

GN-6488/23.

P-6506/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 558236

8-2355643/23
 15/9/2023
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 ... endorsement sheet / sheets at ... in
 ... document are the part of this document.

Registrar D/S P
 District Sub Registrar - I
 Block 2A, Parmanand, Baranagar

15 SEP 2023

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF SUPPLEMENTARY

DEVELOPMENT AGREEMENT

BY THIS POWER OF ATTORNEY, we, (1) SRI
 KRISHNA KUMAR BHATTACHARJEE, (Pan-
 ADLPB9217E) (Aadhaar No.- 8819 0082 3661), (Voter
 Id No. BWC2160356) son of Late Gopal Krishna

নং - 2257
মন ও তারিখ - 12.07.2023
ক্রোতার নাম -
সাকিন - Gov. Sundar Rajkumar
স্ট্যাম্প মূল্য - for 353/27 Jadar Red Nagacham
ভেডায় -
বারাসাত কোর্ট, উত্তর ২৪ পরগণা
ভেডায় - শ্রী হারান চন্দ্র সাহু
টি.ডি. নং - 4 AUG 2023
তারিখ - 5 0 0 0
স্ট্যাম্প মূল্য - 0 0 0
জারী অফিস - বারাসাত

৫৩৯



Jadadher Mandel
Go late Gov-Ch. Mandel.
of Sukkur Road
P.O - Karsipara.
P.S - Barasat
West 24 Parganas.
Kolkata - 700124
Occupation - Advocate.

15 SEP 2023
District Sub Registrar
with 24 Parganas, Barasat

Bhattacharjee, residing at Bisharpara, Saptagram Paschim, P.O. - Bisharpara, P.S. - Nimta, District - North 24 Parganas, Kolkata - 700 051 at present Kolkata - 700 158 (2) **SRI JIBAN BHATTACHARJEE**, (Pan - BZLPB7829M) (Aadhaar No. -5363 5416 6303), (Voter Id No.SVG2431633) son of Late Gopal Krishna Bhattacharjee, residing at 189, C.S. Chatterjee Street, Konnagar, P.O. - Konnagar, P.S. - Uttarpara, District - Hooghly, Pin - 712 235 (3) **SRI TAPAN BHATTACHARJEE**, (Pan - ANSPB8978P) (Aadhaar No. - 5162 8612 1662), (Voter Id No.WB/25/163/550342) son of Late Gopal Krishna Bhattacharjee, residing at Chandrabati Village Road, Purba Sankrail, P.O. - Podra, P.S. - Sankrail, District - Howrah, Pin - 711 109 (4) **SMT. SHIKHA DUTTA**, (Pan - CAIPD7777F) (Aadhaar No. - 8996 3921 5478), (Voter Id No.WB/13/085/480269) wife of Late Sanjib Dutta, daughter of Late Gopal Krishna Bhattacharjee, residing at Bongaon, P.O. & P.S. Bongaon, District - North 24 Parganas, Pin - 743 235. (5) **SMT. SHIPRA SARDAR**, (Pan - FQQPS5925D) (Aadhaar No. - 3805 0817 5940), (Voter Id No.WB/24/164/462750) wife of Late Sushanta

Sardar, residing at 38A, Salimar Road, P.O. - B.Garden, P.S. - Shibpur, District - Howrah, Pin - 711 103 (6) **SMT. ILA CHATTERJEE**, (Pan - AINPC3121D) (Aadhar No. - 9279 2356 3883), (Voter Id No. SCG1646124) wife of Sri Biswanath Chatterjee, residing at 1050/1, Survey Park, Purba Jadavpur, P.O. & P.S. - Jadavpur, Kolkata - 700 075 and (7) **SMT. KALLYANI MUKHERJEE**, (Pan - DZEPM2992F) (Aadhaar No. - 8390 4138 7951), residing at N.C. Chowdhury Sarani, Bisharpara, P.O. - Bisharpara, P.S. - Nimta, District - North 24 Parganas, Kolkata - 700 151 at present Kolkata - 700 158 at present Kolkata - 700 158, all by faith - Hindu, By nationality Indian, by occupation service, business and housewife hereinafter called and referred to as the **EXECUTANTS**.

WHEREAS all that peace and parcel of land measuring an area of 10 Cottahs more or less comprised in C.S. Dag No. - 735, under Khatian No. - 143, situated at Mouza - Finga, J.L. No. - 41, Ra. Su. No. - 107, Touzi No. - 172, Pargana Kalkata, under P.S. - Nimta, Within the jurisdiction of ADJR Cossipore Dum Dum at present

Belgharia, under the limits of North Dum Dum Municipality in the district of North 24 Parganas, was purchased by one Gopal Krishna Bhattacharjee by virtue of a Deed of Conveyance dated 21.12.1962 registered in the office of ADSR Cossipore Dum Dum, recorded in Book No. - 1, Volume No. - 143, Pages from 74 to 78, Being No. - 9895 for the year 1962, from one Bina Pani Ghosh wife of Lokenath Ghosh of 78B, Paddapukur Road, Kolkata - 700 020, and became the absolute owner of the same.

AND WHEREAS while in peaceful possession, said Gopal Krishna Bhattacharya mutated his name in North Dum Dum Municipality and had been paid rents and taxes to the appropriate authority concern.

AND WHEREAS while in peaceful possession, the wife of said Gopal Krishna Bhattacharjee, namely Gita Rani Bhattacharjee died intestate on 20.01.2001 AND THEREAFTER said Gopal Krishna Bhattacharjee died intestate on 18.09.2003 leaving behind his sons namely Krishna Kumar Bhattacharjee, Jiban

Bhattacharjee, Tapan Bhattacharjee and daughters Shikha Dutta, Shipra Sardar, Ila Chatterjee and Kalyani Mukherjee as his heirs and successors who inherited the property left by said Gopal Krishna Bhattacharjee according to Hindu Succession Act.

AND WHEREAS thus the owners herein became the absolute owners of the land measuring an area of 10 Cottahs more or less and have been owning and possessing thereon free from all sorts of encumbrances.

AND WHEREAS while in a peaceful position and enjoyment, the present owners herein decided to construct a multi-storied building upon the schedule a property on a joint venture basis and in pursuance of their said intention they negotiated with the developer Narayana Griha Nirman herein and upon discussion by and between the parties herein it has been mutually settled that the developer will construct the multi-storied building upon the schedule "A" property at their own cost expenses and supervision on Joint Venture basis on the said plot of land more fully described in the

schedule hereunder written and a development agreement is made in between the parties on 15.09.2023 registered in the office of DSR - 1, North 24 Parganas, Barasat, being No. I-150.106497/2023

ANDWHEREAS we the executants busy with an urgent piece of business and staying far away from the sad land and it is quite impossible on our part to look after the scheduled property. In view of the circumstances, it is necessary and also expedient of us to appoint our nearest faithful person to look after, manage, control, and supervise all of my affairs relating to the schedule property during our absence.

And as such we do hereby nominate constitute and appoint my nearest faithful person 1. SRI GOUR SUNDAR ROY KARMAKAR, (Pan - ADIPR2578R) (Aadhaar No. - 4203 7206 9060), (Voter Id No. WB/20/139/225688) son of Late Gopal Chandra Roy Karmakar, residing at 343/27, Jessore Road, Nagerbazar, P.O. - Motijheel, P.S. - Dum Dum, District - North 24 Parganas, Kolkata - 700 074, 2. SRI ASHOK

Gour Sunder Roy Karmakar

ROY, (Pan - CORPR9889D) (Aadhaar No. -9284 3502 7401), (Voter Id No.CDK0771840) son of Sri Sukumar Roy, residing at 123/A/8, Paschim Kodalia, New Barrackpore, P.O. & P.S. - New Barrackpore, District - North 24 Parganas, Kolkata - 700 131, all by Faith Hindu, by nationality Indian, by occupation business, all partners of Narayana Griha Nirman (Pan - AAOFN9083E), Having its principal place of business at Uttar Saptagram, Bisharpara, P.O. - Bisharpara, P.S. - Nimta, District - North 24 Parganas, Kolkata - 700 158, who are our true and lawful attorney for us in our name and on our behalf to do and execute and perform or cause to be done executed and performed all or any of the following acts, deeds and things mentioned herein:

1. To work, manage, control and supervise and management of the schedule property now or hereinafter belonging to us.
2. To apply to the municipality for mutation of the said property in favour of and in the name of the purchaser or his/her/their nominee or nominees

and to do and execute all deeds, assurances and to do all such acts as may be necessary to fully effectuate the said sale of the **SAID PROPERTY**.

3. To prepare the necessary plan or plans to construct a building on the schedule property and to appear before the office of the North Dum Dum Municipality and submit the building plan for sanction in our name and on our behalf and to get the said sanctioned building plan.
4. To negotiate on terms for and to agree and sell, agreement for sale, mortgage, lease out in part or in full or unregistered and registered deed of sale of the portion of the building allotted in favour of the developers to any intending purchaser or purchasers at such price or prices which our said Attorney in their absolute discretion thinks fit and proper. To agree upon and to enter into any agreement or agreements for such sale or sales and receive earnest money thereof and said Attorney after realization of the consideration

money from the intending purchaser/purchasers for developers allocation described in the development agreement. On receipt of earnest money, the attorney is entitled to execute the agreement and to issue a receipt in favour of intending purchaser for their part except the owner's allocation.

5. To represent us and to execute or sign all other document or documents agreement for sale deed of conveyance or deeds of conveyance on our behalf and to present the same for registration before any competent registering office of the Registry Office and thereto admit and do all necessary acts and deeds in such connection on receipt of consideration money. The attorney is entitled to complete the registration of the deed or deeds of conveyance in favor of the intending purchasers in respect of the allocation of the developers described in the said development agreement.

6. That in case of selling out the property more fully described in the schedule in part or in full the necessary receipt or receipts for the consideration money will be issued on behalf of us in favor of the purchaser.

7. That our said Attorney shall hand over all the money or deposit in our Bank Account that becomes surplus and payable to us as soon as the said Attorney receives the same from any sources as mentioned above.

8. That the said attorney named above shall have the power to defend or prosecute all suits case or cases or other proceedings in any other places to sign and verify complaints and written statements, written objections, and petitions on our behalf to appoint Advocate, Solicitors for us, compromise cases, to withdraw money deposited in Government or Revenue office and in fact to do all that may be necessary for the proper conduct of cases and other proceedings on our behalf. We

also authorize them to accept service of any summons, notice or writ issued and generally to do all lawful acts necessary for the above mentioned property.

9. To make sign and verify all applications or objections to municipal and other appropriate authorities for all and any license, sanction, permission or consent etc. required by law in connection with the management of our property described in the schedule hereunder written.

10. There is nothing monetary transaction between the executant and attorney for the said power hereby given.

We, hereby agree that all acts, deeds, and things lawfully done by the said Attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all whatsoever that our said Attorney shall law lawfully or pause to be done for us by virtue of this power hereby given.

THE SCHEDULED ABOVE REFERRED TO
(Said Property)

ALL THAT piece or parcel of basu land admeasuring 10
1000 sq. ft. R.T. shed
contains more or less together with ~~structures~~ comprised
in C.S. and R.S. Dag No. = 735; under R.B. Khattan No.
- 143 situated at Mouza = Finga; J.L. No. = 4, Re.Bu. No.
- 107, Teusi No. = 172, Pargana Kalikata, under P#
Nimba within the jurisdiction of AD&R Coaspore Dum
Dum at present Belgheria under the limits of North
Dum Dum Municipality Ward No. = 3, holding no.
72/78, M.A. Sarani in the District of North 24 Parganas,
which is butted and bounded as under:

- On the North : 6 feet wide common passage.
On the South : Muzaffar Ahmed Sarani. (12'-0")
On the East : Canal.
On the West : 12 feet wide road.

The photographs and fingerprints of the parties in
separate sheets annexed herewith will form as the part
of this Development Power.

For Sd/- [Signature]

For Sd/- [Signature]

IN WITNESS WHEREOF we have signed this Power of Attorney on this the 15th day of September, 2023.

SIGNED, SEALED & DELIVERED

In presence of Witnesses:

1. Gadadhar Mondal
Advocate-
Barasat Court.

2. Jaya Ghosh
also Dilip Ghosh
P.O. & P.S. - Bongaon
V.P. - Khatnamary
P.O. - 24 Parganas (N)
Pin - 743235

1. PROB [Signature]
2. Jibon Bhattacharya
3. Satyabrata Ghosh
4. Shikha Dutta
5. Shikha Sarda
6. Sita Chatterjee
7. [Signature]

Signature of the Executants/
Executrix
NARAYANA GRIHA NIRMAN

G. Sundar Roy Karanika
Partner

NARAYANA GRIHA NIRMAN

ASHOK ROY

Partner

Signature of the Attorney

Drafted by me

[Signature]

Bankar Bhattacharjee
Advocate WB/232/1987
Judges' Court
Barasat

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name: Krishna Kumar Bhattacharjee

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Krishna Kumar Bhattacharjee

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: Jiban Bhattacharjee

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Jiban Bhattacharjee

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name: Tapan Bhattacharjee

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

ডান হাত



ডান হাত







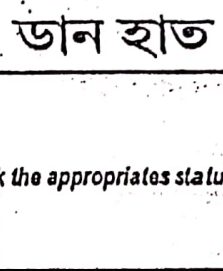





Tapan Bhattacharjee

Signature of the Presentant

N.B. L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Shikha Dutta

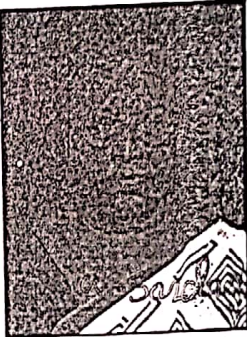





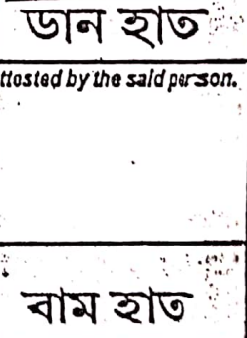





LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					

Shikha Dutta

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Shipra Sardar



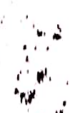



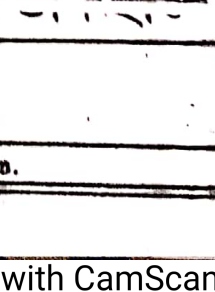





LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					

Shipra Sardar

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name : Ila Chatterjee

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					












Ila Chatterjee

Signature of the Presentant

N.B. L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : Kalyani Mukherjee












LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

কাল্যাণী মুখার্জী

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : Gour Sunder Roy Karmakar












LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Gour Sunder Roy Karmakar

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : Ashok Roy

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Ashok Roy

Signature of the Presentant

N.D. = Left hand finger prints & R.H. = Right hand finger prints.

ଭାରତୀୟ ବିଧାନ ସଭା
ELECTION COMMISSION OF INDIA
IDENTITY CARD
RQI 1000178



ନିର୍ବାଚକର ନାମ : ଗଦାଧର ମନ୍ଦଳ
Elector's Name : Gadadhar Mondal
ପିତାଙ୍କ ନାମ : ଚୌରଚନ୍ଦ୍ର ମନ୍ଦଳ
Father's Name : Gourchandra Mondal
ଲିଙ୍ଗ/ସ୍ତ୍ରୀ : ମ
Date of Birth : 11/06/1968

RQI 1000178
Address:
PUPUKUR PURNA
KALIKAPUR, KAZIPARA, BARASAT, NORTH
24 PARGANAS-700124

Date: 28/11/2018
ଫୋଟୋଗ୍ରାଫିକ୍ ସ୍ୱାକ୍ଷର
Facsimile Signature of the Electoral
Registration Officer for
110-Barasat Constituency

ନିମ୍ନୋକ୍ତ ବିବରଣୀ ସଠିକ୍ ଅଟେ ବୋଲି ଏହା ଏକ କାର୍ଡ ନୁହେଁ ଏବଂ ଏହାକୁ କୌଣସି ଠିକଣାରେ ପଠାଇବାକୁ ନାହିଁ।
In case of change in address mention this Card No. in the relayery form for including your name in the roll of the changed address and to obtain the card with serial number.