



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 808435

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21.11.17  
G-11/882477

Declaration that this document is admitted  
to registration, the application, index sheets  
& the endorsement stamp/sheets attached  
with this document, are the part of this  
document.

Additional District & Sub-Registrar,  
Rajbari, New Town, North 24-Pgs.

21 NOV 2017

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT IS MADE THIS THE 21<sup>ST</sup> DAY OF  
NOVEMBER, 2017.

Contd.....

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3 JUL 2014

150000

Identified by me  
Nirmal Kumar Biswas  
510 late Kalipada Biswas  
RH-40 Rajmahalpur  
P.S. Angurhati  
Mokata-70059  
Occupation: Advocate



Additional District Sub-Registrar,  
Rajshahi, New Town, D.H. 23.09

21 NOV 2017

**KNOW ALL MEN BY THESE PRESENTS THAT I, SHRI NITYA RANJAN CHAKRABORTY, PANNO. AFHPC 3731Q, S/o. Late Bagala Prasanna Chakraborty, by Nationality - Indian, by Faith - Hindu, by Occupation - Retired person, residing at RC 25/1, Raghunathpur, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700 059, Dist - North 24 Parganas, hereinafter called and referred to as the LAND OWNER / PRINCIPAL / EXECUTANT, do hereby nominate, constitute and appoint : **SHRI BISWANATH DAS**, Son of Shri Nityananda Das, of M/S. SAPTACON, a Proprietorship Firm, having its Business Place at RH / 37, Raghunathpur, Sarkar Bagan, P.S. - Baguiati, Dist. - North 24 Parganas, Kolkata - 700059, W.B., PAN NO. AHRPD6479Q, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700 059, Dist. - North 24 Parganas, hereinafter called as the Power of Attorney Holder, as my true, authorized and lawful Attorney for me in my name on my behalf and to do exercise, execute and perform all and every / any of the acts, deeds, matters and things.**

**WHEREAS I am the absolute Owner of ALL THAT a piece and parcel of Rayati Stithiban swatya land measuring 07 Decimal or 4 Cottah be the same a little more or less, lying and situated at Mouza - Raghunathpur, J.L. No. 8, comprised in Sabek Khatian No. 126, L.R. Khatian Nos. 633/1, appertaining to R.S. Dag No. 223, corresponding to L.R. Dag No, 227, within the local limits of Rajarhat-Gopalpur Municipality in Holding No. BMC/1 ~~60~~, Raghunathpur Road, at present under Bidhannagar**



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-PGs

21 NOV 2017

Municipal Corporation in Ward No. 09 (New), 17 (Old), under P.S. - Baguiati, A.D.S.R.O. Rajarhat New Town, Kolkata - 700 157, District - North 24 Parganas, which is morefully described in the **SCHEDULE** hereinafter called as the "**SAID PROPERTY / SAID PREMISES**", by way of Registered Deed of Sale, being No. 6458, which was registered at S.R. Cossipore Dum Dum, duly copied in Book No. I, Volume No. 105, Page from 219 to 221, for the year 1976 from Harekrisshna Kayal, S/O - Late Bhim Chandra Kayal and the Land Owner seized and possessed the same free from all encumbrances.

**AND WHEREAS I, SHRI NITYA RANJAN CHAKRABORTY, S/o. Late Bagala Prasanna Chakraborty, the Land Owner herein entered into a Registered Development Agreement in respect of the aforesaid plot of land and more fully described in the **FIRST SCHEDULE** hereinafter written, owned by me with the said M/S. SAPTACON, a Proprietorship Firm, having its Business Place at RH / 37, Raghunathpur, Sarkar Bagan, P.S. - Baguiati, Dist. - North 24 Parganas, Kolkata - 700059, W.B., represented by its Proprietor : **Shri Biswajit Das**, Son of Shri Nityananda Das, PAN NO. AHRPD6479Q, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at RH-37, Raghunathpur, Sarkar Bagan, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700 059, Dist. - North 24 Parganas. The said Development Agreement being Deed No. **11343**, dated **21/11/2017** which was registered in the office of the ADSR, Rajarhat, North 24 Pgs. and recorded in the same in Book No. I, C.D.**

Volume No. \_\_\_\_\_ Pages from \_\_\_\_\_ to \_\_\_\_\_ for the year 2017.



AND WHEREAS referencing the above Registered Agreement for Development, and for smooth development work, I, the Principal/Landowner appointing the Said ATTORNEY HOLDER as my true authorized and lawful Attorney for my name and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent us before the authorities of Rajarhat Gopalpur Municipality, at present under Bidhannagar Municipal Corporation, W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Kolkata, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, garage spaces of Developer's Allocation.
2. To apply, obtain building plan electricity, Gas, Water, Sewerage, orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of my said premises before Rajarhat Gopalpur Municipality at present under Bidhannagar Municipal Corporation or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf from the date of execution of Development Agreement and in our names as and when the same will become due and payable.
6. To enter into any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/ flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum or Understanding

and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flat/s, units and / or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Agreement for Development and to leave such documents registered under Indian Registration Act by presenting such deed & documents on my behalf before the registering authority having jurisdiction.

7. To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.
8. To do all the needful acts according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement / contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.



10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
11. To sign, declare and / or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Agreement for Development on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Agreement for Development.

For all or any of the purposes arising out of the said Registered Agreement for Development and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as my Attorney in relation to all matters touching my said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal / transaction as per the said Registered Agreement for Development.

THE SCHEDULE ABOVE REFERRED TO

( THE LAND / SAID PREMISES )

ALL THAT a piece and parcel of Rayati Stithiban swatya land measuring 07 Decimal or 4 Cottah be the same a little more or less, lying and situated at Mouza - Raghunathpur, J.L. No. 8, comprised in Sabek Khatian No. 126, L.R. Khatian Nos. 633/1, appertaining to R.S. Dag No. 223, corresponding to L.R. Dag No. 227, within the local limits of Rajarhat-Gopalpur Municipality in Holding No. BMC/140, Raghunathpur Road, at present under Bidhannagar Municipal

Corporation in Ward No. 09 (New), 17 (Old), under P.S. - Baguiati, A.D.S.R.O. Rajarhat New Town, Kolkata - 700 157, District - North 24 Parganas, which is

butted and bounded by as follows :-

ON THE NORTH :- Property of Nanda Rani Mondal & others.

ON THE SOUTH :- Property of Khitish Naskar & others.

ON THE EAST :- 6 Feet Common Passage.

ON THE WEST :- Property of Satish Naskar.

THE SECOND SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

1. The Developer will get 60% of the Constructed Area as per building sanctioned plan from the said proposed Multi-Storeyed building and the Developer will get as follows :-

- i) The Developer will be entitled to get on the GROUND FLOOR & FIRST FLOOR of the said proposed Multi-Storeyed building. *and rest Adjustable from other floor.* Shall mean all the remaining portion of the entire buildings (excluding Landowner's Allocation) including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer after providing the Landowner's Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for

*Handwritten signature*

sale with intending purchaser / purchasers teamsters, by and mode of Transfer of Property Act or in any manner may with the same as the absolute owner thereof.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

The Landowner hereto<sup>n</sup> in consideration of allowing the Developer to develop their aforesaid landed property as stated in the FIRST SCHEDULE herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Landowner's Allocation will be allotted as follows :-

1. The Landowner will get 40% of the Constructed Area out of entire constructed area according to physical land measurement as per building sanctioned plan the Developer from the said proposed Multi-Storied building and the LAND OWNER will get as follows :-
  - i) The LAND OWNER will be entitled to get on the SECOND FLOOR to TOP FLOOR of the said proposed Multi-Storied building.
  - ii) 3 (Three) Car Parking Space should be provide by the Developer to the land owner either of the said proposed Multi-Storied building or another building in that locality.

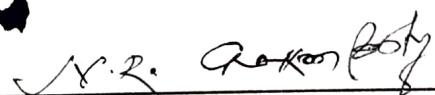
- iii) Later on, after preparation of the Floor Plan, the flats will be demarcated in the Floor Plan and a copy of the said demarcated Floor Plan will be supplied to the Landowner along with a Supplementary Development Agreement denoting the flats within the purview of the Landowner's Allocation.
2. The existing building will be demolished by the Developer and sale proceeds of its residues will be taken by the Developer.
  3. It is also settled that except the Landowner's Allocation as described above, the Landowner will not get any area for the construction of the multi storied building's, so to be constructed by the present Developer on the land in question. The other areas will be the exclusive consideration of the developer.
  4. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartibly share of land with all amenities and facilities.



IN WITNESS WHEREOF I, the Executant / Principal hereto has set subscribed our signature on this the <sup>21st</sup> day of November, 2017 in presence of the following messes and the Attorney put his signatures on this General Power of Attorney

in presence of the Witnesses :-

1. *Nirmal Kumar Biswas*  
RH-40 Raghunathpur,  
PS. Bagmati  
Kolkata - 700059
2. Kamal Mandal,  
RC-25/2, Raghunathpur,  
Kolkata - 700059.

  
SIGNATURE OF THE EXECUTANT

Drafted and Prepared by :

*Nirmal Kumar Biswas* (SHRI NITYARANJAN CHAKRABORTY)  
(Nirmal Kr. Biswas)

Advocate,  
Enrolment NO WB/622/91  
Judges' Court, Barasat  
Kolkata - 700 124  
Mob : 8697518062











Typed by :

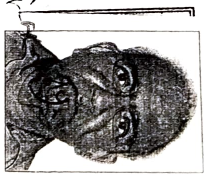
*Mostafarahaman*  
(MOSTAFARAHAMAN)  
Barasat Court.

*Biswanath Das*  
SIGNATURE OF THE ATTORNEY)  
(SHRI BISWANATH DAS)

**UNDER RULE 44A OF THE I.K. ACT 1917**

(1) Name : *Shri Nitya Ranjan Chakraborty*

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



বাম হাত











ডান হাত

*N.R. Chakraborty.*

**Signature of the Presentant**

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

(2) Name : *Shri Biswanath Das.*

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



বাম হাত

ডান হাত

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

*Biswanath Das*  
**Signature of the Presentant**

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

## Major Information of the Deed

Deed No :	I-1523-11360/2017	Date of Registration	21/11/2017
Query No / Year	1523-1000383477/2017	Office where deed is registered	
Query Date	21/11/2017 12:41:55 PM	A.D.S.R. RAJARRHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	NIRMAL KUMAR BISWAS RH - 40, RAGHUNATHPUR, Thana : Baguati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 8697518062, 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		
Stampduty Paid(SD)	Rs. 95,45,452/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152311343/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		



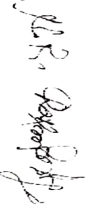
### Land Details :

District: North 24-Parganas, P.S.- Rajnarat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur

Sch No	Plot Number	Khatan Number	Land Use Proposed	ROR	Area of Land	Self Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-227	LR-633/1	Bastu	Shall	7 Dec		95,45,452/-	Width of Approach Road: 8 Ft.,
Grand Total :							0 /-	95,45,452 /-

### Principal Details :

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

SI No	Name	Photo	Fingerprint	Signature
1	<b>NITYA RANJAN CHAKRABORTY</b> Son of Late BAGALA PRASANNA CHAKRABORTY Executed by: Self, Date of Execution: 21/11/2017 , Admitted by: Self, Date of Admission: 21/11/2017 ,Place : Office			
		21/11/2017	LTH 21/11/2017	21/11/2017

R/C-25/1, RAGHUNATHPUR, P.O:- RAGHUNATHPUR, P.S.- Baguati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFHPC3731Q, Status :Individual, Executed by: Self, Date of Execution: 21/11/2017  
 , Admitted by: Self, Date of Admission: 21/11/2017 ,Place : Office



Identify Details :

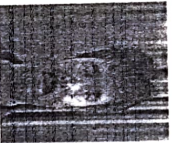


Name,Address,Photo,Finger print and Signature

**M/S. SAPTACON**

RH / 37, RAGHUNATHPUR, SARKAR BAGAN, P.O.- RAGHUNATHPUR, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No.:: AHRPD6479Q, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	<b>BISWANATH DAS</b> (Presentant) Son of NITYANANDA DAS Date of Execution - 21/11/2017, , Admitted by: Self, Date of Admission: 21/11/2017, Place of Admission of Execution: Office			
		Nov 21 2017 4:22PM	LT 21/11/2017	21/11/2017
	RH-37, RAGHUNATHPUR, SARKAR BAGAN, P.O.- RAGHUNATHPUR, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHRPD6479Q Status : Representative, Representative of : M/S. SAPTACON (as proprietor)			

Identifier Details :

Name & address

**NIRMAL KUMAR BISWAS**  
Son of Late KALIPADA BISWAS  
RH - 40, RAGHUNATHPUR, P.O.- RAGHUNATHPUR, P.S.- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier OF NITYA RANJAN CHAKRABORTY, BISWANATH DAS

21/11/2017

*Nirmal Kumar Biswas*

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	NITYA RANJAN CHAKRABORTY	M/S. SAPTACON-7 Dec

# Details as per Land Record

act: North 24-Parganas, P.S.: Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Raghunathpur Road, Mouza: Raghunathpur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 227 (Corresponding RS Plot No:- 227), LR Khatian No:- 633/1	Owner: নিতাইপ্রদত্ত গুর্দান, গুর্দান, কলকাতা, Address: নিতাই, Classification: বালু, Area: 0.07000000 Acre.

Endorsement For Deed Number : I - 152311360 / 2017

On 21-11-2017

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:02 hrs on 21-11-2017, at the Office of the A.D.S.R. RAJARHAT by BISWANATH DAS

**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 95,45,452/-

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

Execution is admitted on 21/11/2017 by NITYA RANJAN CHAKRABORTY, Son of Late BAGALA PRASANNA CHAKRABORTY, RC-25/1, RAGHUNATHPUR, P.O: RAGHUNATHPUR, Thana: Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person Identified by NIRMAL KUMAR BISWAS, . . . Son of Late KALIPADA BISWAS, RH - 40, RAGHUNATHPUR, P.O: RAGHUNATHPUR, Thana: Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-11-2017 by BISWANATH DAS, proprietor, M/S. SAPTACON, RH / 37, RAGHUNATHPUR, SARKAR BAGAN, P.O:- RAGHUNATHPUR, P.S:- Baguiati, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Identified by NIRMAL KUMAR BISWAS, . . . Son of Late KALIPADA BISWAS, RH - 40, RAGHUNATHPUR, P.O: RAGHUNATHPUR, Thana: Baguiati, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 4368, Amount: Rs. 100/-, Date of Purchase: 18/07/2014, Vendor name: Jayanta Biswas

Debashish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal



Date of Registration under section 60 and Rule 69.  
Registered in Book - I

Volume number 1523-2017, Page from 337789 to 337807  
Being No 152311360 for the year 2017.



*Debasis*

Digitally signed by DEBASISH DHAR  
Date: 2017.11.27 15:31:22 +05:30  
Reason: Digital Signing of Deed.

(Debasis Dhar) 11/27/2017 3:31:17 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)