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I-6442/2021



15/12/21
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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q - 8 - 2629762/21

AE 572022



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

Additional District Sub-Registrar
Belghoria, 24 Pgs. (N)

15 DEC 2021

DEVELOPMENT POWER OF ATTORNEY

AFTER

REGISTERED DEVELOPMENT AGREEMENT

BE IT KNOWN TO ALL CONCERNED that We,

নম্বর.....
 সন ও তারিখ.....
 প্রেরতার নাম.....
 সাক্ষিন.....
 স্ট্যাম্প মূল্য.....
 ভেডার.....
 বারাসাত সাবরেজিস্ট্রী অফিস
 উত্তর ২৪ পরগণা
 টি. ভি. নং.....
 প্রেরণের তাং **25 NOV 2021**
 স্ট্যাম্প মূল্য.....
 স্ট্রোজারী অফিস বারাসাত
 ভেডার শ্রী জয়ন্ত কুমার বোস

19/13 (19/13)
 08/12/21

Tapan Kr. Mandal
 Advocate
 High Court, Calcutta.
 R. No.- WB/ 600/2001



Addl. District Sub-Registrar
 Belghoria, 24 Pgs. (N)

15 DEC 2021

KNOW ALL THESE USN BY THESE PRESENTS that WE, (1) **SRI ABHIJIT BHADRA** (PAN: ADWPB8763C, Aadhaar No. 9430 1198 1421), son of Late Bimal Chandra Bhadra and (2) **SRI AVISHEK BHADRA** (PAN: BZEPB5446F and Aadhaar No. 9381 8897 9540), son Sri Abhijit Bhadra, both by occupation- Business, by Nationality-Indian, both residing at 8, East Belgharia 1st Lane, P.O. Nandannagar, P.S. Nimta, Kolkata-700083, hereinafter referred to and called as the **"OWNER/ EXECUTANT"** send the following greetings:-

WHEREAS the owners herein are the joint owners of **ALL THAT** piece or parcel of a plot of Bastu land, measuring about 3 Cottahs 2 Chittacks along with 200 sq.ft. Tali Shed structure standing thereon at present 2 cottahs 10 chittacks more or less along with 100 sq. ft. Tali Shed structure standing thereon lying and situated at Mouza - Dakshin Nimta, J.L. No.8, R.S. No.102, Touzi No. 172, Comprised in C.S. Dag No. 5365, R.S. & L.R. Dag No. 5365/8058 under R.S. Khatian No. 428, L.R. Khatian No. 3094, having Municipal Holding No. 8(9), East Belgharia 1st Lane, Kolkata-700083, under Ward No. 08, within the local limits of North Dum Dum Municipality within the limit of A.D.S.R.O. Belgharia (formerly

A.D.S.R.O. Cossipore Dum Dum) under P.S. Nimta and 8, East Belgharia 1st Lane, P.O. Nandannagar, P.S. Nimta, Kolkata-700083 in the District of North 24 Parganas, morefully and particularly mentioned in the Schedule hereunder written, by way of gift from their predecessor deceased Bimal Chandra Bhadra, by virtue of one Bengali Gift Deed which was registered on 01.08.2013 before the A.D.S.R. Cossipore Dum Dum and recorded in Book No. I, CD Volume No. 23, Pages from 7281 to 7294 being Deed No. 09173 for the year 2013, against the natural love and affection mentioned thereon.

AND WHEREAS since the owners i.e. executants herein is/are seized and possessed of and/or otherwise well and sufficiently entitle to the said landed property by way of inheritance and enjoyed the same peacefully, freely, absolutely and without an interruption from any corners together with rights to sale, convey and transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions as the owners shall think fit and proper, free from all encumbrances, along with all common passage and all easement rights, which and herein after referred to as the

"SAID PROPERTY", morefully and particularly mentioned in the Schedule here under written.

AND WHEREAS, an agreement for development was executed and entered by and between the executant as owners and **M/S. CHOUDHURY CONSTRUCTION**, a Proprietorship Firm having its Principal Place of Business at 126, K.S. Dutta Road, Nimta, P.O. & P.S. - Nimta, Kolkata - 700049, District- North 24 Parganas, represented by its proprietor named **SRI SUMON CHOWDHURY (PAN - AIWPC7523Q, Aadhaar No. 270799318550)**, son of Sri Bhaskarananda Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at 126, K.S. Dutta Road, Nimta, P.O. & P.S. - Nimta, Kolkata - 700049, District - North 24 Parganas, hereinafter referred to and called as **Developer** under certain terms and conditions mentioned therein and the said Agreement for Development was executed and registered on 15.12.2021 before the A.D.S.R. Belgharia, and recorded in the Book No. I, being Deed No. 6434.....for the year 2021.

AND WHEREAS in order to proceed further for the purpose of project as per the said Development Agreement, we have decided

to appoint **M/S. CHOUDHURY CONSTRUCTION**, a Proprietorship Firm having its Principal Place of Business at 126, K.S. Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata – 700049, District- North 24 Parganas, represented by its proprietor named **SRI SUMON CHOWDHURY (PAN: AIWPC7523Q, Aadhaar No. 270799318550)**, son of Sri Bhaskarananda Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at 126, K.S. Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata - 700049, District - North 24 Parganas, as true and lawful attorney to act, deed or things the followings in respect of aforesaid property :-

1. To appear and represent us before the authorities of North Dum Dum Municipality, B.L. & L.R.O. office, Revenue Department, W.B.S.E.D.C.L./C.E.S.C., Income Tax Authority, Authority of Town and Country Planning, Airport Authority, as and when required for the purpose of maintenance, protection and preservation of our said property.
2. To apply for obtaining Electricity, Gas, Water, orders and permissions from the necessary authorities in respect of our

aforesaid property and to sign and execute the necessary documents on our behalf, mentioned in Para -1.

3. To defend possession, manage and maintain the aforesaid property.
4. To pay all Municipal and other statutory taxes and charges in respect of the said property on our behalf and in our names as and when the same will become due and payable.

And also the Developer solely sign the Building Plan, Site Plan, Structural Plan any papers and documents relating to Municipal water department as well as West Bengal Electricity Board's Electricity connection purposes, B.L. & L.R.O Mutation, Conversion, Municipal Mutation, Amalgamation, Airport Clearance etc. purposes on our behalf.

5. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said property or part, portion thereof.

6. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memo of appeal or any other documents or papers in any proceedings relating to our said property or in any way connected therewith.
7. To appear before the North Dum Dum Municipality in connection with our said property and obtain necessary sanctioned plan and completion certificate on behalf of us by executing necessary documents.
8. To enter into any Agreement for Sale or Memorandum of understanding and/or any other instrument and documents in respect of selling of the **Developer's Allocation** and to receive the earnest money or part of the consideration and to issue the money receipt and to receive cash, cheque or draft from the intending purchaser/purchasers in respect of **Developer's Allocation, only**.
9. To appear before the office of District Registrar, Barasat, Additional District Sub – Registrar, Cossipore Dum Dum, at present Belgharia or the office of the Registrar of Assurances,

Kolkata, for the purpose of selling of **Developer's Allocation** or any part thereof and to execute and register the necessary Deed of Conveyance/Conveyances and delivery the possession of **Developer's Allocation** only in favour of any purchaser/purchasers in respect of **Developer's Allocation** as mentioned in the Development Agreement.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises as per the said Development Agreement and the said attorney shall think proper.

-: THE SCHEDULE REFERRED TO ABOVE:-

ALL THAT piece or parcel of a plot of Bastu land, measuring about 2 cottahs 10 chittacks more or less along with 100 sq. ft. Tali Shed structure standing thereon lying and situated at Mouza - Dakshin Nimta, J.L. No.8, R.S. No.102, Touzi No. 172, Comprised in C.S. Dag No. 5365, R.S. & L.R. Dag No. 5365/8058 under R.S. Khatian No. 428, L.R. Khatian No. 3094, having Municipal Holding

No. 8(9), East Belgharia 1st Lane, Kolkata-700083, under Ward No. 08, within the local limits of North Dum Dum Municipality within the limit of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. Nimta and 8, East Belgharia 1st Lane, P.O. Nandannagar, P.S. Nimta, Kolkata-700083 in the District of North 24 Parganas, which is butted and bounded by:-

ON THE NORTH : By Land of Smt. Suparna Bhadra;

ON THE SOUTH : By house of Late Prafulla Bhowmick;

ON THE EAST : By house of Late Nripen Bhattacharya;

ON THE WEST : By 12' ft. wide municipal road.

IN WITNESS WHEREOF We have here unto set and affixed our respective hands and seals on the 15th day of, December, 2021.

SIGNED, SEALED & DELIVERED

at Kolkata in presence of :-

1.

[Handwritten Signature]
KFA 31

Abhijit Bhadra
Arushka Bhadra

SIGNATURE OF THE LAND OWNERS/EXECUTANTS

2. *Tapan Kr. Mandal*
Advocate

CHOUHURY CONSTRUCTION
Suman Choudhury
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted and Explained by me :-

Tapan Kr. Mandal
(Tapan Kumar Mandal) *Tapan Kr. Mandal*
Advocate Advocate
High Court, Calcutta High Court, Calcutta.
Bar - Association Room No.16. R. No.- WB/ 600/2001

SPECIMEN FORM FOR TEN FINGERPRINTS

Abhijit Bha
Abhijit Bhadva



| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

Avish
Avishke Bhadrva

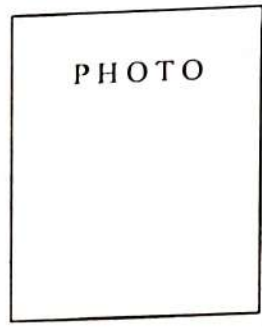


| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

Sumon
Sumon Chowdhury



| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

Major Information of the Deed

| | | | |
|---|--|---------------------------------|----------------------|
| Deed No : | I-1526-06442/2021 | Date of Registration | 15/12/2021 |
| Query No / Year | 1526-8002629762/2021 | Office where deed is registered | |
| Query Date | 15/12/2021 12:50:54 PM | | 1526-8002629762/2021 |
| Applicant Name, Address & Other Details | PRADIP KARMAKAR Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700158, Mobile No. : 7003861615, Status : Solicitor firm | | |
| Transaction | [0138] Sale, Development Power of Attorney after Registered Development Agreement | | |
| Set Forth value | Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Stampduty Paid(SD) | Market Value Rs. 21,53,252/- | | |
| Rs. 100/- (Article:48(g)) | Registration Fee Paid Rs. 21/- (Article:E, E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152606434/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: East Belghoria Lane, Mouza: Dakshin Nimta, Pin Code : 700083




| Sch No | Plot Number | Khatlan Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|--------------|----------------|-------------------|---------|-------------------|-------------------------|-----------------------|--|
| L1 | RS-5365/8058 | RS-428 | Bastu | Bastu | 2 Katha 10 Chatak | | 21,26,252/- | Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name : |
| Grand Total : | | | | | 4.3313Dec | 0/- | 21,26,252 /- | |

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. | 0/- | 27,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 0 /- | 27,000 /- | |

Principal Details :

Name, Address, Photo, Finger print and Signature

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr Abhijit Bhadra (Presentant) Son of Late Bimal Chandra Bhadra Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office |  |  |  |
| 15/12/2021 | LTI 15/12/2021 | 15/12/2021 | |

8, East Belgharia First Lane, City:- , P.O:- Nandannagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021
 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office



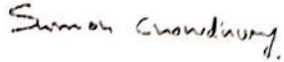
| Name | Photo | Finger Print | Signature |
|---|--|--|--|
| Mr Abhishek Bhadra Son of Mr Abhijit Bhadra Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office |  |  |  |
| 15/12/2021 | LTI 15/12/2021 | 15/12/2021 | |

8, East Belgharia First Lane, City:- , P.O:- Nandannagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021
 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office




Attorney Details :

Name, Address, Photo, Finger print and Signature

| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|---|
| 1 | MS CHOUDHURY CONSTRUCTION 126, K.S. Dutta Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 , PAN No.:: Alxxxxxx3Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

| | | | |
|--|---|---|---|
| Mr Sumon Chowdhury Son of Mr Bhaskarananda Chowdhury Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 15/12/2021, Place of Admission of Execution: Office |  |  |  |
| | Dec 15 2021 1:32PM | LTI 15/12/2021 | 15/12/2021 |
| 126, K.S. Dutta Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx3Q,Aadhaar No Not Provided Status : Representative, Representative of : MS CHOUDHURY CONSTRUCTION (as sole proprietor) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr DHRUBA MONDAL Son of Mr DULAL MONDAL NABAJIBAN BISHARPARA, City:- , P.O:- BISHARAPARA, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700158 |  |  |  |
| | 15/12/2021 | 15/12/2021 | 15/12/2021 |
| Identifier Of Mr Abhijit Bhadra, Mr Abhishek Bhadra, Mr Sumon Chowdhury | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|---------------------------------------|
| 1 | Mr Abhijit Bhadra | MS CHOUDHURY CONSTRUCTION-2.16563 Dec |
| 2 | Mr Abhishek Bhadra | MS CHOUDHURY CONSTRUCTION-2.16563 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|---|
| 1 | Mr Abhijit Bhadra | MS CHOUDHURY CONSTRUCTION-50.00000000 Sq Ft |
| 2 | Mr Abhishek Bhadra | MS CHOUDHURY CONSTRUCTION-50.00000000 Sq Ft |

15/12/2021

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:04 hrs on 15-12-2021, at the Office of the A.D.S.R. Belghoria by Mr Abhijit Bhadra, one of the Executants.

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 21,53,252/-

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

Execution is admitted on 15/12/2021 by 1. Mr Abhijit Bhadra, Son of Late Bimal Chandra Bhadra, 8, East Belgharia First Lane, P.O: Nandannagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business, 2. Mr Abhishek Bhadra, Son of Mr Abhijit Bhadra, 8, East Belgharia First Lane, P.O: Nandannagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business

Indetified by Mr DHRUBA MONDAL, , Son of Mr DULAL MONDAL, NABAJIBAN BISHARPARA, P.O: BISHARAPARA, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700158, by caste Hindu, by profession Business

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

Execution is admitted on 15-12-2021 by Mr Sumon Chowdhury, sole proprietor, MS CHOUDHURY CONSTRUCTION, 126, K.S. Dutta Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Indetified by Mr DHRUBA MONDAL, , Son of Mr DULAL MONDAL, NABAJIBAN BISHARPARA, P.O: BISHARAPARA, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700158, by caste Hindu, by profession Business

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/-

Payment of 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 1913, Amount: Rs.100/-, Date of Purchase: 08/12/2021, Vendor name: J CHATTERJEE



Saikat Patra

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Belghoria

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered In Book - I
Volume number 1526-2021, Page from 242328 to 242353
being No 152606442 for the year 2021.



Digitally signed by SAIKAT PATRA
Date: 2021.12.21 11:47:55 +05:30
Reason: Digital Signing of Deed.

Saikat Patra

(Saikat Patra) 2021/12/21 11:47:55 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)