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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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It is certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's along with this document's are the part of this document.



**POWER OF ATTORNEY
FOR DEVELOPMENT**

TO ALL TO WHOM THESE:

I, **SRI JAYANTA NATH MAJUMDER** (PAN : **APWPM7289Q**), Son of Sri Baidyanath Majumdar, by Nationality- Indian, by Religion-Hindu, by Occupation-Service, Residing at: 368/1/1, P. N. Mukherjee Road, Das Para, P.O.

Jayanta Nath Majumder

09 NOV 2022

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[Signature]
Hokendu Bandyopadhyay
Advocate

ANNAPURNA NIDHAN
[Signature]
Partner

(2)

B.D.Sopan, P.S. Khardah, District : North 24-Parganas, Kolkata-700116, do hereby appoint, constitute and nominate: "**M/S. ANNAPURNA NIRMAN**" (PAN : **AAZFA0012H**), a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at: 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardaha, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

(1) SRI ASIM BOSE ROY, Son of Late Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.-Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

(2) SRI ANINDYA DAS, Son of Sri Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,

(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117,

SEND GREETINGS:-

WHEREAS originally the beloved father of the present Land Owner / Executant hereof namely Baidyanath Majumdar (Son of Late Abinash Majumdar) had purchased a plot of land measuring more or less 3 Cottahs classified as "Bastu" lying and situates within Mouza-Khardaha, J.L. No. 2, Re.Su. No. 18, Touzi No. 218, comprised and contained in R.S. Dag No. 2899, under R.S. Khatian No. 555, P.S.- Khardaha, by virtue of a

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Alokendu Bandyopadhyay

Advocate

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ANNAPURNA NIRMAN
Asim Bose Roy
Partner

Jayanta Das Majumdar

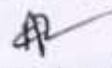
(3)

Registered Bengali Saaf Bikroy Kobala being Deed No. 4312, from his predecessor-in-title namely Sri Panchu Gopal Das (Son of Late Atul Krishna Das) and the said Deed was executed and registered on 26.11.1976 at the Office of Sub Registrar at Barrackpore and the same was recorded in Book No. I, Vol. No. 73, Pages from 86 to 90, being no. 4312, for the year 1976.

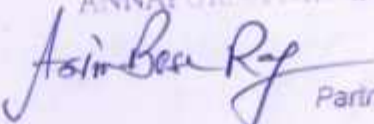
AND WHEREAS the said Baidyanath Majumdar after the purchasing the aforesaid landed property he mutated his name before the local Khardah Municipality and constructed a two storied pucca residential building thereon and had been enjoying as well as possessing the same without any interruption of others.

AND WHEREAS the said Baidyanath Majumdar while had been enjoying the aforesaid land & building he make a Gift in respect of **3 Cottahs** of landed property, classified as "Bastu", togetherwith a Two storied pucca residential building standing thereon within Mouza-Khardah, J.L. No. 2, Re.Su No. 18, Touzi No. 218, comprised and contained in R.S. Dag No. R.S. Dag No. 2899, corresponding to L.R. Dag No. 5328, under R.S. Khatian No. 555, corresponding to L.R. Khatian No. 893, P.S. Khardah, District-North 24 Parganas, within the local limits of the Khardah Municipality, bearing holding no. 368/1/1, P. N. Mukherjee Road, Das Para, P.O. B.D. Sopan, Kolkata-700116, under Ward No. 19, infavour of his son namely Jayanta Nath Majumder (the Land Owner / Executant hereof) by executing a Registered Deed of Gift, being no. 152405952, which was Executed on 04.11.2016 and Registered on 08.11.2016, at the office of A.D.S.R. Sodepur, District North

Jayanta Nath Majumdar


Alokendu Bandyopadhyay
Advocate

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ANNAPURAN NIT IAN

Partner


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24 Parganas and the same was recorded in Book no. I, Volume No. 1524-2016, noted within the pages from 174275 to 174296, being no. 152405952, for the year 2016.

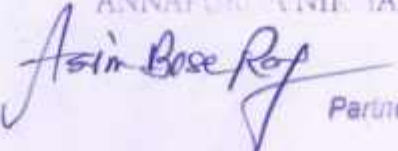
AND WHEREAS in the manner aforesaid the Land Owner / Executant hereof has been possessing the said 3 cottahs of landed property and mutated his name to the Assessment Registrar of Khardaha Municipality in Holding No. 368/1/1, P.N. Mukherjee Road, under Ward No. 19 and the land owner hereof also recorded his name in the L.R. record of right vide L.R. Dag No. 5328 under L.R. Khatian No. 8709 (in the name of Jayanta Nath Majumder) and have been possessing and enjoying the said landed property by exercising all his right of ownership over the said landed property and he thus legally entitled to the said property as absolute owner and paying the relevant rent taxes regularly and enjoying the same peacefully, quietly and without interruption of others and hinderance from any corner whatsoever which is free from all shorts of encumbrances, charges, liens and attachments what-so-ever.

AND WHEREAS the Executant is now desirous of developing the said land by constructing Multi Storeyed building in accordance with the plan sanctioned by the Khardah Municipality and look for a responsible and reputed Developer/ Promoter who will be able to develop the properties in conjunction with the Executant.

AND WHEREAS I the executant hereof have entered into a Registered Development Agreement, being no. 152410092, which was executed by me on 9th day of


Alokendra Bandyopadhyay
Advocate

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ANNAPUR ANIL IAN

Partner

Jayanta Nath Majumder

Jayanta Nath Majumder

(5)

November , 2022 at the office of A.D.S.R.O. Sodepur, Dist.- North 24 Parganas with the developer "**M/S. ANNAPURNA NIRMAN**", a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardaha, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

(1) SRI ASIM BOSE ROY, Son of Late Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.- Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

(2) SRI ANINDYA DAS, Son of Sri Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,

(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117, for construction of a Multistoried Building/Complex, upon the said property consisting of several Numbers of Self Contained and independent Flats, Shop rooms, Godowns, Garages, Car Parking Space etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement I have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Khardah Municipality and other appropriate Authority to do all other acts and things.


Alokendu Bandyopadhyay
Advocate

ANNAPURNA NIRMAN

Partner

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Jayanta Nath Majumdar

(6)


AND WHEREAS the Developers have requested me to grant the said power of Attorney in favour of "**M/S. ANNAPURNA NIRMAN**", a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardaha, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

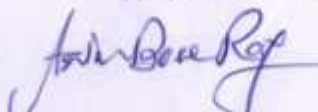
(1) SRI ASIM BOSE ROY, Son of Late Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.- Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

(2) SRI ANINDYA DAS, Son of Sri Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,

(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117 which I hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS that I, **SRI JAYANTA NATH MAJUMDER**, Son of Sri Baidyanath Majumdar, by Nationality- Indian, by Religion-Hindu, by Occupation-Service, Residing at: 368/1/1, P. N. Mukherjee Road, Das Para, P.O. B.D.Sopan, P.S. Khardah, District : North 24-Parganas, Kolkata-700116, do hereby nominate, constitute and appoint the within named Developer to be my true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.


Alokendu Bandyopadhyay
Advocate

ANNAPURNA NIRMAN

Partner

Contd...7

Jayanta Nath Majumder

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1. To appear and represent me before the Khardah Municipality for amalgamating the separate Holdings into a single Holding by inserting my holding property and sign the relevant applications for that purpose on behalf of me AND to prepare plan on behalf of Executant for development of the said property described in the Schedule hereunder and to submit the same to the Khardah Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments in my name and on my behalf.
2. To approach on behalf of Executant all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property in my name and on my behalf.
3. To enter upon the said property either alone or alongwith others for the purpose of commencing construction work on the said property in my name and on my behalf.
4. To supervise the development work in respect of Building/s on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or

Jayanti Nath Majumdar



Alokendu Bandyopadhyay

Advocate

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Asim Bose Roy

Partner

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Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Khardah Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Khardah Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being in my name and on my behalf.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property) in my name and on my behalf.

6. To appear and represent me before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid in my name and on my behalf.

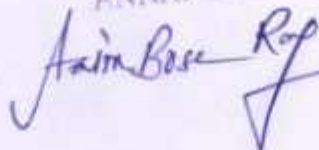
7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration monies salaries and/or wages in my name and on my behalf.

8. To pay various deposits to the Khardah Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to


Alokendu Bandyopadhyay

Advocate

ANNAPURNA SINGH IAN


Anam Bose Roy
Partner

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Jayanta Nath Majumdar

(9)


claim refund of such deposits so paid by my said Attorney and to give and effectual receipts in my name and on my behalf in connection with the refund of such deposits in my name and on my behalf.

9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Khardah Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed in my name and on my behalf.

10. To execute in favour of the C.E.S.C. and/or Khardah Municipality a lease in respect of any portion of the said property for the purpose of enabling the Khardah Municipality and/or the C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings in my name and on my behalf.

11. To make necessary applications to the C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon in my name and on my behalf.

12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Khardah Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Khardah Municipality in my name and on my behalf.


Alokendu Bandyopadhyay
Advocate

ANNAPURAN
Asim Bose
Partner

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Jayanta Nath Majumdar

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13. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property in my name and on my behalf.

14. To apply for and obtaining water connection for the Buildings to be constructed on the said property and/or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Khardah Municipality and other concerned authorities in my name and on my behalf.


15. To give such letters and writings and/or undertaking as may be required from time to time by the Khardah Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or completion Certificate in respect of the said building/s or any part or parts thereof in my name and on my behalf.

16. To give necessary letters, writings and undertakings to the Khardah Municipality (Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings in my name and on my behalf.

17. To approach the Khardah Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any) in my name and on my behalf.

18. To approach the Government of West Bengal in all its Departments as also the Khardah Municipality and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction

Jayanta Nath Majumdar


Alokendu Bandyopadhyay
Advocate

ANNAPURNA MITTAL
Anita Bose Roy
Partner

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in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon in my name and on my behalf.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Khardah Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property in my name and on my behalf.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority in my name and on my behalf.

(ii) To make applications and submit the amended or new Building Plans to the Khardah Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property in my name and on my behalf.



Alokendu Bandyopadhyay
Advocate

ANNAPURNA MITAL



Partner

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Jayanta Nalla Majumdar

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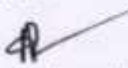
(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property in my name and on my behalf.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property in my name and on my behalf.

21. (i) To enter into Agreement for sale of Building (**except owners allocation**) as per Agreement that will be constructed on the said property in the name of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

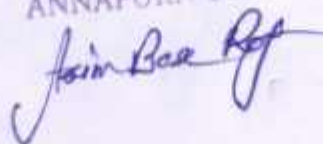
(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof in my name and on my behalf.

(iii) The Land owner shall handover physical possession of the land with the existing structure to the developer and/or his representatives within 7 days after execution of this Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.


Alokendu Bandyopadhyay

4/10/2018

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Jayanti Nath Majumdar

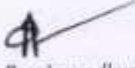
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(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(v) The owner shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages **(except owners allocation)** in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance at Kolkata in my name and on my behalf.

22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof **(except owners allocation)** in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose in my name and on my behalf.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance in my name and on my behalf.


Alokendu Bandyopadhyay
Attorney

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Jayanta Nath Majumdar

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24. To make application on the Khardah Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance. Lease and/or other documents of transfer as aforesaid may have been executed in my name and on my behalf.

25. To execute Lease in respect of the said property (**except owners allocation**) and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney in my name and on my behalf.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by me any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as I could do.

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as my said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to me upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

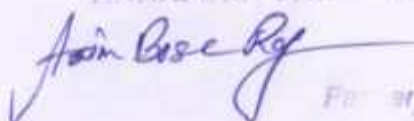
28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof in my name and on my behalf.



Alokendu Bandyopadhyay

Advocate

ANNAPURNA NIT...



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Jayanta Nath Majumdar

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(b) I hereby agree and undertake that I shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Khardah Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. I hereby expressly agree and undertake that if any such instructions shall be issued by me the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by me in my name and on my behalf.

29. For me in my name to accept service of any writ of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to me by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in my name or in the name of the said Attorney in my name and on my behalf.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before



Alokendu Bandyopadhyay

Advocate

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Asim Bose Roy
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Jayanti Nath Majumdar

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any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead in my name and on my behalf.

31. To sign, verify and execute Plaints, Written Statements, Counterclaims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my behalf under the powers reserved to me under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents in my name and on my behalf.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to me either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such



Alokendu Bandyopadhyay

Advocate

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ANNAPURNA NIP TIAN



Partner

Jayanta Nath Majumdar

(17)

investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same in my name and on my behalf.

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as I could in my person do.

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal in my name and on my behalf.

35. AND I HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon him in my name and on my behalf.

36. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND I HEREBY DECLARE that I shall not do anything inconsistent with this Power of Attorney.

37. AND I hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Khardah Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

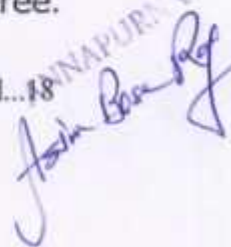


Alokendu Bandyopadhyay

Attorney

Jayanta Nath Majumdar

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Partner

ANAPURNI NIP TAN

(18)

38. Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of Revenue Paying "**BASTU**" land measuring an area of **3 (Three) Cottahs** be the same a little more or less, alongwith a Two storied pucca residential Building having constructed covered aera 1680 sq.ft. (1104 sq.ft. on the Ground Floor + 576 sq.ft. on the First Floor) standing thereon with **Cemented Flooring** lying under **Mouza - Khardah**, J.L. No. 2, R.S. No. 18, Touzi No. 218 comprised & contained in R.S. Dag No. 2899, corresponding to L.R. Dag No. 5328, under R.S. Khatian No. 555, corresponding to L.R. Khatian No. 8709 (in the name of Jayanta Nath Majumder), P.S. Khardah, under Khardah Municipality being Municipal Ward No. 19, Holding No. 368/1/1, P. N. Mukherjee Road, Das Para, P.O. B.D. Sopan, P.S. Khardah, District: North 24 Parganas, Kolkata -700 116, under A.D.S.R. Sodepur, which is the subject property of this Power of Attorney for Development.

Joyanta Nath Majumder

BUTTED AND BOUNDED

ON THE NORTH : House of Sri Gopal Singh.
ON THE SOUTH : House of Sri Ajit Paul.
ON THE EAST : House of Sri Prasanta Das.
ON THE WEST : 16 ft. wide P. N. Mukherjee Road.

ANNAPURNA MITTAL
Partner

Annapurna Mittal



Alokendu Bandyopadhyay

Advocate

Contd...19

(19)

IN WITNESSES WHEREOF the parties/Executant hereto have hereunto set and subscribed his hands on this 9th day of November, 2022 A.D.

SIGNED AND DELIVERED
in presence of following
WITNESSES:

1. Jubir Kr. Das
Rahata, Kal. 1/8.

2. Ayan Banerjee

Adv

Jayanti Nath Majumdar

S/o-Swapan Banerjee
Barrackpore Court.
Enl. No.: F/1429/2013.

SIGNATURE OF THE EXECUTANT

ANNAPURNA NIRMAN

Asim Bose Roy

Anindya Sen.
Kingshuk Das.

Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

Alokendu Bandyopadhyay
Adv.

ALOKENDU BANDYOPADHYAY

Advocate

Calcutta High Court, District Judge's Court Barasat,

Barrackpore Court

Enl. No.-WB-570/2004

Laser Setter:

Preetam Das

Preetam Das

Alokendu Bandyopadhyay

Advocate

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



Name : **SRI ASIM BOSE ROY**

Asim Bose Roy

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Asim Bose Roy

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ANINDYA DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Anindya Das

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ANNAPURNA NIRJAN

Asim Bose Roy

Partner

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



Name : **SRI JAYANTA NATH MAJUMDER**

Jayanta Nath Majumder

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Jayanta Nath Majumder
 SIGNATURE OF THE PRESENTANT



(2) Name : **SRI KINGSHUK DAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Kingshuk Das.
 SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ANNAPURNA NIRMALAN

Anim Bose Roy
 Partner

Major Information of the Deed

	I-1524-10105/2022	Date of Registration	09/11/2022
No / Year	1524-8003183199/2022	Office where deed is registered	
Date	09/11/2022 12:33:56 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address Other Details	Alokendu Bandyopadhyay Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 40,00,000/-		Rs. 51,84,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152410092/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: P. N. Mukherjee Road, Mouza: Khardah, , Ward No: 19, Holding No:368/1/1 Pin Code : 700116



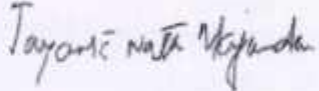
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5328	LR-8709	Bastu Bastu	3 Katha	35,00,000/-	40,50,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				4.95Dec	35,00,000 /-	40,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1680 Sq Ft.	5,00,000/-	11,34,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1104 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 576 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1680 sq ft	5,00,000 /-	11,34,000 /-	

Details :

Name,Address,Photo,Finger print and Signature



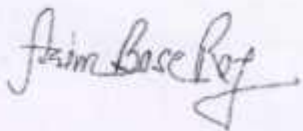


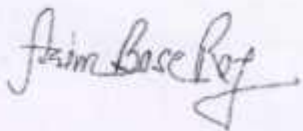


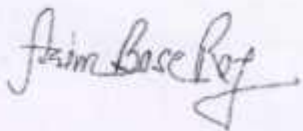
Name	Photo	Finger Print	Signature
Mr Jayanta Nath Majumder (Presentant) Son of Mr Baidyanath Majumder Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office			
09/11/2022	LTI 09/11/2022	09/11/2022	

368/1/1/, P. N. Mukherjee Road,*Das Para, City:- Khardah, P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: apxxxxx9q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office

Attorney Details :



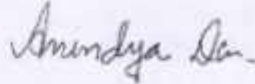


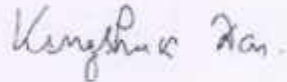
SI No	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA NIRMAN 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxx2H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td>Mr Asim Bose Roy Son of Late Satya Ranjan Bose Roy Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Nov 9 2022 1:33PM</td><td>LTI 09/11/2022</td><td>09/11/2022</td></tr></tbody></table>	Name	Photo	Finger Print	Signature	Mr Asim Bose Roy Son of Late Satya Ranjan Bose Roy Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office				Nov 9 2022 1:33PM	LTI 09/11/2022	09/11/2022
Name	Photo	Finger Print	Signature									
Mr Asim Bose Roy Son of Late Satya Ranjan Bose Roy Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office												
Nov 9 2022 1:33PM	LTI 09/11/2022	09/11/2022										
3No., Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)												

ANNAPURNA NIRMAN

Partner

Name	Photo	Finger Print	Signature
Anindya Das Mr Dilip Kumar Das of Execution - 11/2022, , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office			
Gaipur, Natun Para, City:- Habra, P.O:- Gobordanga, P.S:-Habra, District:-North 24-Parganas, West Bengal, India, PIN:- 743252, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)			
Name	Photo	Finger Print	Signature
Mr Kingshuk Das Son of Mr Kanti Ranjan Das Date of Execution - 09/11/2022, , Admitted by: Self, Date of Admission: 09/11/2022, Place of Admission of Execution: Office			
1No., Surya Sen Nagar, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- , P.O:- Barrackpore, P.S:-Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN:- 700120			
	09/11/2022	09/11/2022	09/11/2022

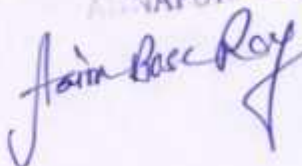
Identifier Of Mr Jayanta Nath Majumder, Mr Asim Bose Roy, Mr Anindya Das, Mr Kingshuk Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Jayanta Nath Majumder	ANNAPURNA NIRMAN-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Jayanta Nath Majumder	ANNAPURNA NIRMAN-1680.00000000 Sq Ft

ANNAPURNA NIRMAN

 Partner

ails as per Land Record

, 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: P. N. Mukherjee Road, Mouza: Khardah, ,
J, Holding No:368/1/1 Pin Code : 700116

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 5328, LR Khatian No:- 8709	Owner:জয়ন্ত নাথ মজুমদার, Gurdian:বৈদ্যনাথ মজুমদার, Address:মিজ , Classification:ডাঙ্গা, Area:0.04950000 Acre,	Owner Name not selected by applicant.

ANNA PURNIMA 'AN

Asim Core Reg
F/1308

022

Mode 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 Indian Stamp Act 1899.

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

Presented for registration at 13:13 hrs on 09-11-2022, at the Office of the A.D.S.R. SODEPUR by Mr Jayanta Nath Majumder, Executant.

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 51,84,000/-

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

Execution is admitted on 09/11/2022 by Mr Jayanta Nath Majumder, Son of Mr Baidyanath Majumder, 368/1/1, P. N. Mukherjee Road, Das Para, P.O: B D Sopan, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Service

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrckpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-11-2022 by Mr Asim Bose Roy, Partner, ANNAPURNA NIRMAN, 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrckpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 09-11-2022 by Mr Anindya Das, Partner, ANNAPURNA NIRMAN, 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrckpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 09-11-2022 by Mr Kingshuk Das, Partner, ANNAPURNA NIRMAN, 13/12/A/44, Station Road, Khardah, Shreyasi Apartment, 1st Floor, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrckpore, Thana: Barrackpore, . North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4308, Amount: Rs.100.00/-, Date of Purchase: 05/11/2022, Vendor name: RANA SUR

ANNAPURNA NIRMAN
Asim Bose Roy
IN
10/11

Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Registration under section 60 and Rule 69.

in Book - I

number 1524-2022, Page from 331004 to 331033

No 152410105 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.11.17 10:42:57 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/11/17 10:42:57 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

ANAPURANIPATAN
John Basu Roy
Partner

(This document is digitally signed.)