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AFTER REGISTERED DEVELOPMENT AGREEMENT -:: DEVELOPMENT POWER OF ATTORNEY ::-

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INDIA NON JUDICIAL

Certified that the document is ad

Additional District Sub-Registrat Gana South 24 Parganas 2059

ONE

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B HAR 2021

KNOW ALL MEN BY THESE PRESENTS OF THIS GENERAL POWER OF ATTORNEY THAT I, SRI MALAY KUMAR BHOWMICK, son of Late Pramathalal Bhowmick, having his PAN - ADNPB3309B, Aadhaar No. 6629 6473 0610, by Faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at Tollygunge Police Quarter 2nd floor, Block No. M-6, P.O. Tollygunge, Police Station - Jadavpur, Kolkata - 700033, in the District South 24 Parganas, hereinafter called the EXECUTANT :-

WHEREAS the Present Executant/Principal herein is absolute lawful owner of ALL THAT piece and parcel of bastu land measuring more or less an area of 4 Cottahs 15 Chittaks 09 Sq.ft., being Scheme Plot Nos. 7 & 8 TOGETHER WITH brick built tile shed structure, having an area more or less 200Sq.ft. with cemented floor finished, standing thereon, lying and situated at Mouza - Boral, J.L. No. 61, R.S. No. 199, District Collectorate Touzi No. 142, Pargana - Magura, comprised in R.S. Khatian No. 178, under L.R. Khatian No. 2777, appertaining to R.S. Dag No. 634, under L.R. Dag No. 828, within Police Station - Sonarpur now Narendrapur, being Holding No. 373, Boral "A", Kolkata - 700154, within the limits of Ward No. 34 of the Rajpur-Sonarpur Municipality, in the District South 24 Parganas, A.D.S.R. at Sonarpur now Garia, D.S.R. at Alipore, by virtue of a registered Bengali Deed of Sale, duly registered in the office of District Registrar at Alipore, recorded in Book No.I, Volume No. 38, Pages from 86 to 95, Being No. 1841 for the year 1992, morefully and particularly described in the Schedule "A" hereunder written and accordingly the Present

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Executant herein seized and possessed the said land by paying rents and taxes to the competent authority witout any lets or hindrances, free from all encumbrances.

AND WHEREAS the Executant entered into Development Agreement dated 18-63-2021 with M/S. T. C. ENTERPRISE a Partnership Firm, having its PAN - AARFT0782B, having its Office situated at 441, Paschim Nischintapur, P.O. Boral, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas, being represented by its Partners namely 1. SRI RANJAN KUMAR THATOI son of Late Nilmani Thatoi, having his PAN - AIZPT3575G, Aadhaar No. 2278 4099 8549, residing at 625, Lichutala Road, P.O. Boral, Police Station -Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas and 2. SRI CHANCHAL SARKAR son of Sri Makhanlal Sarkar, having his PAN - BIPPS2880B, Aadhaar No. 9942 1024 5106, residing at Boral Sukanta Pally, P.O. Boral, Police Station -Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas, both by Faith - Hindu, by Occupation - Business, by Nationality - Indian, with certain terms and conditions, mentioned

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therein and accordingly the said Development Agreement, duly registered in the office of A.D.S.R. at Garia recorded in Book No.I, Volume No. 1629-2021, Being No. 1629 2.951 for the year 2021 and the Executant hereto thus became entitled to the absolute sixteen annas owners of the Schedule "A" Property and the Executant has been enjoying all rights, title and interest free from all sorts of encumbrances.

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**AND WHEREAS** due to my personal difficulties and also not in a position to look after, manage, control, supervise, maintain my such property as which has been mentioned and written in the Schedule below and it has been expedient and necessary to appoint and engage an **ATTORNEY** in connection with the Schedule mentioned property, who will properly look after, manage, control, supervise and proper administer my such property on my behalf.

**NOW ALL MEN BY THESE PRESENTS THAT** I, the above named Executant herein have appoint, nominate and constitute **M/S. T. C. ENTERPRISE** a Partnership Firm, having its PAN -AARFT0782B, having its Office situated at 441, Paschim Nischintapur, P.O. Boral, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas, being represented by its Partners namely **1.** <u>SRI</u> <u>RANJAN KUMAR THATOI</u> son of Late Nilmani Thatoi, having his PAN - AIZPT3575G, Aadhaar No. 2278 4099 8549, residing at 625, Lichutala Road, P.O. Boral, Police Station - Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas and **2.** <u>SRI CHANCHAL SARKAR</u> son of Sri Makhanlal Sarkar, having his PAN - BIPPS2880B, Aadhaar No. 9942 1024 5106, residing at Boral Sukanta Pally, P.O. Boral, Police Station -Sonarpur now Narendrapur, Kolkata - 700154, in the District South 24 Parganas, both by Faith - Hindu, by Occupation - Business, by Nationality - Indian, as my true and lawful attorney to do the following acts, deeds, things and matter on my behalf in connection with the Schedule below property that is to say :-

- To lookafter, manage and control the aforesaid schedule below property as mentioned hereunder and hereinafter referred to as the said property on my behalf.
- To represent me before all the office/offices concerned and also like such RAJPUR-SONARPUR MUNICIPALITY

authority and to sign all papers, documents on my behalf for mutation of my name in respect of the relevant papers and the RAJPUR-SONARPUR MUNICIPALITY and to appear in all hearing before the authorities of the RAJPUR-SONARPUR MUNICIPALITY for such mutation, raising objections and/or appeals on my behalf against the excess valuation assessed by the RAJPUR-SONARPUR MUNICIPALITY and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection of appeal on my behalf and also to sign building plans thereof.

- To sign and submit proposed building plan on my behalf by the said Attorney for residential purposes.
- To sign and/or submit the proposed building plan or any revision plan before the Rajpur-Sonarpur Municipality by the said Attorney on my behalf.
- To sign for and obtain all necessary sanction clearances of the said Premises by the said Attorney on my behalf.
- 6. To appear for and represent me before any competent authority tribunal authority arbitrator or revenue, administrative Civil Criminal, Jurisdiction relating to the

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any matters concerning the said property as per mentioned and written in the Schedule below on my behalf.

 To institute any case or defend any suit, proceedings, appeals revision, injunction, proceedings, enquiry, claims etc. relating to the said property on my behalf.

8. To appoint and/or engage any legal practitioner, Solicitors, Auditor, Valuer, Assessor, Arbitrators, and/or any legal Practitioner or any Advocate or Advocates other person or persons and to sign, execute and deliver all vokalatnamas, Ekrarnamas, show causes petition etc. for the aforesaid purposes on my behalf.

 To sign, execute, submit or deliver all plaints, written statement objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exhibits for the aforesaid purposes.
 To visit and represent my before all the West Bengal Govt. Office or Offices concerned and/or central Govt. Office, Thika Tenancy Office or Offices concerned and all other offices concerned smooth management of my said property as per stated and written in the Schedule hereunder on my behalf.

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- 11. To apply and for to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similar to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and on account of the said property as per mentioned and written in the Schedule below and after deduction of all such outgoings to deposit the same on my bank accounts with proper acquaintance.
  - 12. To apply for and obtain electricity, gas, water, sewerage/ drainage or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alterations thereof and to close down or to disconnection the same on my behalf.
  - 13. To execute and make any Deed of Conveyance or Deeds, any Kind of Declaration before the Rajpur-Sonarpur Municipality as well as competent authority or other documents for registration when to be executed by my said Attorney only the Developer's Allocation and to admit, execution and registration thereof before the registering authority or authorities concerned like as such registrar

of Assurance, Kolkata, District Sub-Registrar of Alipore, Additional District Sub-Registrar of Garia or like any such other registering office or offices concerned and also put his signature as and when require in the said Indentures on my behalf, in my name.

- 14. That Executant herein bound to signature or signatures into the relevant documents, papers regarding to the Deed of Conveyance prior and/or in future to the hand over the lawful physical possession of the Owners' allocation only when as necessary.
- 15. To make any kind of agreement or agreements with any purchaser or purchasers in respect of the Schedule below property on my behalf and to register the Deed of Conveyance on my behalf in favour of such intending purchaser or purchasers, name or names and to receive consideration money under allocation of the Developer's share only and the same shall be deposited into Developer's Bank Account.

16. To book the unit/flat in the said proposed building under Developer's Allocation only on behalf of me and in that regard the attorney shall have entered into an agreement for sale in any manner whatsoever save and except of Owner's Allocation and Developer shall have deposited the booking amount in to the Developer's Account.

17. To sign all the receipt or receipts which to be registered by my said Attorney in favour of the intending purchaser or purchasers in respect of the Developer's share of allocation only and also to handed over the same to such intending purchaser or purchaser on my behalf.

**AND GENERALLY** to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in this absolute discretion signature, which they may deem fit and proper, think necessary to do so or perform for the aforesaid property purposes.

**AND** I do hereby agree and undertake to ratify and confirm all such acts, deeds and things which my said Attorney may lawfully, do execute and caused to be done, performed by virtue of this Development Power of Attorney.

## THE SCHEDULE "A" PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring more or less an area of 4 Cottahs 15 Chittaks 09 Sq.ft., being Scheme Plot Nos. 7 & 8 TOGETHER WITH brick built tile shed structure, having an area more or less 200Sq.ft. with cemented floor finished, standing thereon, lying and situated at Mouza -Boral, J.L. No. 61, R.S. No. 199, District Collectorate Touzi No. 142, Pargana -Magura, comprised in R.S. Khatian No. 178, under L.R. Khatian No. 2777, appertaining to R.S. Dag No. 634, under L.R. Dag No. 828, within Police Station - Sonarpur now Narendrapur, being Holding No. 373, Boral "A", Kolkata "Raxshifters moult how Narendrapur, being Holding No. 373, Boral "A", Kolkata "Lan Maxia Mote - 700154, within the limits of Ward No. 34 of the Rajpur-Sonarpur Municipality, in the District South 24 Parganas, A.D.S.R. at Sonarpur now Garia, D.S.R. at Alipore, and the same is butted and bounded in the manner as follows :-

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On the North :- 12'ft. wide common passage. On the South :- Land of Alok Mukherjee and Pulak Mukherjee.

On the East :- Land under C.S. Dag No. 635. On the West :- 12 ft. wide common passage.

### THE SCHEDULE "B" ABOVE REFERRED TO (OWNER'S ALLOCATION)

The Owner shall get Three Flats out of which one Flat on the First Floor, in the North-Western side, one Flat on the Second Floor, in the South-Eastern side and last one Flat on the Third (Top) Floor, in the South-Eastern side along with One Car Parking Space, on the Ground Floor of the proposed G+III Storied building, as per sanction plan to be sanctioned by the Rajpur-Sonarpur Municipality together with all common space and service area which the owner is proportionately entitled to the said building **TOGETHER WITH** undivided undemarcated impartible proportionate share and/or interest of the vacant land and land underneath the said property along with all easement right, liberties and privileges and with all common amenities and facilities whatsoever of the said proposed building of the said property as mentioned hereinabove written in the Schedule "A".

#### THE SCHEDULE "C" ABOVE REFERRED TO (DEVELOPER'S ALLOCATION)

The Developer shall get remaining Flats on the Ground Floor, First Floor, Second Floor and Third Floor along with remaining Car Parking Spaces/Office Spaces, on the Ground Floor of the proposed G+III Storied building, as per sanction plan to be sanctioned by the Rajpur-Sonarpur Municipality save and except of the Owner's Allocation **TOGETHER WITH** undivided undemarcated impartible proportionate share and/or interest of the vacant land and land underneath the said property along with all easement right, liberties and privileges and with all common amenities and facilities whatsoever of the said proposed building of the said property as mentioned hereinabove written in the Schedule "A".

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IN WITNESS WHEREOF I, the Executant hereby subscribed my signature this the 1912- day of March Two Thousand and Twenty One (2021).

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#### SIGNED, SEALED AND DELIVERED

In the Presence of :-

1. Anjan Brose

Sukanta Pally, Boral, Kol-154, 2. Inpar un christoport priper faciences W. 27

relay Komen Blassonid SIGNATURE OF THE EXECUTANT

Drafted by me;

Arcen Konnar Kange F-320 Am 1 Advocate

Alipore Police Court Kolkata - 700027. Computerised Printed by : Kuntal Mukherjee

For T. C. ENTERPRISE chancles Sommone

For T. C. ENTERPRISE

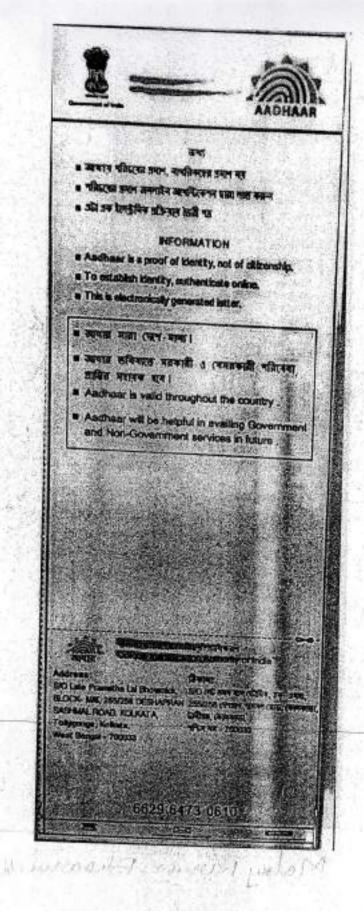
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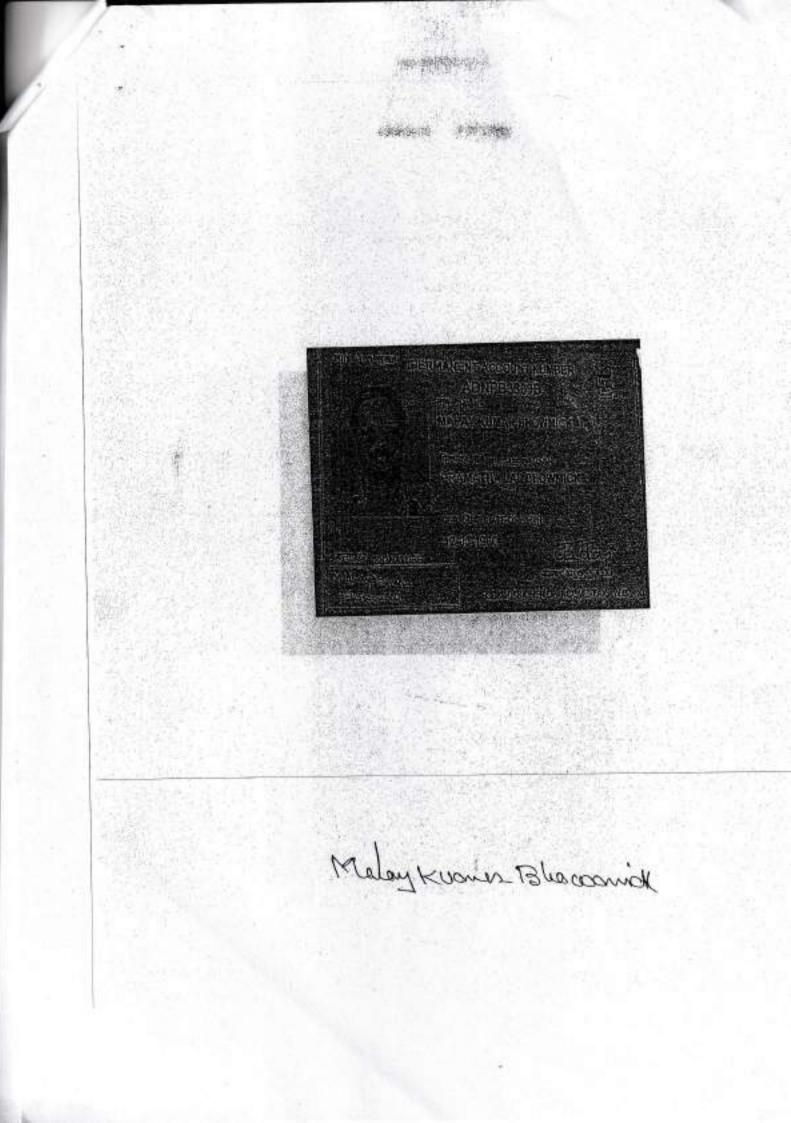
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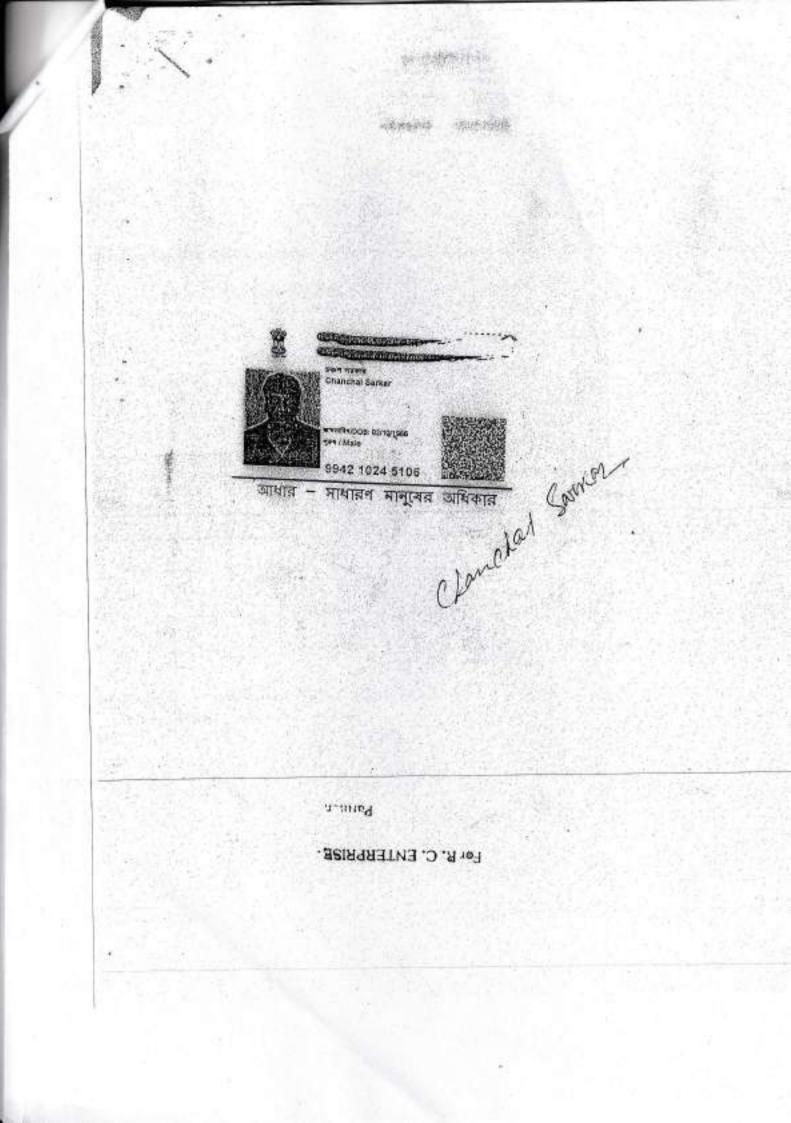
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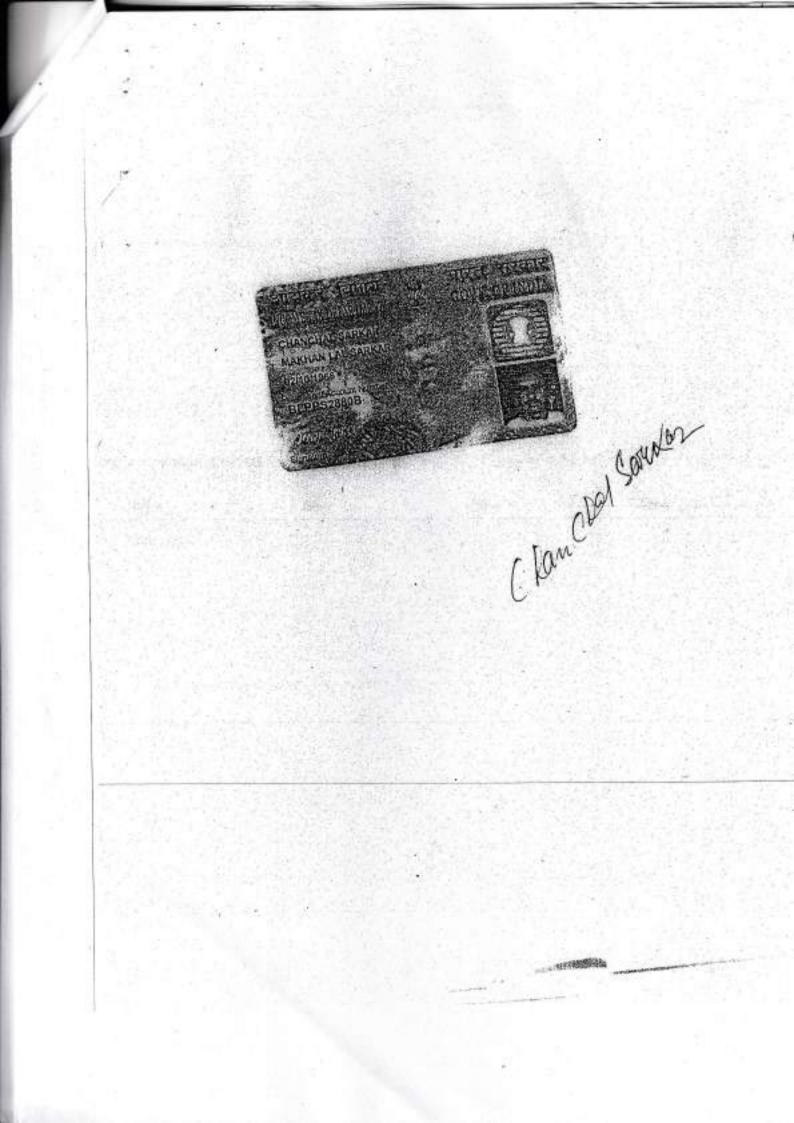
#### SIGNATURE OF THE ATTORNEY

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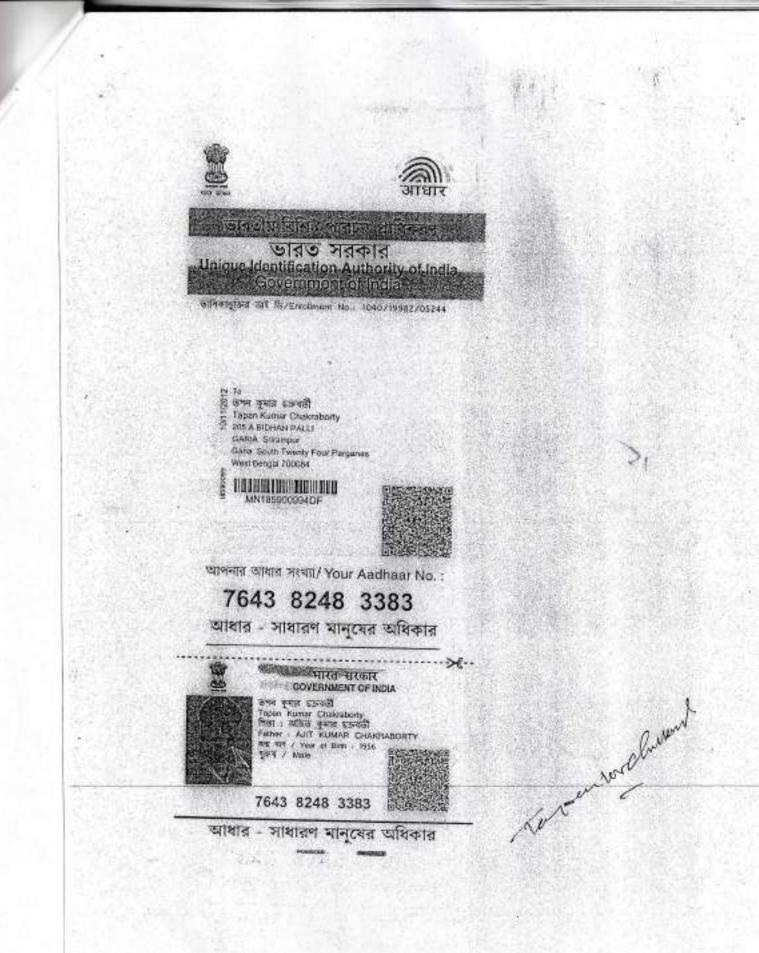






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For T. C. ENTERPRISE Ryn Km Thati Partner.



For 9. C. ENTERPRISE Raija Kon Thach

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Signature Mahay Kumer Bhacomick

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Signature Ranjan Warny Thati

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#### Major Information of the Deed

Deed No :	I-1629-02059/2021	Date of Registration	18/03/2021		
Query No / Year	1629-8000608172/2021	Office where deed is registered			
Query Date	18/03/2021 11:57:58 AM	1629-8000608172/2021			
Applicant Name, Address & Other Details	Tapan Kumar Chakraborty Ali[pore Polioce Court,Thana : Alipor - 700027, Mobile No. : 9123894015.	an Kumar Chakraborty ore Polioce Court,Thana : Alipore, District : South 24-Parganas, WEST BEN 2027, Mobile No. : 9123894015, Status :Advocate			
Transaction		Additional Transaction	and the second second second		
[0138] Sale, Development I Development Agreement	Power of Attorney after Registered	1 14			
Set Forth value		Market Value			
Rs. 20,00,000/-	STRUCTURE IN ACCOUNT OF THE STRUCTURE	Rs. 54,06,004/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)			
Remarks	Remarks Development Power of Attorney after No/Year):- 162902051/2021 Receive issuing the assement slip.(Urban area		Agreement of [Deed from the applicant for		

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More -Thanthania), Mouza: Boral, , Ward No: 34 Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	collected of the second s	Value (in Rs.)	Market Value (In Rs.)	Other Details
L1	LR-828	LR-2777	Bastu	Danga	4 Katha 15 Chatak 9 Sq Ft	a set to set a set of the set of		Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
	Grand	Total :			8.1675Dec	19,40,000 /-	53,46,004 /-	-

#### Structure Details :

Sch	Structure	Area of	Setforth	Market value	Other Details
No	Details	Structure	Value (In Rs.)	(In Rs.)	
S1	On Land L1	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete

	Total :	200 sq ft	60,000 /-	60.000 /-	
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#### Principal Details :

	Name	Photo	Finger Print	Signature
A NUMBER	Mr Malay Kumar Bhowmick (Presentant) Son of Late Pramathalal Bhowmick Executed by: Self, Date of Execution: 18/03/2021 , Admitted by: Self, Date of Admission: 18/03/2021 ,Place : Office			Melay www. Maniel
		18/03/2021	L71 18/03/2021	18/03/2021
	Jadavpur, District:-South 24	<ul> <li>Parganas, Wes</li> <li>Citizen of: India</li> <li>by: Self, Date of</li> </ul>	t Bengal, India, , PAN No.:: ADx of Execution: 18,	

#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
	T C Enterprise 441, Paschim Nischintapur, Now PS - Narendrapur, P.O:- Boral, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154, PAN No.:: AAxxxxxx2B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

#### Representative Details :

1	Name	Photo	Finger Print	Signature
	Mr Ranjan Kumar Thatol Son of Late Nilmoni Thatol Date of Execution - 18/03/2021, , Admitted by: Self, Date of Admission: 18/03/2021, Place of Admission of Execution: Office	122		Denjon Henri Theatri
		Mar 16 2021 12:43PM	L11 16/03/2021	18/03/2021

Chandlel Sancorr
18/03/2024

#### Identifier Details :

Name	Photo	Einger Print	Signature
Mr Tapan Kumar Chakraborty Son of Late Ajit Kumar Chakraborty Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700027	22		lamuchund
	18/03/2021	18/03/2021	18/03/2021

Identifier Of Mr Malay Kumar Bhowmick, Mr Ranjan Kumar Thatoi, Mr Chanchal Sarkar

Transf	fer of property for L	
SI.No	From	To. with area (Name-Area)
1	Mr Malay Kumar Bhowmick	T C Enterprise-8.1675 Dec
Trans	fer of property for S	
SI.No	From	To. with area (Name-Area)
1	Mr Malay Kumar Bhowmick	T C Enterprise-200.00000000 Sq Ft

# Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More -Thanthania), Mouza: Boral, , Ward No: 34 Pin Code : 700154

Sch	Piot & Khatian	Details Of Land	Owner name in English
No	Number		as selected by Applicant
L1	No:- 2777	Owner:মনর ভূমার ভৌনিক, Gurdian:রমণ নান, Address:নিক, Classification:ডালা, Area:0.08000000 Acre,	Owner Name not selected by