

Deed No. I - 4309/2023



Development Power of Attorney



: Drafted by :

AJIM ALI

Advocate,

Barasat Judges' Court

Mobile : 9831784613

- 4310/23

I-4307/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 536249

11/3/2023
 1.3.2023

certified that the document is admitted to registration. The signature sheet / sheets and endorsement sheet / sheets attached to the document are a part of this document.

Regd. Sub Registrar - 1
 North 74 Paschimpara, Baranagar
 5 JUN 2023
 5 JUN 2023

DEVELOPMENT POWER OF ATTORNEY
 After registration of Development Agreement

KNOW ALL MEN BY THESE PRESENTS :

I, SRI. DHARAMCHAND JAIN, having PAN - ACQPJ5763R, and Aadhaar No. - 9087 7907 2049, EPIC No. - DWK0682641, Son of Late Kapoor Chand Jain, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, P.O. & P.S. - Bhawanipore, Kolkata - 700020, West Bengal, Director of the K. C. ORGANISER PRIVATE LIMITED, having PAN - AAECK1395B, a Private Limited Company, incorporated under the Companies Act, 1956, having its Office at 2, Sir Hariram Goenka Street, 2nd Floor, P.O. & P.S. - Burrobarazar, Kolkata - 700007, West Bengal, hereinafter called and referred to as the "EXECUTANT/OWNER".

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WHEREAS one **Rafik Mondal**, was the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and absolutely seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Rafik Mondal**, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favmy of **Jamaluddin Mondal** and two others, by virtue of a Sale Deed, duly registered

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on 04/05/1956 before the S.R.O. Cossipore DumDum and recorded in Book No. 1, Volume No. 71, Pages from 215 to 216, being No. 4501 for the year 1956 and delivered the peaceful possession over the same.

AND WHEREAS being in joint peaceful possession over the aforesaid purchased land, said **Jamaluddin Mondal**, mutually agreed and partition their aforesaid purchased land with their other two co-sharer and they got their share of land accordingly, by virtue of a registered Deed of Partition, dated 30/03/1963 which was duly registered before the S.R.O. Cossipore DumDum and recorded in Book No. 1, Volume No. 56, Pages from 30 to 35, being Deed No. 2838 for the year 1963.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Jamaluddin Mondal**, sold, transferred and conveyed ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favmy of **Kamala Kanta Nath**, by virtue of a Sale Deed, duly registered on 10/07/1984 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded

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in Book No. I, Volume No. 67, Pages from 264 to 266, being No. 5654 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property said **Kamala Kanta Nath** sold, transferred and conveyed the same i.e. ALL THAT (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata-700157, District - North 24 Parganas, in the State of West Bengal, in favmy of **Sri. Narendra Kumar Agarwal**, by virtue of a Sale Deed, duly registered on 04/03/1989 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 39, Pages from 301 to 316, being No. 1838 for the year 1989 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property said **Sri. Narendra Kumar Agarwal**, sold, transferred and conveyed the same i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S.**

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& L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favmy of **said Aditya Prakash Daga @ Aditya Kumar Daga** by virtue of a Sale Deed, duly executed on 20/11/2007 and registered on 12/09/2011 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 18, Pages from 10445 to 10465, being No. 10649 for the year 2011 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid Sale Deed, **said Aditya Prakash Daga @ Aditya Kumar Daga** became the sole and absolute owner of the aforesaid property and thereafter he mutated his name in the present L.R. R.O.R. vide L.R. Khatian No. 11416 under L.R. Dag No. 2671 as the nature of Shali and since then he has been enjoying the said property free from all encumbrances, liens, charges and mortgages, interferences and disturbances of any other person or persons whatsoever and paying the Govt. Revenue and Municipal taxes and other taxes as a sole and absolute owner and occupier from time to time.

AND WHEREAS while being in peaceful possession over the aforesaid property **said Aditya Prakash Daga @ Aditya Kumar Daga**, sold, transferred and conveyed the same i.e. **ALL THAT** piece and parcel of

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Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, **corresponding to L.R. Khatian No. 11416** (recorded in the name of **Aditya Prakash Daga**), lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favmy of **the Owner herein**, by virtue of a Sale Deed, duly executed on 09/02/2022 and registered on 10/02/2022 before the D.S.R. - II, North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 1502-2022, Pages from 34100 to 34139, being 150200862 for the year 2022 and delivered the peaceful possession over the same.

AND WHEREAS one **Rafik Mondal**, was also the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat

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thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and absolutely seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Rafik Mondal**, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality, Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly *Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favmy of **Jamaluddin Mondal and two others**, by virtue of a Sale Deed, duly registered on 04/05/1956 before the S.R.O. Cossipore DumDum and recorded in Book No. I, Volume No. 71, Pages from 215 to 216, being No. 4501 for the year 1956 and delivered the peaceful possession over the same.*

AND WHEREAS being in joint peaceful possession over the aforesaid purchased land, said **Jamaluddin Mondal**, mutually agreed and partition their aforesaid purchased land with their other two co-sharer and they got their share of land accordingly, by virtue of a registered Deed of Partition, dated 30/03/1963 which was

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duly registered before the S.R.O. Cossipore DumDum and recorded in Book No. I, Volume No. 56, Pages from 30 to 35, being Deed No. 2838 for the year 1963.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Jamaluddin Mondal**, sold, transferred and conveyed ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favmy of **Kamala Kanta Nath**, by virtue of a Sale Deed, duly registered on 10/07/1984 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 67, Pages from 264 to 266, being No. 5654 for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Kamala Kanta Nath**, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R.**

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Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favmy of **Smt. Bimala Agarwal**, by virtue of a Sale Deed, duly registered on 04/03/1989 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 39, Pages from 285 to 300, being No. 1837 for the year 1989 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Smt. Bimala Agarwal**, sold, transferred and conveyed the same i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of

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West Bengal, in favour of **Surya Prakash Daga**, by virtue of a Sale Deed, duly executed on 20/11/2007 and registered on 20/10/2011 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, CD Volume No. 20, Pages from 7904 to 7924, being No. 12109 for the year 2011 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid Sale Deed, said **Surya Prakash Daga**, became the sole and absolute owner of the aforesaid property and thereafter he mutated his name in the present L.R. R.O.R. vide L.R. Khatian No. 11415 under L.R. Dag No. 2671 as the nature of **Shali** and since then he has been enjoying the said property free from all encumbrances, liens, charges and mortgages, interferences and disturbances of any other person or persons whatsoever and paying the Govt. Revenue and Municipal taxes and other taxes as a sole and absolute owner and occupier from time to time.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Surya Prakash Daga** sold, transferred and conveyed the same i.e. ALL THAT piece and parcel of Shali land measuring an area of 06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, **corresponding to L.R. Khatian No. 11415** (recorded in the name of **Surya Prakash Daga**), lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13

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West Bengal, in favmy of **Surya Prakash Daga**, by virtue of a Sale Deed, duly executed on 20/11/2007 and registered on 20/10/2011 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 20, Pages from 7904 to 7924, being No. 12109 for the year 2011 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid Sale Deed, said **Surya Prakash Daga**, became the sole and absolute owner of the aforesaid property and thereafter he mutated his name in the present L.R. R.O.R. vide L.R. Khatian No. 11415 under L.R. Dag No. 2671 as the nature of **Shali** and since then he has been enjoying the said property free from all encumbrances, liens, charges and mortgages, interferences and disturbances of any other person or persons whatsoever and paying the Govt. Revenue and Municipal taxes and other taxes as a sole and absolute owner and occupier from time to time.

AND WHEREAS while being in peaceful possession over the aforesaid property, according to the amicable partition said **Surya Prakash Daga** sold, transferred and conveyed the same i.e. **ALL THAT** piece and parcel of Shali land measuring an area of **06 (SIX) COTTAHS 08 (EIGHT) CHITTACKS**, be the same a little more or less, out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to L.R. Khatian No. 11415 (recorded in the name of **Surya Prakash Daga**), lying and situated at **MOUZA - HATIARA**, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13

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(Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, in favmy of **the Owner herein**, by virtue of a Sale Deed, duly executed on 09/02/2022 and registered on 10/02/2022 before the D.S.R. - II, North 24 Parganas at Barasat, and recorded in Book No. 1, Volume No. 1502-2022, Pages from 34140 to 34180, being 150200863 for the year 2022 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid purchased the Owner herein, became the sole and absolute OWNER of **ALL THAT** piece and parcel of Shali land measuring an area of **13 (THIRTEEN) COTTAHS**, be the same a little more or less, as **2553** share out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to at present **L.R. Khatian No. 11415** [recorded in the name of the **Surya Prakash Daga** and **L.R. Khatian No. 11416** [recorded in the name of the **Aditya Prakash Daga**], lying and situated at **MOUZA - HATIARA**, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, and thereafter Owner herein mutated its name in the present **L.R. R.O.R. vide L.R. Khatian No. 20024** under **L.R. Dag No. 2671** as the nature of Shali, morefully and particularly described in the **SCHEDULE**

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hereinafter written and since then it has been enjoying the same peacefully without any interruption or litigation and fully enjoy the entire property with free from all encumbrances, by paying the rent and taxes regularly before the concerned authority from time to time.

AND WHEREAS the Land Owner herein assure the Promoter/ Developer herein to deliver the original papers in respect of the said land to the Promoter/Developer herein at the time of execution of these presents without being provoked and/or influenced by any third parties and the Promoter/Developer will start construction of the said proposed multi-storied building at its own costs and expenses immediately after the sanction of the said proposed sanctioned plan from the local Municipal authority concern in the name of the Owner, upon handing over peaceful vacant possession of the land by the Land Owner herein to the Promoter /Developer herein along with signing of Possession Letter in favmy of the Promoter/Developer herein.

AND WHEREAS the Owner of the immovable properties, more fully and particularly referred and explained under the **SCHEDULE** hereunder written and/or given and intending to sale, convey, transfer, alienate, grant, give, demise, devise and provide and ultimately dispose of and till the date of its ultimate disposal in the manner aforesaid to have better management, preservation, security, use, occupation, possession and enjoyment of the same.

AND WHEREAS we the executant herein already entered into a Development Agreement executed on 15/06/2023 with the Developer Firm namely **S. P. ENTERPRISE**, having PAN - **AEPFS3071Q**, a Partnership Firm, having its registered office at 24/FL-03, Bon Bihari Bose Road, P.O. &

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multi-storied building, according to the Building Sanctioned Plan of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, **TOGETHER WITH** undivided proportionate land beneath the building and common areas and facilities of the proposed Multi-storied building from the Developer out of the proposed multi-storied building, according to the Building Sanctioned Plan of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, **TOGETHER WITH** undivided proportionate land beneath the building and common areas and facilities of the proposed Multi-storied building from the Developer.

AND WHEREAS since it is necessary and expedient for us immediately, so as to have convenient and effectual management of all the works and affairs relating to the said sale, convey, transfer, alienate, grant, give and ultimately dispose off and till the date of its ultimate disposal in the manner aforesaid for the better management, preservation, security, use, occupation, enjoyment and possession and for the others, morefully and particularly referred hereunder, on behalf of myselfes, we are desirous to appoint Attorney.

NOW BY THESE PRESENTS I, THE EXECUTANT HEREIN, do hereby nominate, constitute and appoint to

1). **SRI. SHAILESH KUMAR SINGH**, having PAN - CIZPS1518N, and Aadhaar No. 3965 5485 2997, EPIC No. - , Son of Rasnarayan Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, Distriect - Howrah, West Bengal, Pin Code - 711101,

2). **MD. FAIJUDDIN AHMED**, having PAN BKHPA0368K, and Aadhaar No. 6904 4548 3454, EPIC No. - , Son of Late Mansur Sardar, by faith - Muslim, by Nationality - Indian, by occupation

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- Business, residing at Hatiara, P.O. - Hatiara, P.S. - New Town now Eco Park, Kolkata - 700157, District - North 24 Parganas, West Bengal, respectively being the Partners of **S. P. ENTERPRISE, having PAN - AEPFS3071Q**, a Partnership Firm, having its registered office at 24/FL-03, Bon Bihari Bose Road, P.O. & P.S. - Howrah, District - Howrah, West Bengal, Pin Code - 711101, as my Lawful Constituted Attorney for my names, on my behalf to do, exercise, execute and perform the following acts, deeds, matter and things which as are follows :-

1. To enter into, hold and defend possession of the said property except the Owner's allocated areas and every part thereof and also to manage, maintain and administer the said land and every part thereof.

2. To sign, execute and submission plan, documents, statements, undertaking, declaration as may be required for having the plan sanctioned, modified and/or alter by the local Municipal Authority or any other authorities.

3. To appear and represent us before the necessary authorities including the Municipality, Fire Brigade, W.B. Police, W.B. Pollution Control Board, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanction plans or before any other authorities in this regard in respect of the aforesaid property, schedule mentioned hereunder.

4. To pay fees obtained such other order or permission from the necessary authorities and to engage Engineers, Architects, Expert and other Agents, Contractors, Sub-Contractors for the aforesaid purpose of development as my

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said Attorney shall think proper.

5. To receive the excess amount or lees if any paid for the purpose sanction, modification and/or alteration of the Development Plans to any authority or authorities.

6. To deal with, if any lawful occupant lawfully or otherwise stay in at different portion of the said premises in any manner as the said Attorney may deem fit and proper for getting the said premises vacated from them and for that purpose to sign, execute and enter in to all sorts of agreement and to do all other acts, deeds or things as may be necessary therefore.

7. To Develop the said premises by making construction of building thereon after obtaining Building sanction plan of the local Municipality or any other authority.

8. For all or any, of the purpose stated hereinbefore to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents and the said Attorney can act as they will deemed fit and proper. To present any sale deed or deeds of conveyances before the concerned A.D.S.R. or District Sub-Registrar or R.A. Kolkata for getting such deeds registered in my name and on my behalf.

9. To apply for and obtain electricity, gas, water connection, swerage, drainage, telephone and other connections of any other utilizes to the said premises and/or have disconnected the same and for that purpose to sign, 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 said Attorney.

10. To utilize or shift or have connected the existing electricity connection, if any, in the proposed premises in

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such manner as the said Attorney may think fit and proper.

11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises including the rents and/or license fees from the occupants thereof.

12. To appear and represent me before all authorities including those under the local Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

13. To enter into any agreements for Sale of Flats and other units with the intending Purchaser and to receive the earnest money and full amount of consideration from the intending Purchaser. The said Attorney are also empowered or authorized to dispose to or sell out the Flats and other units and to receive the total consideration from them and in that case no permission is required from us and we shall have no objection for the same.

14. To apply for mutation and to record the name of the respective Flat Owner of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

15. To file and submit the declarations, statements, applications and/or returns to the competent authority or any other authority or authorities in connection with the matters wherein contained.

16. To commence, procure, enforce, answer or oppose

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all actions and other legal proceedings and demands, touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or in respect of the said premises in which the said estate is now or may hereafter be interested or concerned and if think fit to compromise, settle, referred to arbitration in any such action or proceedings as aforesaid before any Ld. Cmyt Civil, Criminal or Revenue.

17. To advertise in the Newspaper or through any other for procuring purchaser for selling the Flats and all other units in the proposed building.

18. To file and defend suits, cases, appeals and whatsoever nature for and on my behalf or to be instituted preferred by or against us by any person or persons in respect of the said proposed premises and also to present and prosecute write application in respect thereof.

19. To compromise suits, appeals or other legal proceedings in any Cmyt, Tribunal or another authority whatsoever and to sign and verify applications thereof.

20. To sign, declare and/or affirm any plaint, written statements, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

21. To deposit and withdraw fees, documents and moneys in and from the Cmyt or Cmyts and/or other person or persons or authority and give valid receipt and discharge there for.

22. To enter into agreement for Sale for the proposed Flats and all other units as per agreement and/or to receive advance/earnest money or total consideration in respect of

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the Flats and the proportionate share of the land or in any portion thereof for transferring and conveying the proportionate right, title, interest out of the under mentioned schedule of land and to hand over the copies of the relevant documents in regard to my title of the land to such intending purchaser or purchasers as the case may be. It is further noted that in such case the advance receivable by my Attorney will not be claimed or demanded by us and at the same time we shall not be liable for any transaction. But the said Attorney are absolutely entitled and empowered to dispose off all the Flats and other units except the Owner's allocated Flats, mentioned in the Development agreement at his own desecrations without taking any permission from us.

23. To take necessary financial assistance/loan from any Nationalised Bank and/or other Banks and/or other statutory concern and/or financial institution in respect of the below schedule property by mortgaging the same..

24. To do all other acts in respect of Development, Sale, Transfer of the said Units which required to do and cost of selling flats and other units.

And this development power of attorney may be altered any time or time to time with mutual consent of the both parties herein above.

And we do hereby ratify and confirm and agree or undertake to ratify and confirm all acts, deeds, matters and things whatsoever my said Attorney shall lawfully do or cause to be done or perform under or by virtue of these presents including in such confirmation and other works will be completed or the whole deal/transaction as per the said agreement notwithstanding no expenses power is given herein.

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And, in short my abovenamed Attorney shall be entitled and/or hereby empowered to do all the above deeds and things for and on behalf of us in my name as required for the purpose of development and to dispose of in respect of the said property. And the Power of Attorney is revocable in nature.

THE SCHEDULE "A" ABOVE REFERRED TO

(The existing Property)

ALL THAT piece and parcel of **Shali** land measuring an area of 13 (THIRTEEN) COTTAHS, be the same a little more or less, as 2553 share out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to **R.S. & L.R. Dag No. 2671**, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to at present **L.R. Khatian Nos. 11416 and 11415**, corresponding to at present **L.R. Khatian No. 20024** [recorded in the name of the **Owner herein**], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, **Nearest Road - Isan Pally (Hatiara)**, which butted and bounded as follows :

On the North	:	By R.S. & L.R. Dag No. 2670.
On the South	:	By R.S. & L.R. Dag No. 2674 & 2675 & 20'-00" Wide Road.
On the East	:	By R.S. & L.R. Dag No. 2672.
On the West	:	By Part of R.S. & L.R. Dag No. 2671.

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THE SCHEDULE "B" ABOVE REFERRED TO

(The Property upon which the Power is given)

ALL THAT entire land and proposed multi-storied building to be constructed over the aforesaid Schedule "A" land measuring an area of 13 (THIRTEEN) COTTAHS, be the same a little more or less, as 2553 share out of 84 Decimals, comprised in Sabek Dag No. 2693, corresponding to R.S. & L.R. Dag No. 2671, under Sabek Khatian No. 938, corresponding to R.S. Khatian No. 1175, corresponding to at present L.R. Khatian Nos. 11416 and 11415, corresponding to at present L.R. Khatian No. 20024 [recorded in the name of the Owner herein], lying and situated at MOUZA - HATIARA, J.L. No. 14, Re.Su. No. 188, Touzi No. 169, Pargana - Kalikata, within the local limits of Rajarhat Gopalpur Municipality Now Bidhannagar Municipal Corporation, under Ward No. 13 (Old 10), P.S. - formerly Rajarhat thereafter New Town at present ECO Park, A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat, Kolkata 700157, District - North 24 Parganas, in the State of West Bengal, subject to payment of proportionate Revenue to the Govt. of West Bengal through the Collector of North 24 Parganas, **Nearest Road - Isan Pally (Hatara)**,

except the Owner's allocation according to the said Development Agreement. This is the subject matter of this Development Power of Attorney.

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IN WITNESS WHEREOF We, the executants herein, signed and executed this Power of Attorney on this 15 th day of June, 2023.

WITNESSES :

1). Sunita Sarkar
Of 8 no. Sukanta Pally
P.O + P.S. Ashoknagar
North 24 Parganas

KC ORGANISER PRIVATE LIMITED

Sham Chandra

Director

2). Gokul Ch. Ghosh
Vill P.O. Bhagyabandagan
P.S. Barasat
KOL-700128

SIGNATURE OF THE OWNER/

EXECUTANTS ENTERPRISE

1). *Shailish K. Singh*

2). *M.D. Faiyazul Haque*

Partner

SIGNATURE OF THE ATTORNEY

Drafted by :

Amir Ali

Advocate.

Dist. Judges' Court,
Barasat, North 24 Pgs.

WB-496/2004

Letter Settings :

(Kuntal Singha Roy)
Barasat Court

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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Dhimesh Chandra

Signature of the Presentant

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

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Shailash K's Singh

ডান হাত

SK Singh & Shailash K's Singh

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

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

ডান হাত



MD. Farisul Alam

ডান হাত

MD. Farisul Alam

Signature of the Presentant

Major Information of the Deed

No / Year	I-1501-04309/2023	Date of Registration	15/06/2023
Deed No	1501-8001553414/2023	Office where deed is registered	
Deed Date	15/06/2023 1:58:41 PM	D S R - I NORTH 24-PARGANAS, District North 24-Parganas	
Applicant Name, Address & Other Details	Ajim Ali Barasat Judges Court Thana Barasat, District North 24-Parganas, WEST BENGAL. PIN - 700124, Mobile No 9831784613, 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 1 59,70,505/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 100/- (Article 48(g))	Rs 53/- (Article E. E. M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 150104305/2023 Received Rs 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area).		

Land Details :

District North 24-Parganas, P.S - Rajarhat, Municipality BIDHANNAGAR MUNICIPALITY CORPORATION, Road Isan Pally(Hatiara), Mouza Hatiara, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-2671 (RS - I)	LR-20024	Bastu	Shali	13 Katha		1,59,70,505/-	Width of Approach Road 20 Ft. Adjacent to Metal Road.
Grand Total :					21.45Dec	0/-	159,70,505 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	K C Organiser Private Limited 2 Sir Haniram Goenka Street, 2nd Floor., City - Kolkata, P.O - Borrobazar, P.S -Burrobazar District -Kolkata West Bengal, India, PIN - 700007 , PAN No : AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative, Executed by: Representative

Agency Details :










Name, Address, Photo, Finger print and Signature

S P Enterprise

24/FL-03, Bon Bihari Bose Road, City - Howrah, P.O. - Howrah, P.S. - Howrah, District - Howrah, West Bengal, India. PIN - 711101. PAN No. - AExxxxxx1Q, Aadhaar No. Not Provided by UIDAI. Status: Organization, Executed by Representative

Representative Details :

Sl No Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<p>Shri Dharamchand Jain (Presentant) Son of Late Kapoor Chand Jain Date of Execution - 15/06/2023, Admitted by: Self, Date of Admission: 15/06/2023, Place of Admission of Execution: Office</p>			
	<p>KC Villa, 46B, Chakraberia Road, North 1st Floor, Near Ajanta Dhaba, City - P.O - Bhawanipore, P.S Bhawanipore, District -South 24-Parganas, West Bengal, India, PIN - 700020. Sex: Male, By Caste Hindu, Occupation Business, Citizen of India, PAN No: ACxxxxxxx3R, Aadhaar No: 90xxxxxxxx2049 Status: Representative, Representative of K.C Organiser Private Limited (as Director)</p>			
2	<p>Shri Shailesh Kumar Singh Son of Rasnarayan Singh Date of Execution - 15/06/2023, Admitted by: Self, Date of Admission: 15/06/2023, Place of Admission of Execution: Office</p>			
	<p>24/FL-3 Bon Bihari Bose Road, City - Howrah, P.O - Howrah, P.S -Howrah, District -Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste Hindu, Occupation Business, Citizen of India, PAN No: cixxxxxx8n, Aadhaar No: 39xxxxxxxx2997 Status: Representative, Representative of S.P Enterprise (as Partner)</p>			
3	<p>Mohd Faijuddin Ahmed Son of Late Mansur Sardar Date of Execution - 15/06/2023, Admitted by: Self, Date of Admission: 15/06/2023, Place of Admission of Execution: Office</p>			
	<p>Hatiara, City - Bidhannagar, P.O - Hatiara, P.S -New Town, District -North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste Muslim, Occupation Business, Citizen of India, PAN No BKxxxxxx8K, Aadhaar No: 69xxxxxxxx3454 Status: Representative, Representative of S.P Enterprise (as Partner)</p>			

Details :

	Photo	Finger Print	Signature
Sanku Sarkar Late - P. Chandra Sarkar Sukanta Pally, City - P.O. Bidhannagar, P.S. - Ashoknagar, District - North 24 Parganas, West Bengal, India, Pin - 743222			
	15/06/2023	15/06/2023	15/06/2023

Witneses Of Shri Dharamchand Jain, Shri Shailesh Kumar Singh, Mohd Fajuddin Ahmed

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
*	K C Organiser Private Limited	S P Enterprise-21.45 Dec

Land Details as per Land Record

District - North 24-Parganas, P. S. - Rajarhat, Municipality, BIDHANNAGAR MUNICIPALITY CORPORATION, Road - Isan Pally/Hatiara, Mouza. Hatiara, Pin Code - 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No. - 2671, LR Khatian No - 20024	Owner কে সি অর্থাৎইজার , Gurdian প্রা নি, Address কোলকাতা . Classification শালি, Area 0.22000000 Acre	K C Organiser Private Limited

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

Under rule 21 of West Bengal Registration Rule: 1962 duly stamped under schedule 1A, Article number: 48
Stamp Act 1899

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

Presented for registration at 13:32 hrs. on 15-06-2023, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri
Dharamchand Jain

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
10,00,000/-

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

Execution is admitted on 15-06-2023 by Shri Dharamchand Jain, Director, K C Organiser Private Limited, 2, Sir
Narain Goenka Street, 2nd Floor, City - Kolkata, P.O. - Burdubazar, P.S. - Burdubazar, District - Kolkata, West Bengal,
India, PIN - 700007

Identified by Sushil Sarkar, Son of Late Phul Chand Sarkar, 8 Sukanta Pally, P.O. Ashoknagar, Thana Ashoknagar,
North 24 Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by profession Business

Execution is admitted on 15-06-2023 by Shri Shailesh Kumar Singh, Partner, S P Enterprise, 24/FL-03, Bon Bihan
Bose Road, City - Howrah, P.O. - Howrah, P.S. - Howrah, District - Howrah, West Bengal, India, PIN - 711101

Identified by Sushil Sarkar, Son of Late Phul Chand Sarkar, 8 Sukanta Pally, P.O. Ashoknagar, Thana Ashoknagar,
North 24 Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by profession Business

Execution is admitted on 15-06-2023 by Mond Fajuddin Ahmed, Partner, S P Enterprise, 24/FL-03, Bon Bihan Bose
Road, City - Howrah, P.O. - Howrah, P.S. - Howrah, District - Howrah, West Bengal, India, PIN - 711101

Identified by Sushil Sarkar, Son of Late Phul Chand Sarkar, 8 Sukanta Pally, P.O. Ashoknagar, Thana Ashoknagar,
North 24 Parganas, WEST BENGAL, India, PIN - 743222, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53 00/- (E = Rs 21 00/- , H = Rs 28 00/- , M(b)
= Rs 4 00/-) and Registration Fees paid by Cash Rs 53 00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 70/- and Stamp Duty paid by Stamp Rs 100 00/-

Description of Stamp

Stamp Type: Impressed, Serial no 4142, Amount: Rs 100 00/-, Date of Purchase: 15/06/2023, Vendor name
VARAN CHANDRA SADHU

Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2023, Page from 107227 to 107256
being No 150104309 for the year 2023.



Digitally signed by Rajendra Prasad
Upadhyay
Date: 2023.06.19 17:29:23 +05:30
Reason: Digital Signing of Deed.

Rajendra Prasad Upadhyay

(Rajendra Prasad Upadhyay) 2023/06/19 05:29:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)