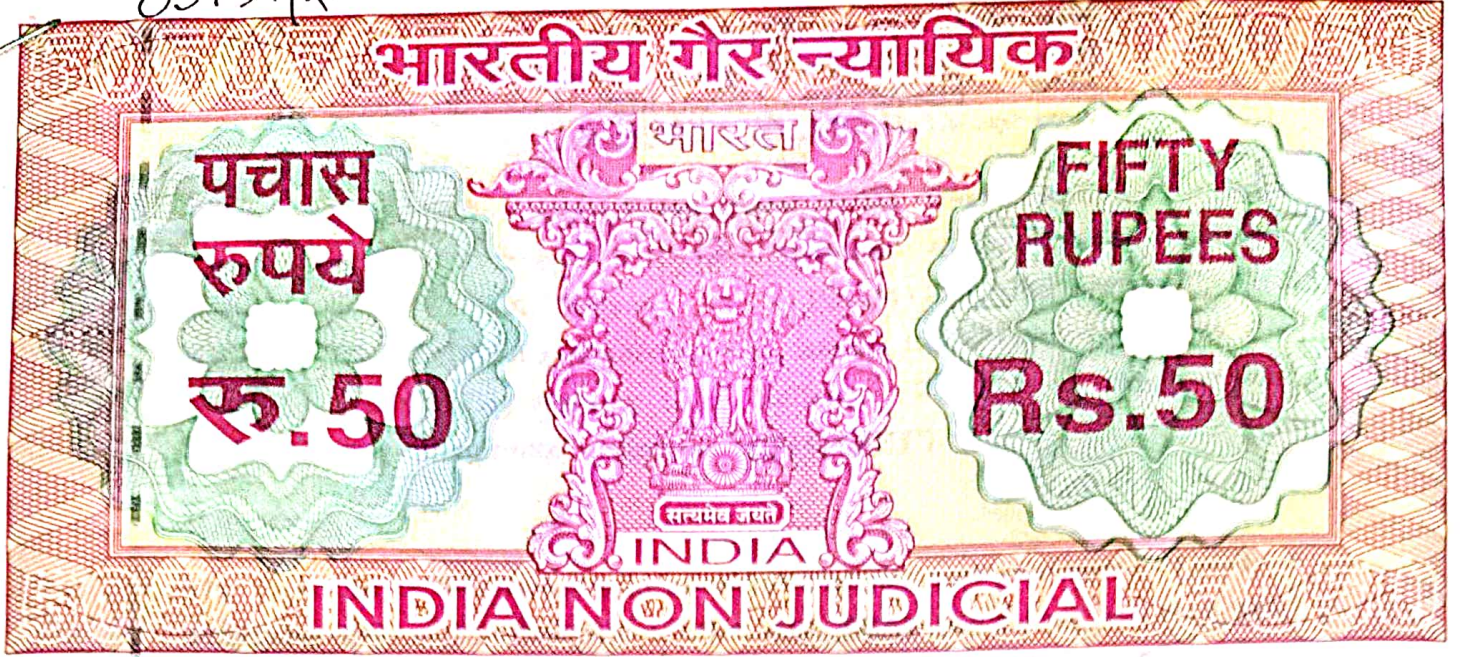


03191/23

I-3237/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 239861

Certified that the document is admitted for Registration. The signature sheet and the endorsement sheet attached with the document are the parts of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas

14 MAR 2023

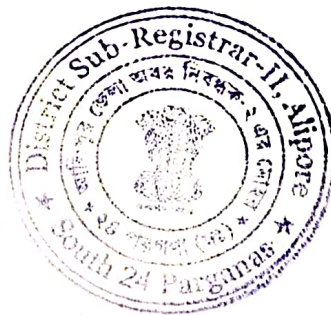
DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 14th day of March, Two Thousand and Twenty Three (2023) A.D., by SRI NILADRI DUTTA, (PAN: ACNPD4958P, AADHAAR NO. 5051 6778 8551), son of Late Priti Bhushan Datta, by faith-Hindu, Nationality-Indian, by Occupation-Service, residing at 112A, Selimpur Road, Post Office: Dhakuria, Police Station-Lake, Kolkata-700031; (hereinafter called the "PRINCIPAL"), do hereby nominate and appoint (1) SRI KARAN BIR CHHIBBAR, (PAN: AFLPC7463F, AADHAAR NO.7040 8541 4647) son of Mr. Paramjit Chhibbar, by faith-Hindu, Nationality-Indian, by Occupation-Business, residing at 60, Southern Avenue, Post Office-Sarat Bose Road, Police Station: Tollygunge, Kolkata - 700029; and (2) SRI VINEET KUMAR SINGH,

[Handwritten marks]
14/3
S-8/676548

Sl. No. 656 Rs. 50/- Date.....
Name..... Subhankar Singh Sankar (Noh.)
Address..... Alipore Judges Court, Post 27
Vendor Sign..... B. C. Halder

B. C. Halder
Licenced Stamp vendor
Alipore Judges Court
Kolkata-700027



District Sub Registrar-II
Alipore, South 24 Parganas
14 MAR 2023

(PAN: CPJPS3317C, AADHAR NO. 9487 6223 7946), son of Mr. Binay Kumar Singh, by faith-Hindu, Nationality-Indian, by Occupation-Business, residing at B-5/27(CA) Kalyani, Nadia Pin-741234, Partners of M/S KV.CONSTRUCTION, a partnership firm, having its registered office at 8B, Selimpur Road, Police Station: Lake, Kolkata - 700031, as my true and lawful attorney (hereinafter called the "ATTORNEY").

WHEREAS:-

- A. The Principal is the Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled ALL THAT piece and parcel of land measuring 3(three) Cottahs 7(seven) Chittack 23 (twenty Three) square feet, be the same or a little more or less, whereupon structure standing thereon, lying and situated in C.S. Dag No. 247, under C.S. Khatian No. 91 of Mouza: Selimpur, at and being KMC Premises No. 112A, Selimpur Road, Police Station : Lake, Kolkata-700031, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 92, under Assessee No. 21-092-24-0117-2, together with all right of easements, common facilities and amenities annexed thereto, (more fully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as the "*said property*".)
- B. The Principal has executed a Development Agreement, on 14.03.2023, in respect of the said property with M/S KV.CONSTRUCTION, a partnership firm, having its registered office at 8B, Selimpur Road, Police Station: Lake, Kolkata -700031, represented by its Partners- SRI KARAN BIR CHHIBBAR, son of Mr. Paramjit Chhibbar, residing at 60, Southern Avenue, Post Office- Sarat Bose Road, Police Station: Tollygunge, Kolkata - 700029; and (2) SRI VINEET KUMAR SINGH, son of Mr. Binay Kumar Singh, residing at B-5/27(CA) Kalyani, Nadia Pin 741234, (hereinafter referred to as the "**Developer**") for construction of the building upon the land of the said property as per sanction plan to be sanctioned by the Kolkata Municipal Corporation. The said Development Agreement was registered at the Office of District Sub-Registrar-II at Alipore and entered in Book No. I, Being No. 03225 for the year 2023.
- C. The Principal is desirous of appointing, nominating and constituting the Attorney herein as his true and lawful Attorney for and on his behalf and in

his name, place and stead at cost of the Attorney, do the following acts, deeds, matters and things that is to say :-

1. To defend, manage and maintain the undivided share in the said property and to construct the building upon the said property after demolishing the existing structures as per sanction plan to be sanctioned by the Kolkata Municipal Corporation in terms of the Development Agreement.
2. To erect boundary walls in and around of the said property.
3. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
4. To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
5. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said property and also to sign other documents as may be required by the authorities from time to time.
6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges of such Architects, Engineers and his agent or agents and/or sub-contractors, for and on behalf of the Principal.
7. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said property and/or to make alterations in the existing connection and to have disconnected the same and for that to sign, answer, 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 attorney.

8. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said property to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
9. To make, supervise and construction of the building and/or structures according to the sanction building plan to be sanctioned by the competent authority in respect of the said property as mentioned in Schedule hereunder and to that effect to get signed, pursue and collect on behalf of the principal all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.
10. To appear and represent the Principal before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served upon the Principal in respect of the said property and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.
11. To appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Fire Services Dept. West Bengal & Kolkata Police, C.E.S.C in connection with the said property and to sign and execute all the papers and documents wherever necessary.
12. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said property and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer 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 attorney.

13. To sign and execute all the papers and documents for mutation of the said property in the name of the Principal before the Kolkata Municipal Corporation.
14. To sign and execute all the papers and documents for obtaining land ceiling clearance and conversion of the land in respect of the said property in the name of the Principal from the competent authority.
15. To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the said property or any part thereof with undivided share of land and admit execution thereof.
16. To sign and execute all papers and documents which are require by the Authority as per West Bengal Housing Regulation Act, 2017 and rules made there under.
17. To enter into agreement for sale, deed of conveyance, transfer or otherwise in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said property at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.
18. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said property and to present the same for registration before the registering authority and to admit the execution thereof.
19. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's Allocation in terms of the said Development Agreement and to grant proper receipt and discharge thereof.
20. The developer shall have liberty to receive the amount from the intending

purchaser in respect of their respective ratio in terms of the development agreement and shall sign all papers and documents as required.

21. To deliver khas and vacant possession of the Developer's Allocation to the intending Purchaser or Purchasers.
22. To charge by way of equitable mortgage in respect of the Developer's Allocation consisting of flat/car parking space/commercial spaces of the proposed building and to make the Principal free from all encumbrances and liabilities whatsoever.
23. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
24. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said property or any part thereof including those relating to acquisition and/or requisition in which the Owner are now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
25. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
26. To sign affirm and verify plain, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said property or any part thereof.
27. To sign and execute all papers and documents relating to the existing tenants/occupiers in the existing building/proposed building for and on behalf of the Owner.
28. This Power of Attorney is revocable subject to consent of both the parties.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said property which the Principal could have done lawfully under his own hands if present personally. And said the Principal do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said property)

ALL THAT piece and parcel of land measuring 3(three) Cottahs 7(seven) Chittack 23 (twenty three) square feet, be the same or a little more or less,whereupon structure standing thereon, lying and situated in C.S. Dag No. 247, under C.S. Khatian No. 91 of Mouza: Selimpur, at and being KMC Premises No. 112A, Selimpur Road, Police Station : Lake, Kolkata-700031, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 92, under Assessee No. 21-092-24-0117-2, District Sub-Registration Office at Alipore and Additional District Sub-Registration Office at Behala, District- South 24 Parganas, together with all right of easements, common facilities and amenities annexed thereto, which is butted and bounded as follows:-

- ON THE NORTH** : - 20' Feet Wide Road,
ON THE SOUTH : - 112H, Selimpur Road,
ON THE EAST : - Premises Number 110/24, Selimpur Road,
ON THE WEST : - Premises Number 112B, Selimpur Road,

::8::

IN WITNESS WHEREOF the Principal and attorney have put their signature on this the day, month and year first above written in presence of Witnesses.

WITNESSES :-

1. *Goutam Jona*
Alipore Judges Court
KOL-27

2. *Nirmal Ghosh*
Alipore Judges Court
KOL-27

[Handwritten Signature]

Signature of the **PRINCIPAL**

KV. CONSTRUCTION

KV. CONSTRUCTION

Karan Bhabha

[Handwritten Signature]
Partner

Partner

Signature of the **ATTORNEY**

Drafted by and Prepared
in my Office:-

Binay Kumar Seth
Binay Kumar Seth
Advocate

Enrolment No.F/32/13/2017 of
Bar Council of West Bengal,
Alipore Judges' Court, Kolkata : 700027.

Major Information of the Deed

Deed No :	I-1602-03237/2023	Date of Registration	14/03/2023
Query No / Year	1602-8000676548/2023	Office where deed is registered	
Query Date	14/03/2023 1:07:44 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhankar Sarkar Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8276936406, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,17,46,537/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160203225/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Road, , Premises No: 112A, , Ward No: 092 Pin Code : 700031

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	3 Katha 7 Chatak 23 Sq Ft		97,89,037/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				5.7246Dec	0 /-	97,89,037 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2900 Sq Ft.	0/-	19,57,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2900 sq ft	0 /-	19,57,500 /-	



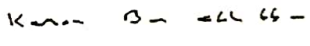
Principal Details :



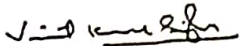
Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Mr NILADRI DUTTA Son of Late Priti Bhushan Dutta Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office	 14/03/2023	 LTI 14/03/2023
112A, Selimpur Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx8P, Aadhaar No: 50xxxxxxxx8551, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			

Attorney Details :



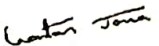
SI No	Name,Address,Photo,Finger print and Signature
1	KV. CONSTRUCTION 8B, Selimpur Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: AAxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print	Signature
1	Mr KARANBIR CHHIBBAR (Presentant) Son of Mr Paramjit Chhibbar Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office	 Mar 14 2023 1:35PM	 LTI 14/03/2023	 14/03/2023
60, Southern Avenue, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3F, Aadhaar No: 70xxxxxxxx4647 Status : Representative, Representative of : KV. CONSTRUCTION (as partners)				

Name	Photo	Finger Print	Signature
Mr VINEET KUMAR SINGH Son of Late Binay Kumar Singh Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office			
Mar 14 2023 1:36PM	LTI 14/03/2023	14/03/2023	
B-5/27(CA), Kalyani, City:- , P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741234, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CPxxxxxx7C, Aadhaar No: 94xxxxxxxx7946 Status : Representative, Representative of : KV. CONSTRUCTION (as partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM JANA Son of Mr MAHITOSH JANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	14/03/2023	14/03/2023	14/03/2023
Identifier Of Mr NILADRI DUTTA, Mr KARANBIR CHHIBBAR, Mr VINEET KUMAR SINGH			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr NILADRI DUTTA	KV. CONSTRUCTION-5.72458 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr NILADRI DUTTA	KV. CONSTRUCTION-2900.00000000 Sq Ft

Endorsement For Deed Number : I - 160203237 / 2023

14-03-2023

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.

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

Presented for registration at 13:27 hrs on 14-03-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr KARANBIR CHHIBBAR ,,

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 1,17,46,537/-

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

Execution is admitted on 14/03/2023 by Mr NILADRI DUTTA, Son of Late Priti Bhushan Dutta, 112A, Selimpur Road, P.O: Dhakuria, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service

Indetified by Mr GOUTAM JANA, , , Son of Mr MAHITOSH JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-03-2023 by Mr KARANBIR CHHIBBAR, partners, KV. CONSTRUCTION, 8B, Selimpur Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr GOUTAM JANA, , , Son of Mr MAHITOSH JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-03-2023 by Mr VINEET KUMAR SINGH, partners, KV. CONSTRUCTION, 8B, Selimpur Road, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr GOUTAM JANA, , , Son of Mr MAHITOSH JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 239861, Amount: Rs.50.00/-, Date of Purchase: 13/03/2023, Vendor name: S C Halder



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 136905 to 136920

being No 160203237 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.03.30 13:41:03 -07:00
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2023/03/30 01:41:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)