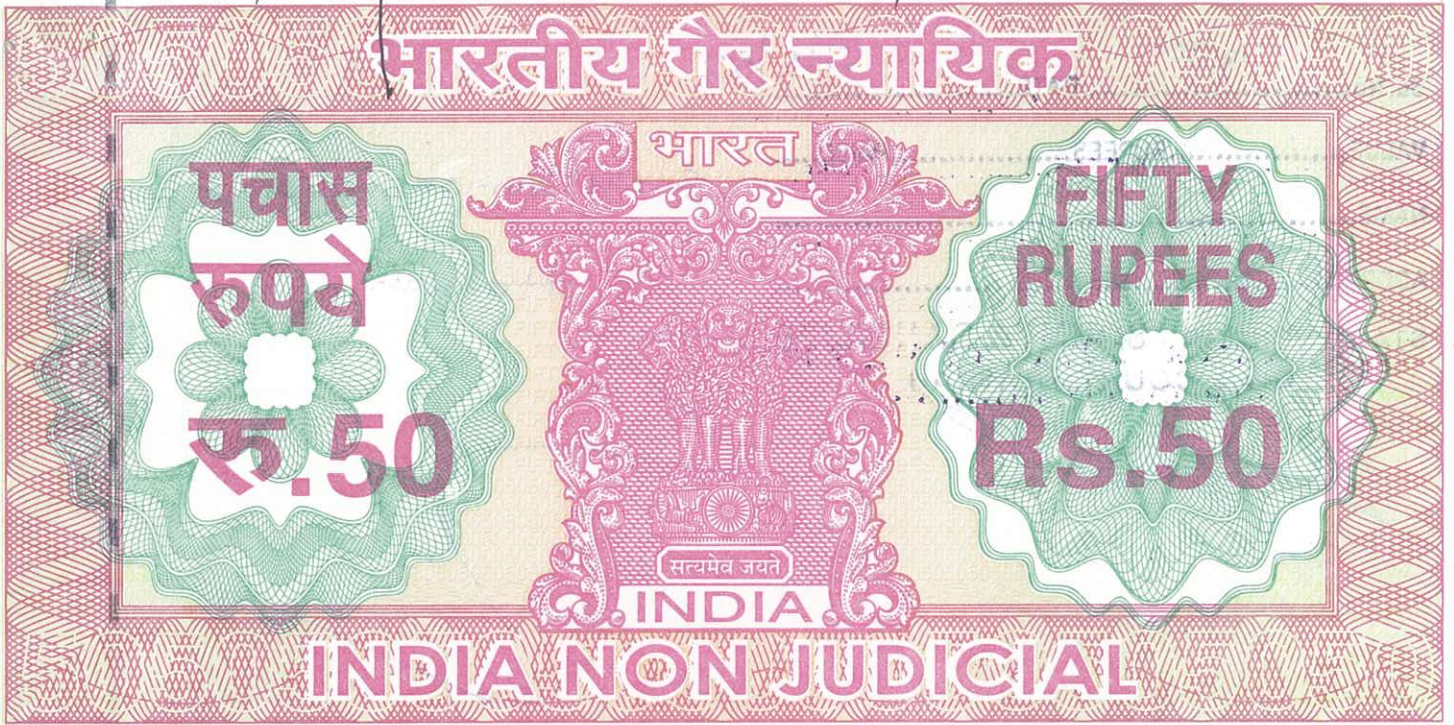


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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AC 677033

11/1/22
8
11/8330/22

Certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with this document are the part of the documents.

District Sub-Registrar-II
Howrah

17 APR 2022

SUPPLEMENTARY DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED SUPPLEMENTARY DEVELOPMENT AGREEMENT

KNOW WE ALL MEN BY THESE PRESENTS that we, **1)**

SRI TAPAS BALAI MAITY alias **SRI TAPAS MAITY** (having

his **PAN No. AFCPM0259A, AADHAAR NO. 4448 6914**

4194), son of Balai Chandra Maity, Nationality- Indian, by

faith - Hindu, Occupation- Business, resident of Village

Jujersah Dakshinpara, Post Office- Jujersah, Police Station-

Ralendra Nath Maity
Tapas maity

For MAA BATAI CONSTRUCTION

Sushil Kumar Sharma
Proprietor

SL. No. 950 DATE 7/4/22

VALUE.....RUPEES.....PAISE.....

NAME.....

Sushilkumar Sharma

ADDRESS.....

Howrah

STAMP VENDOR - SOUMYA BANERJEE
CIVIL COURT, HOWRAH

[Handwritten signature]



District Sub-Registrar-II
Howrah

11 APR 2022

For MAA BATAI CONSTRUCTION

Proprietor

Panchla, District- Howrah, Pin Code-711 302, presently camping at A-502, Shri Laxmi Residency, opp. to Industrial Park, C.H.S. Ltd. Wagle Estate, Thane West, Thane, Maharashtra - 400604 **AND 2) RABINDRA NATH MAITY** (having his **PAN No. AAVPM5566C, AADHAAR NO. 7405 2483 3379**), son of Late Kanailal Maity, Nationality- Indian, by faith - Hindu, Occupation- Business, residing at Village Jujersah Dakshinpara, Post Office- Jujersah, Police Station- Panchla, District- Howrah, Pin Code-711 302, hereinafter called and referred to as “the **OWNER/LANDLORD**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **PRINCIPALS/ EXECUTORS**”

AND WHEREAS the Principals are the lawful joint owners as well as occupiers or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring



District Sub-Registrar-II
Howrah

11 APR 2022

12.50 Decimals, be the same a little more or less, lying and situated in **Mouza- Sankrailjala, J.L. No. 21, Police Station- Sankrail, R. S. Dag No. 605, corresponding to L.R. Dag No. 643, appertaining to L.R. Khatian No. 2537, 2538, in the District of Howrah** under Addl. District Sub-Registry Office at Ranihati and District Sub-Registry Office at Howrah together with all rights, title, interest and right of easement attached thereto, as per **SCHEDULE** hereunder written.

AND WHEREAS We, the Owners, have already executed a **REGISTERED AGREEMENT FOR DEVELOPMENT** which was registered before the office of the **District Sub-Registrar at Howrah on 20/11/2015** and incorporated in **Book No.-I, Volume No.-0501-2015, Pages from 135124 to 135163 vide Being No. 050110574** for the year **2015** **AND a REGISTERED DEVELOPMENT POWER OF ATTORNEY** was also executed which was registered before the office of the **District Sub-Registrar at Howrah on**

20/11/2015 and incorporated in **Book No.-I, Volume No.-0501-2015, Pages from 135704 to 135721 vide Being No. 050110587** for the year **2015** with the Attorney **MAA BATAI CONSTRUCTION**, a Proprietorship firm, having its registered office at 472/2, Sarat Chatterjee Road, P.O. B. Garden, P.S. Shibpur, District Howrah, Pin Code 711 103, represented by its sole proprietor **SRI SUSHIL KUMAR SHARMA** (PAN NO. BCLPS2701N, AADHAAR NO. 4484 3404 8270) son of Late Omprakash Sharma, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at 65, Seikhpara Lane, P.O. Botanical Garden, P.S. Shibpur, District Howrah, Pin Code 711 103.

AND WHEREAS the Parties of the Land Owners/Principals and the Developer of this Deed of Indenture jointly have understood and agreed to enter into this Deed of Supplementary Development Power of Attorney by following modifications and/or alterations and/or Rectifications of the terms and conditions of the Original Development Power of

Attorney dated 20.11.2015 for the purpose of avoiding future and further controversies; it becomes necessary to rectify some bonafide mistakes which was/was not mentioned in the original **Registered Development Agreement dated 20/11/2015** which has been duly executed and registered before the District Sub-Registry office at Howrah on 20/11/2015 and incorporated in **Book No.-I, Volume No.-0501-2015, Pages from 135124 to 135163 vide Being No. 050110574 for the year 2015** and Registered Development Power of Attorney dated 20/11/2015 which has been duly executed and registered before the District Sub-Registry office at Howrah on 20/11/2015 vide **Book No.-I, Volume No.-0501-2015, Pages from 135704 to 135721 vide Being No. 050110587** for the year **2015** and the Agreement for Development of the Schedule noted property is still in force.

AND WHEREAS We, the Owners, have already entered into a **SUPPLEMENTARY AGREEMENT FOR DEVELOPMENT**

with the Attorney **MAA BATAI CONSTRUCTION**, a Proprietorship Firm, having its registered office at 472/2, Sarat Chatterjee Road, P.O. B. Garden, P.S. Shibpur, District Howrah, Pin Code 711 103, represented by its sole proprietor **SRI SUSHIL KUMAR SHARMA** (PAN NO. **BCLPS2701N**, AADHAAR NO. **4484 3404 8270**) son of Late Omprakash Sharma, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at 65, Seikhpara Lane, P.O. Botanical Garden, P.S. Shibpur, District Howrah, Pin Code 711 103, which has been duly executed and registered before the District Sub-Registry Office-II at Howrah on 11/04/2022 vide Book No. 11, Volume No. 6, Pages from 1 to 7, Being No. 4710 for the year 2022 and the Supplementary Agreement for Development of the Schedule noted property is still in force.

AND WHEREAS We, the Owners, are desirous of constructing a Multistoried Building thereon on the schedule noted property in accordance with the Building

Plan which has been sanctioned by the Howrah Zilla Parishad. Due to pandemic Covid situation the Completion time to be extended upto 96 months from the date of obtaining the Sanctioned Plan of the G+4 storied Building to be constructed on the Schedule mentioned property subject to having approval of extension of the Sanctioned Building Plan of the G+4 storied building over the Schedule mentioned property.

AND WHEREAS due to our personal inconveniences and monitory inability it is not possible for us to look after, construct, supervise, manage and to attend various Government and Non-Government Offices for necessary permissions required for the construction of the Said Building over the Said Property.

WE, THE PRINCIPALS/EXECUTORS DO HEREBY APPOINT MAA BATAI CONSTRUCTION, a Proprietorship Firm, having its registered office at 472/2, Sarat Chatterjee Road, P.O. B. Garden, P.S. Shibpur, District Howrah, Pin

Code 711 103, represented by its sole proprietor **SRI SUSHIL KUMAR SHARMA** (PAN NO. BCLPS2701N, AADHAAR NO. 4484 3404 8270) son of Late Omprakash Sharma, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 65, Seikhpara Lane, P.O. Botanical Garden, P.S. Shibpur, District Howrah, Pin Code 711 103, **AS OUR TRUE AND LAWFUL ATTORNEY** for us and on our behalf to do the above mentioned acts, as the same is now and hereafter constituted from time to time to interest the following acts, deeds and things including the power vested in the Original Registered Development Power of Attorney dated 20/11/2015.

AND WHEREAS the Owners have thus desirous of appointing, nominating and constituting the Attorney herein as their true and lawful Attorney for and on behalf of the owners in their names to do further the following acts, deeds, matters and things including the power vested in the Original Registered Development Power of Attorney dated

20/11/2015 in respect of the schedule noted property, entered into for the purpose:-

1. If the Developer construct or develop further over the Roof Top he may do so after obtaining Valid Permission from the competent authority but in that case the Land Owners' shall get their 30% allocation in respect of such further constructed sanctioned area to be constructed over the Roof Top of the G+4 storied Building situated over the "A" Schedule mentioned property. In that case the Land Owners' or any flat/unit Owner shall never raise any objection in this matter in any circumstances.
2. The Developer can change Garage Space on the Ground Floor or Residential Flat on the 01st Floor to Commercial Space/s after obtaining appropriate permission from the competent authority within the allocated area of the Developer as per the requirement and intention and the amount of any penalty and/or fine or other charges as accrued thereto, which may be imposed by any appropriate

authority, shall be borne by the Developer. In that case the Owners' shall have **NO OBJECTION** at present or afterwards in any circumstances regarding the said Changes of the Nature and Character of the said Garage space or Residential Flat and they (the Owners') shall have **NO CLAIM** in any manner whatsoever at present or afterwards in any circumstances. For this type of act the Developer shall not Compensate to any of the Owners'.

3. All the receivables or payables to the principal must be paid to the principal.
4. All other acts, deeds, matters and things will remain unchanged as mentioned in the Original Registered Development Power of Attorney dated 20/11/2015, executed by and between the Principals and the Developer, except the modified portions as inserted in the Supplementary Development Agreement dated
5. If the Developer wants to avail any Bank Loan from any Bank to complete the said Project over the Said Property,

the Developer can avail the Loan at his own risk and liability without taking any consent or confirmation from us and we shall have No Objection to avail the Bank Loan in any manner whatsoever in any circumstances. In that case the Schedule Mentioned, property can not be mortgaged as Security and the Said Property will be free from all encumbrances in all material point of time.

6. **This Revocable Supplementary Development Power of Attorney will be cancelled automatically after completing this total process viz. construction of the multistoried building, sale of the entire units and all other process as mentioned above.**
7. **GENERALLY** to act as our Attorney or Agent in relating to the matters aforesaid and all other matters in which we may be interested or concerned and on our behalf execute and perform the deeds and acts or things as fully and effectually in all respect as we ourselves could do personally present.

AND WE do hereby agree that all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things done by us and **WE undertake to ratify and confirm** all whatsoever our said Attorney shall lawfully do or cause to be done on our behalf by virtue of

this "SUPPLEMENTARY DEVELOPMENT POWER OF ATTORNEY" hereby given.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE
[DESCRIPTION OF THE PROPERTY OWNED & POSSESSED BY
THE LAND OWNERS.]

SCHEDDULE OF THE PROPERTY

[The said Property]

ALL THAT piece and parcel of Bastu land measuring **12.50 Decimals**, be the same a little more or less, lying and situated in **Mouza- Sankrailjala, J.L. No. 21, Police Station- Sankrail, R. S. Dag No. 605, corresponding to L.R. Dag No. 643, appertaining to L.R. Khatian No. 2537, 2538, in the District of Howrah** under Addl. District Sub-Registry Office at Ranihati and District Sub-Registry Office at Howrah together with all rights, title, interest and right of easement attached thereto which is butted and bounded as follows:-

ON THE NORTH : PWD ROAD;

ON THE SOUTH : DAG NO 606;

ON THE EAST : DAG NO. 604 (Rina Hazra);

ON THE WEST : PART DAG NO. 605(Part) (Sikha Hazra);

IN WITNESS WHEREOF the parties hereto subscribed their hands and seals on this the 11th day of April, 2022.

**SIGNED, SEALED AND
DELIVERED IN THE
PRESENCE OF :**

WITNESSES :

- 1. *S. Singh*
thru
- 2. *A. Sharma*
Atul, Har

- 1. *Laxmi Maiti*
- 2. *Rajendra Nath Maiti*

**SIGNATURE OF THE
EXECUTANT**

FOR MAA BATAI CONSTRUCTION
Sushil Kumar Sharma
Proprietor

Accepted by me












FOR MAA BATAI CONSTRUCTION
Sushil Kumar Sharma
Proprietor

SIGNATURE OF THE ATTORNEY HOLDER










Drafted and typed by me and prepared in my Serietha

Debasis Chattopadhyay
Advocate
DEBASIS CHATTOPADHYAY
Enrolment No.-F/385/1995





FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little
						
						

Signature.....*Zawas Mehta*.....

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little
						
						

Signature.....*Rajendra Nath Mehta*.....

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little
						
						

Signature.....*Sushil Kumar Sharma*.....

Major Information of the Deed



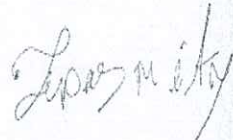


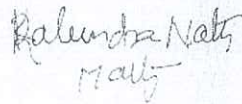
Deed No :	I-0513-04726/2022	Date of Registration	11/04/2022
Query No / Year	0513-8001118330/2022	Office where deed is registered	
Query Date	11/04/2022 12:52:12 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Sandip Nandi Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 7980935315, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 32,06,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 051304710/2022		

Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: SANKRAIL, Mouza: Sankrailjala, Pin Code : 711303

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-643	LR-2537	Bastu	Bastu	6.25 Dec	1/-	16,03,125/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-643	LR-2538	Bastu	Bastu	6.25 Dec	1/-	16,03,125/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			12.5Dec	2 /-	32,06,250 /-	
	Grand Total :				12.5Dec	2 /-	32,06,250 /-	



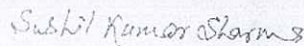
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Tapas Balai Maity, (Alias: Mr Tapas Maity) (Presentant) Son of Balai Maity Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office	Photo  11/04/2022	Finger Print  LTI 11/04/2022	Signature  11/04/2022
Jujersah Dakshinpara, City:- Not Specified, P.O:- Jujersah, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx9a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office				
2	Name Mr Rabindra Nath Maity Son of Late Kanailal Maity Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office	Photo  11/04/2022	Finger Print  LTI 11/04/2022	Signature  11/04/2022
Jujersah, City:- , P.O:- Jujersah, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:-711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx6c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/04/2022 , Admitted by: Self, Date of Admission: 11/04/2022 ,Place : Office				



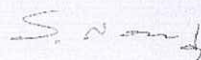
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Maa Batai Construction 65, Seikhpara Lane, City:- , P.O:- B Garden, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103 PAN No.:: bcxxxxxx1n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sushil Kumar Sharma Son of Late Omprakash Sharma Date of Execution - 11/04/2022, , Admitted by: Self, Date of Admission: 11/04/2022, Place of Admission of Execution: Office	 Apr 11 2022 1:05PM	 LTI 11/04/2022	Signature  11/04/2022
65, Seikhpara Lane, City:- , P.O:- B Garden, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxx1N,Aadhaar No Not Provided Status : Representative, Representative of : Maa Batai Construction (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Nandi Son of Mr S K Nandi Howrah Court, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101	 11/04/2022	 11/04/2022	 11/04/2022
Identifier Of Mr Tapas Balai Maity, Mr Rabindra Nath Maity, Mr Sushil Kumar Sharma			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Tapas Balai Maity	Maa Batai Construction-6.25 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Rabindra Nath Maity	Maa Batai Construction-6.25 Dec

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: SANKRAIL, Mouza: Sankrailjala, Pin Code : 711303

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 643, LR Khatian No:- 2537	Owner:তাপস মাইতি, Gurdian:বলাই লাল, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 643, LR Khatian No:- 2538	Owner:रवीन्द्र नाथ माईति, Gurdian:कानाईलाण , Address:निज , Classification:शालि, Area:0.06000000 Acre,	Owner Name not selected by applicant.
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On 11-04-2022

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 12:54 hrs on 11-04-2022, at the Office of the D.S.R. - II HOWRAH by Mr Tapas Balai Maity Alias Mr Tapas Maity, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 32,06,250/-

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

Execution is admitted on 11/04/2022 by 1. Mr Tapas Balai Maity, Alias Mr Tapas Maity, Son of Balai Maity, Jujersah Dakshinpara, P.O: Jujersah, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 2. Mr Rabindra Nath Maity, Son of Late Kanailal Maity, Jujersah, P.O: Jujersah, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business

Indetified by Mr Sandip Nandi, , , Son of Mr S K Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-04-2022 by Mr Sushil Kumar Sharma, proprietor, Maa Batai Construction, 65, Seikhpara Lane, City:- , P.O:- B Garden, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711103

Indetified by Mr Sandip Nandi, , , Son of Mr S K Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

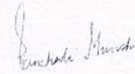
Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 950, Amount: Rs.50/-, Date of Purchase: 07/04/2022, Vendor name: S Banerjee



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2022, Page from 157745 to 157767

being No 051304726 for the year 2022.



Digitally signed by Panchali Munshi
Date: 2022.04.18 14:18:45 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2022/04/18 02:18:45 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOWRAH

West Bengal.

(This document is digitally signed.)