMAL CH. LAHIRI, M.A., D.B.
Advocate
Alipore Judges Court
Kolkata-700 027
Enrollment No. - WB/296/82


PDC ASSOCIATES
Proprietor



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name NITAI CHARAN ROY

Signature Nitai Charan Roy



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name AMAL KISHORE ROY

Signature Amal Kishore Roy



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SOBHA ROY

Signature Sobha Roy



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name GARGI CHAKRABORTY

Signature Gargi Chakraborty



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name GARGI CHAKRABORTY

PDC ASSOCIATES
 Proprietor



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	8002233126/2022	Office where deed will be registered
Query Date	22/07/2022 11:39:55 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SANDIP SHEE PARUI DAS PARA ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700061, Mobile No. : 9804503884, Status : Advocate	
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 2/-	Market Value Rs. 1,17,83,676/-
Total Stamp Duty Payable(SD)	Rs. 70/- (Article:48(g))	Total Registration Fee Payable Rs. 21/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160710185/2022	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (J.L.Sarani – Netaji Sarak Crossing Premises located on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , , Premises No: 933 , Ward No: 121 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 8 Chatak	1/-	1,17,56,676/-	Property is on Road , Project Name :
Grand Total :				12.375Dec	1/-	117,56,676 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000 /-	

PDC ASSOCIATES
[Signature]
Proprietor

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	NITAI CHARAN ROY Son of Late Bijoy Kumar Roy75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2.	AMAL KISHORE ROY Son of Late Bijoy Kumar Roy75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	SOBHA RAY Wife of Gour Chandra Ray75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	GARGI CHAKRABORTY Wife of Mr Joydeep Chakraborty75, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MS. PDC ASSOCIATES 326/10, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: AMxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	PANKAJ BERA Son of Muktaram Bera326/10, Raja Ram Mohan Roy Road, City:- , P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx7H,Aadhaar No Not Provided by UIDAI	MS. PDC ASSOCIATES (as)

PDC ASSOCIATES
Proprietor

AS- 2 of 3

Identifier Details :

Name & address
SANDIP SHEE Soh of M K SHEE PARUL DAS PARA ROAD, City:- , P.O:- SARSUNA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of NITAI CHARAN ROY, AMAL KISHORE ROY, SOBHA RAY, GARGI CHAKRABORTY, PANKAJ BERA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NITAI CHARAN ROY	MS. PDC ASSOCIATES-3.09375 Dec
2	AMAL KISHORE ROY	MS. PDC ASSOCIATES-3.09375 Dec
3	SOBHA RAY	MS. PDC ASSOCIATES-3.09375 Dec
4	GARGI CHAKRABORTY	MS. PDC ASSOCIATES-3.09375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	NITAI CHARAN ROY	MS. PDC ASSOCIATES-25.00000000 Sq Ft
2	AMAL KISHORE ROY	MS. PDC ASSOCIATES-25.00000000 Sq Ft
3	SOBHA RAY	MS. PDC ASSOCIATES-25.00000000 Sq Ft
4	GARGI CHAKRABORTY	MS. PDC ASSOCIATES-25.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 21-08-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

PDC ASSOCIATES

 Proprietor

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