

स- 7281

P-2

27245/2021

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Q. NO. 8002209707/21

AC 914374

*[Handwritten signature]*  
18/11/21

18 NOV 2021

DEVELOPMENT POWER OF ATTORNEY

*After Registration deed of Development Agreement.)*

KNOW ALL MEN BY THESE PRESENTS that, we 1. SMT. BIBHARANI NASKAR, wife of Late Niranjn Naskar, having PAN- BBZPN7000E, Aadhaar N. 7059 2437 2248, Ph. No. - 9830929170, by faith Hindu, By Nationality Indian, by occupation Housewife 2. PRADIP NASKAR, son of Late Niranjn

ARADHYA ENTERPRISE  
*Ripal Roy*

Partner

18/11/21

Naskar, having PAN - AMDPN5324P, Ph. No. - 9088799473, Aadhaar No. 6039 2200 7624, by faith Hindu, by nationality Indian, by occupation Business, 1 and 2 both are residing at H.C. Sarani, Khirishtala, Post office and Police Station - Sonarpur, District - South 24 Parganas, Kolkata - 700150, **3, ASHOK NASKAR**, son of Late Niranjana Naskar, having PAN - APPPN5858K, Aadhaar No. 5724 4186 7526, Ph. No. - 9830743413, by faith Hindu, By Nationality Indian, by occupation Business, **4, SRI DILIP KUMAR ROY, @ Dilip Kumar Naskar** son of Late Niranjana Naskar, having PAN - BSMR5195Q, Aadhaar No. 8889 5536 0380, Ph. No. - 9433210336, by faith Hindu, By Nationality Indian, by occupation Business, **5, UTTAM NASKAR**, son of Late Niranjana Naskar, having PAN - AFTPN1355H, Aadhaar No. 9117 4709 4279, Ph. No. - 9051538406, by faith Hindu, By Nationality Indian, by occupation Business, 3 to 5 all are residing at Purba Daspara, Sonarpur, Post office and Police Station - Sonarpur, District - South 24 Parganas, Kolkata - 700150, hereinafter referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and includes their heirs, legal representatives, executors, administrators and assignees) of the **FIRST PART**. As our true and lawful Attorney for us on our behalf in respect of the below mentioned Scheduled mentioned property to do and perform or cause to be done, execute and/or perform all the acts, deeds, things and matters as mentioned hereunder.

**WHEREAS** we the Owners herein are the absolute owners of the said land measuring more or less (7.5 Decimal in R.S. Plot No. 257 + 10 Decimal in R.S. Plot No. 258) 17.5 decimal of land i.e. 10 (Ten) Cottahs 9 (Nine) Chittacks 25 (Twenty Five Sq. ft.) hereafter called and referred to as the said land more fully or particularly described in the Schedule "A" hereunder written and/or otherwise seized and possessed of and are well and sufficiently entitled to the properties.

ARADHYA ENTERPRISE  
Bijab Desi.

Partner



**AND WHEREAS** we the owners jointly decided to develop our said property by raising building thereon after demolishing the existing tiles shed structure standing thereon but due to non availability of fund we searched a new Developer who can complete the remaining construction at his own cost and effort.

**AND WHEREAS** having knowledge of our intention, the Developer/Builder herein namely "**ARADHYA ENTERPRISE**", having PAN ABUFA4368C, a partnership Firm, having its registered office at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District- South 24 Parganas, Kolkata-700150, represented by its partners (1) **MR. BIPLAB DEY**, having PAN- AMIPD9937D, Aadhaar No. 5794 0060 4317, Ph. No. - 9830076074, son of Sri Jhantu Dey, by faith Hindu, by Nationality Indian, by occupation Business, and (2) **SMT. BASANTI DEY**, having PAN- BUYPD0117J, Aadhaar No. 5936-7164 0197, Ph. No. - 9051448423, wife of Sri Biplab Dey, by faith Hindu, by Nationality Indian, by occupation Business, both residing at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District - South 24 Parganas, Kolkata-700150, approached us to undertake the said scheme and to complete the construction work at his own cost and effort on the terms and conditions mutually agreed upon by and between the parties mentioned in the Registered Development Agreement registered on 23.09.2021, before the Additional District Sub Registrar, at Sonarpur, recorded in Book No I, Volume No. 1608-2021, Pages from 168833 to 168897, Being No. 5478 for the year 2021.

**AND WHEREAS** we do hereby appoint, nominate, constitute said "**ARADHYA ENTERPRISE**", having PAN ABUFA4368C, a partnership Firm, having its registered office at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District- South 24 Parganas, Kolkata-700150, represented by its partners (1) **MR. BIPLAB DEY**, having PAN- AMIPD9937D, Aadhaar No. 5794 0060 4317, Ph. No. - 9830076074, son of Sri Jhantu Dey, by faith Hindu, by Nationality Indian, by occupation Business, and (2) **SMT.**

ARADHYA ENTERPRISE  
Biplab Dey

Partner

**BASANTI DEY**, having PAN-BUYPD0117J, Aadhaar No. 5936 7164 0197, Ph. No. - 9051448423, wife of Sri Biplab Dey, by faith Hindu, by Nationality Indian, by occupation Business, both residing at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District - South 24 Parganas, Kolkata-700150, as our true and lawful attorney and shall do, inter alia the below mentioned acts, deeds, things, and matters on our behalf in our absence in respect of our above mentioned property, :-

1. To work, control, supervise, administer, maintain, management of all and administer properties now or hereafter belonging to and to develop the same.
2. To pay all revenues, taxes, rents and other outgoings whatsoever therein to the Government authority or any other public body whatsoever in respect of the said landed property on our behalf.
3. To enter in to contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as he shall think fit and proper without making me liable for any loss on that account.
4. To represent and to appear for us in all the Courts, like Civil, Criminal or in the Hon'ble High Court, Calcutta, Hon'ble Supreme Court in India and all other Courts in original Side or Appellate Side in the registration offices and in any other offices concerned whatsoever and to sign, verify Vakalatnamas, Ekranamas, Powernamas, Show Causes, Objection applications and to file and present the same before any Magistrate, Higher Executive Magistrate, Judicial Magistrate, District Magistrate, Additional District Magistrate, Chief Judicial Magistrate, Tribunal whatsoever in respect of our said landed property on our behalf.

ARADHYA ENTERPRISE  
Biplab Dey.

Partner



5. To appear and to represent us before any Officer either Government, Semi Government or any private office, local Board, Union Board, Rajpur – Sonarpur Municipality, WBSEDC, local Police Station, Telephone Department and other offices concerned if any, to our said Property and to submit all application, applications, petitions etc. and to sign and verify the same on our behalf.
6. To sign, execute and submit all building plans, documents, statements, papers undertakings and declarations on our behalf as may be required for having the plans sanctioned and / or the sanctioned plans modified and / or altered by Rajpur- Sonarpur Municipality.
7. To apply for and obtain the occupancy certificate and C.C. from the Rajpur – Sonarpur Municipality and / or the Authority or Authorities concerning the said premises on our behalf.
8. To apply for and obtain water, sewerage, drainage, telephone and/or other connections of any other utility to the said premises from the concerned authorities viz. Rajpur – Sonarpur Municipality and/or to make attention therein for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney.
9. To appear, act, sign on all papers/documents including the drawings, all type of plans i.e. proposed plan for sanction, completion plan, etc., drainage & water connection at Rajpur-Sonarpur Municipality and file pleading, Applications, Written Statement, Petitions, Deeds, returns and all other documents in all courts i.e Civil,

ARADHYA ENTERPRISE  
*Ripal Deji*

Partner

Criminal and revenue etc. in all Registration office of Government, Sales Tax and Income Tax, Collectorate and/or any other local authority, Rajpur-Sonarapur Municipality as well as to a local autonomous body and/or public or private body and to present appeals in all sorts of Appeal Courts, authorities and Tribunals.

10. To make sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent etc. required by law in connection with the management and development of our property for making multistoried building.

11. To sue, defend, resist and institute any case, suit matter or proceeding before any Court of law against any person, association, authority or any public on our behalf of our said Property.

12. To appoint and constitute any pleader, Advocate or any other legal Petitioner or any agent whenever our said Attorney which shall be think fit and proper to do so on our behalf and to terminate his/her appointment and withdraw power thereof.

13. To compound, compromise, settle and submit to arbitration all suits, cases, proceedings, claims, demands etc. arising in course of or in relation to the development, management supervision and transfer of our said property on our behalf.

14. To negotiate on any terms and conditions for and to agree to enter into and conclude any Agreement/Agreements for Sale or Mortgage, Lease, assign or transfer of the self contained flat, garage and others spaces restricted to the Developer's Allocation mentioned in seventh schedule of the said Registered Development Agreement registered on 23.09.2021 on our behalf.

ARADHYA ENTERPRISE  
Rishab Desai

Partner



15. The developer has every right to construct any room/garage/staircase, etc. According to the situation demand as per sanctioned building plan.

16. The developer shall be entitled to occupy and use the premises till the completion of the project. The developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its watch and ward personnel and other staff.

17. The developer shall be entitled to receive all Advanced or consideration pries, that he receive from the Unit Owners for the Develoer's area at his own risk and we shall not be in any way responsible for the same whether the same be by way of earnest money, part consideration, construction cost, sale proceeds and/or otherwise and the developer shall be entitled to all such moneys receivable in respect of the developer's area.

18. To received the sale proceed, agreed upon and to give an effectual receipts or discharge for the same in respect of the developer's allocation. Determination of sale price and/or consideration price which our attorney in his absolute discretion may think fit and proper in the eye of law.

19. In our name and as our Act and deed execute necessary or proper conveyance of the said property to the intending purchaser or to his executors, administrators, and assigns as he may lawfully direct.

20. To sign and execute all other Agreement, Deed of Conveyance, Instruments or Conveyances or any time such Conveyance or

ARADHYA ENTERPRISE  
Biplab Das

Partner

Conveyances in respect of the said property in favour of any intending Purchaser or Purchasers on our behalf.

21. To such execute, admit and present any Conveyance or Conveyances for registration in respect of the said property or any portion of it before the District Sub Registrar, Additional District Sub Registrar, Registrar of Assurances, at Kolkata or like such other registration office and to have the said Conveyances registered as fully and effectually as we could do ourselves if personally present.

**AND** we do hereby ratify and confirm agree to ratify and confirm all the lawful acts, deeds and things of our said Attorney which will be done by virtue of this Development Power of Attorney.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring about **(1) 4 Cottah 8 Chittacks 30 Sq.ft.** of land out of the entire 27 decimal of land in R.S. Dag No. 257 under R.S. Khatian No. 599 and **(2) 6 Cottahs 40 Sq.ft.** land out of the entire 38 decimal of land in R.S. Dag No. 258 under R.S. Khatian No. 302 i.e. **in total area of land in two Dag Nos. ( 4 Cottahs 8 Chittacks 30 Sq.ft + 6 Cottahs 0 Chittacks 40 Sq.ft.) = 10 (Ten) Cottahs 9 (Nine) Chittacks 25 (Twenty five) Sq. ft.** be the same a little more or less along with 500 Sq.ft. of dilapidated building standing thereon lying and situated at Mouza- Sonarpur, J.L No. 39, Revenue Survey No. 13, Touzi No. 109, Police Station- Sonarpur, District- South 24 Parganas, along with the dilapidated structures thereon under Holding No. 75, Purba Daspara Road, Ward No. 13, Rajpur-Sonarpur Municipality, which is butted and bounded by :-

ARADHYA ENTERPRISE  
Ripab Deb

Partner



- ON THE NORTH BY : Part of R.S. Dag No. - 257.
- ON THE SOUTH BY : Part of R.S. Dag No. - 257.
- ON THE EAST BY : Aghore Sarani Road
- ON THE WEST BY : Part of R.S. Dag No. - 258.

IN WITNESS WHEREOF we put our signature on this the 18<sup>th</sup> Day of November, TWO THOUSAND TWENTY ONE (2021).

SIGNED SEALED AND DELIVERED

in the presence of :

WITNESSES:

1. নিমাই চাঁদ শ্রবাসি .  
শ্রাবাসি রায় শ্রবাসি .  
ডায় - ১০০১৫০ .

2. Mohan Naskar .  
S/O Kirtick Naskar .  
Mallick Apt, Mallick Para - Kalyan .  
Drafted & Prepared  
in my office.

*Safik Dewan*  
Mr. Safik Dewan,  
Advocate,  
High Court , Kolkata  
Bar Association Room No. 17.  
Enrolment No. WB 219/2008.

Typed by *18/11/2021*

*Mohan Naskar*  
Mohan Naskar

1. বিজয়ানী নস্কর

2. Pradip Naskar .

3. Ashok Naskar .

4. Biplob Kumar Roy  
@ Biplob Kumar Naskar .

5. Uttam Naskar .

(SIGNATURE OF THE EXECUTANTS)

1. Biplob Roy

2. Basanti DEY

(SIGNATURE OF THE CONSTITUTED ATTORNEY)

ARADHYA ENTERPRISE

*Biplob Roy*

Partner



निता शिरोडकर

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



नासकर

फोडिये

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



नासकर  
अशोक

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

RADHYA ENTERPRISES

Siplesh Desai

Partner





Bipul Kumar Roy  
© Bipul Kumar Nookar

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



Uthom Nookar

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



Bipalab Dey

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

ARADHYA ENTERPRISE  
Bipalab Dey

Partner



Basanti Dey

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

PHOTO

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

PHOTO

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

ARADHYA ENTERPRISE  
 Biplob Dey  
 Partner



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2021, Page from 224536 to 224571  
being No 160807245 for the year 2021.



Digitally signed by BARUN KUMAR  
BHUNIA  
Date: 2021.11.29 15:38:57 +05:30  
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2021/11/29 03:38:57 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

ARADHYA ENTERPRISE  
*Biplob Roy*

Partner

(This document is digitally signed.)