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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document admitted to registration, the Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

AB 892330

A.D.S.R., Howrah

20 SEP 2019

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT.**

KNOW ALL MEN BY THIS PRESENTS EXECUTED ON THIS 20<sup>th</sup> day of September, 2019, (Two Thousand Nineteen), BY MRS. MADHABI GHOSH, (Pan. AMEPG0099H) Wife of Sri Ratul Charan Ghosh, by faith - Hindu, by Nationality Indian, by Occupation-Housewife, residing at 49/2, College Road (Now DR.A.P.J Abdul Kalām Sarani), P.O.B. Garden, P.S.A.J.C Bose B. Garden Old Shibpur, District - Howrah, Pin- 711103, hereinafter called and referred to as the APPOINTER.



DOTH HEREBY SEND GREETINGS :

WHEREAS I, the Appointer is the Owner and occupier now seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of recorded as Mokarari Mourasi bastu land measuring about 01(One) Chittak 19 (Nineteen) Sq.ft comprised within Holding No.49, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, and 02 (Two) Cottahs 14 (Fourteen) Chittaks 06 (Six) Sq.ft comprised within Holding No.49/2, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, total land in two Holding measuring about 02 (Two) Cottahs 15(Fifteen) Chittaks 25 (Twenty Five) Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure standing thereon, within the limit of Howrah Municipal Corporation Ward No.39, within the jurisdiction of the District Registration Office and Addl. Dist Sub Registration Office at Howrah, hereinafter referred to as the said entire property which is mentioned in the Schedule below.

**AND WHEREAS** That I the Owner has entered into a Development Agreement which was duly registered at the office of the Additional District Sub Registrar. Howrah and recorded in its Book No.1, Volume No. 0502-2019, being Deed No. 05 0207 537 ,for the year 2019, with **M/S. PRISCON INDIA PVT. LTD.,(PAN. AABCP8411G)**, A Private Limited Company, incorporated under company Act, 1956 having its office of incorporation at Flat No B-2 at 28/ 7 College Road, P.O. B.Garden, P.S -A.J.C Bose B.Garden Old Shibpur, District Howrah (Pin 711103), represented by one of its authorised Director, **SRI RITWIK BANERJEE, (PAN.AGMPB6504C)** Son of Sri Amiya Banerjee, by faith Hindu, by Nationality- Indian, by



Occupation Business, residing at 2/2, Moti Lal Majumder Lane, P.O. B.Garden, P.S - A.J.C. Bose B. Garden Old Shibpur, District - Howrah - 711 103, for the purpose of making construction of a Multistoried building and apartment/residential flats, etc. on all that my said property described in the schedule hereafter on the terms and conditions fully contained in the said agreement.

**Now** in pursuance of the aforesaid Registered Development We Owners/ Appointers do hereby nominate, appoint and constitute 01(One) Chittak 19 (Nineteen) Sq.ft comprised within Holding No.49, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, and 02 (Two) Cottahs 14 (Fourteen) Chittaks 06 (Six) Sq.ft comprised within Holding No.49/2, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O.B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, total land in two Holding measuring about 02 (Two) Cottahs 15(Fifteen) Chittaks 25 (Twenty Five) Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure standing thereon, within the limit of Howrah Municipal Corporation Ward No.39, **M/S. PRISCON INDIA PVT. LTD., (PAN. AABCP8411G)**, A Private Limited Company, incorporated under company Act, 1956 having its office of incorporation at Flat No B-2 at 28/7 College Road, P.O. B.Garden, P.S -A.J.C Bose B.Garden Old Shibpur, District Howrah (Pin 711103), represented by one of its authorised Director, **SRI RITWIK BANERJEE, (PAN.AGMPB6504C)** Son of Sri Amiya Banerjee, by faith Hindu, by Nationality- Indian, by Occupation Business, residing at 2/2, Moti Lal Majumder Lane, P.O. B.Garden, P.S - A.J.C. Bose B. Garden Old Shibpur, District

- Howrah - 711 103, hereinafter be called the **DEVELOPER**, to be the true and lawfully constituted Attorney for me and on my behalf in my name to do interalia the following acts deeds, and things in connection with the proposed construction of the proposed scheme as per the agreement as aforesaid that is to say.

1. To cause preparation of the proposed building plan maps, modified building plan and other documents and to sign in the document on behalf of me for being submitted to the Howrah Municipal Corporation Authority and/or any other appropriate authority or authorities for sanction of the plan for construction of proposed building on my property described in the schedule hereunder.
2. To sign letter, correspondence and documents and to receive all papers, documents maps or plan from the Howrah Municipal Corporation and/or any other statutory or local bodies and for that purpose to sign and grant proper and effectual receipts and discharges therefor pay all taxes and fees as may be required in law.
3. To apply to the Competent Authority under the Urban Land (ceiling and Regulations) Act. 1976 and/or other Authorities, if required for obtaining necessary permission or sanction for construction on the said property or any part thereof and for the purposes thereof, to sign and affirm all affidavit and documents as my attorney may deem fit and proper.
4. For any of the aforesaid purposes, to sign, make and execute all application to the appropriate Government Department and other Authorities Competent to obtain the grant



necessary Licenses, permission and consents for the construction of buildings on my said property or any part thereof and to apply for and obtain necessary permission and quota for cement, steel, and other materials, with full power to make payment of all charges, fees etc. which may be required to be paid from time to time in connection therewith.

5. To demolish the existing structure whatsoever and remove the dabrish thereof with or without money and to construct on my said property new building/buildings in accordance with the sanctioned building plan obtained from the Howrah Municipal Corporation or any other statutory bodies and in terms of the said registered development agreement.

6. To appoint, architects, engineers and other skilled and unskilled persons for drawing of plan and for submission of the same to the Howrah Municipal Corporation or any other authorities.

7. To make advertisement in respect of sale of the developers allocation in terms of the said registered development agreement and invite offer for sale from proposed purchasers of flats etc. make negotiations with them, collect purchase consideration for the units of the proposed building comprising of flats/apartments/space etc. to be constructed in the said property full or in part from the prospective buyers, to sign, and grant effectual receipt and discharges for the same.

8. That the developer as my constituted Attorney having received the full and final consideration money towards sale of the units of the proposed Developer's Allocations will be enti-

tled to cause execute Deed of Conveyance in favour of the intending purchaser and handover peaceful vacant possession of the units within the Developer's Allocation as referred to in the said registered Development Agreement subject to the delivery of possession to the Owner's Allocation and to present the same before competent Registration office, put my signature as and where required and discharge my obligation in such lawful manner deliver registered deeds to the purchasers, as I could have done if personally present.

9. The Developer may accept earnest money or other loan from the financial institutions or from any public against developers share in the building in terms of the said registered Development Agreement as aforesaid and the repayment of such earnest money or any loan is to be repaid by the Developer only.

10. To represent me before all authorities, persons, officers, place and documents and upon receipt accept such papers documents, licenses, permission and whatsoever connected to construction and sale of the building as per Agreement.

11. To appoint, engage Advocate, Lawyers, solicitors, and agents, sign vakalatnama, petition and whatsoever pay their requisite fees and discharge them in connection with the affairs of the construction of the building.

12. To institute and commence suits actions and legal proceedings civilly or criminally for protecting and safe guarding my interest in the said property and to defend all suits action, evict unauthorized occupiers and or trespassers and for the purpose thereof take necessary assistance of the public Authorities, if required, appoint and engage lawyers and advocate



by executing Vakalatnama and to sign in the complaints, petitions or written statements etc. objections and whatsoever.

13. Make payment of all Municipality, Government taxes, rates, impositions and other outgoings till such time my constituted attorney remain in possession of my property as aforesaid or may apportion such expenses proportionately with the occupiers in such manner as the Constituted Attorney may deem fit and proper.

14. To apply for the re-assessment and or review, regarding any assessment or imposition or levy in respect of the said property and the proposed project.

15. To apply for mutation and transfer in the records of the Howrah Municipal Corporation or any other statutory bodies and/or to any other statutory bodies and/or to any other Authorities and to sign and execute all papers and application in that regard.

16. To appear in any court of law and to give evidence, to prefer any suit, appeal, review or revision from any order which may be initiated by the said Attorney or to counter any claim or allegation of any other party.

17. To appoint substitute or substitutes on such terms and conditions as said Attorney may deem fit and proper after approval of the Owner.

18. For effective disbursement of the duties my Constituted Attorney may empower such other person or persons in such manner as it deem fit and proper for completion of the project in terms of the intent of the said registered Development Agreement.

19. It is hereby expressly made clear that all acts, deeds and things by virtue of this power

of attorney shall be done by the said Attorney entirely at his own costs, charges and expenses and in no event I shall be held liable to pay or reimburse any amount that may have been paid by my said Attorney in or about the said property/said project.

20. The Constituted Attorney is hereby authorized and empowered to cause execute necessary conveyance in favour of any intending purchaser in respect of any or entire portion comprising in the developer's allocation as per the registered Development Agreement and present the same for registration before the registering authority and represent me and put my signatures and names as may be deemed necessary for effective transfer of such unit or portion in favour of such purchaser. In no event the Developer shall sell or transfer the Owner's specified allocation as referred to in the said registered Development Agreement.

21. I the appointer herein bind myself to cause executed and register this document under the provisions of the Indian Registration Act 1908 before the District Sub Registrar, Howrah and Additional District Sub Registrar, Howrah and Additional District sub Registrar, Howrah and Registrar of Assurance, kolkata as and when my Constituted Attorney may deem fit and necessary. This General Power of Attorney will continue till the intent and purpose of the development agreement is not completed in true sense.

22. Generally to do or execute all such acts deeds, and things in the same manner and to do the same extent as I hereby confirm and ratify that all such acts, deeds and things which my said attorney shall lawfully do or cause to be done by virtue of these presents.

23. That this Power of Attorney will be automatically cancelled after completion of the



total process of Development.

24. All the receivables by/payable to the principals must be paid to the principal.

**SCHEDULE REFERRED TO ABOVE**

ALL THAT piece and parcel of recorded as bastu land measuring about 01(One) Chittak 19 (Nineteen) Sq.ft comprised within Holding No.49, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O. B.Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 71110 3, and 02 (Two) Cottahs 14 (Fourteen) Chittaks 06 (Six) Sq.ft comprised within Holding No. 49/2, College Road, Now at present DR. A.P.J Abdul Kalam Sarani, P.O. B. Garden, P.S. A.J.C Bose B.Garden Old Shibpur, District - Howrah, Pin- 711103, total land in two Holding measuring about 02 (Two) Cottahs 15(Fifteen) Chittaks 25 (Twenty Five) Sq.ft bastu land along with 200 Sq.ft of R.T Shed Structure standing thereon, within the limit of Howrah Municipal Corporation Ward No.39, within the jurisdiction of the District Registration Office and Addl. Dist. Sub Registration Office at Howrah, A Deed plan or map of the property is annexed herewith and shown therein "RED" border line, The property is butted and bounded a following manner :-

ON THE NORTH : Property of Holding No.50/3, College Road,

ON THE SOUTH : Property of Holding No. 49/11, College Road,

ON THE EAST : Property of Holding No. 49/3, College Road,

ON THE WEST : College Road.



IN WITNESSES WHEREOF I the Appointer having read over and understood the contents and meaning of this Development Power of Attorney set and subscribed my respective signature on this the day, month and year first written above.

SIGNED SEALED AND DELIVERED AT HOWRAH

IN THE PRESENCE OF WITNESSES:

1. Suman Fadikar  
H/2, Naskar Pana Lane  
Howrah - 03

2. Prasanta Nayak  
Howrah Court

Mallabi Ghosh.

SIGNATURE OF THE APPOINTER

Drafted by me and prepared in my office.

Anik Nayak  
Advocate, Howrah Court.

For PRISCON INDIA Pvt. Ltd.

Ritwick Banerjee  
Director.

\_\_\_\_\_  
SIGNATURE OF THE CONSTITUTED ATTORNEY

Typed by me.

Prasanta Nayak  
Howrah.



# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.      Signature of the Executants/ Presentants



*Maalhabi Ghosh.*

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



*Ritwik Banerjee.*

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

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



## Major Information of the Deed

Deed No :	I-0502-07551/2019	Date of Registration	20/09/2019
Query No / Year	0502-1000208189/2019	Office where deed is registered	
Query Date	20/09/2019 1:12:21 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	P NANDY Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9999999999, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 74,90,558/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 050207537/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: College Road, , Premises No: 49, , Ward No: 039 Pin Code : 711103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Chatak 19 Sq Ft	50,000/-	2,22,222/-	Property is on Road , Project Name :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: College Road, , Premises No: 49/2, , Ward No: 039 Pin Code : 711103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	2 Katha 14 Chatak 6 Sq Ft	2,00,000/-	72,08,336/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>4.9042Dec</b>	<b>2,50,000 /-</b>	<b>74,30,558 /-</b>	

### Structure Details :



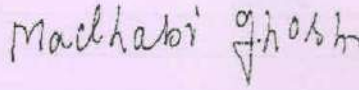
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	200 Sq Ft.	50,000/-	60,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

<b>Total :</b>	<b>200 sq ft</b>	<b>50,000 /-</b>	<b>60,000 /-</b>	
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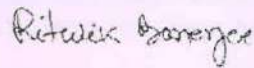
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Madhabi Ghosh</b> Wife of Mr Ratul Charan Ghosh Executed by: Self, Date of Execution: 20/09/2019 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office	 20/09/2019	 LTI 20/09/2019	 20/09/2019
49/2, College Road, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AMEPG0099H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/09/2019 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office				

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Priscon India Pvt Ltd.</b> 28/7, College Road, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103 . PAN No.: AABCP8411G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Ritwik Banerjee</b> (Presentant) Son of Mr Amiya Banerjee Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office	 Sep 20 2019 1:27PM	 LTI 20/09/2019	 20/09/2019
2/2, Motilal Majumder Lane, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGMPB6504C,Aadhaar No Not Provided Status : Representative, Representative of : Priscon India Pvt Ltd. (as director)				

## Identifier Details :

Name	Photo	Finger Print	Signature
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Mr PRASANTA NANDY  
Son of Late B K NANDY  
HOWRAH, P.O:- HOWRAH, P.S:- Howrah,  
District:-Howrah, West Bengal, India, PIN -  
711101



20/09/2019



20/09/2019

*Prasanta Nandy*

20/09/2019

Identifier Of Mrs Madhabi Ghosh, Mr Ritwik Banerjee

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Madhabi Ghosh	Priscon India Pvt Ltd.-0.146667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Madhabi Ghosh	Priscon India Pvt Ltd.-4.7575 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Madhabi Ghosh	Priscon India Pvt Ltd.-200.00000000 Sq Ft

**Endorsement For Deed Number : I - 050207551 / 2019**

**On 20-09-2019**

**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 13:13 hrs on 20-09-2019, at the Office of the A.D.S.R. HOWRAH by Mr Ritwik Banerjee

**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 74,90,558/-

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

Execution is admitted on 20/09/2019 by Mrs Madhabi Ghosh, Wife of Mr Ratul Charan Ghosh, 49/2, College Road, P.O: B Garden, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by Profession House wife

Indetified by Mr PRASANTA NANDY, , , Son of Late B K NANDY, HOWRAH, P.O: HOWRAH, Thana: 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 20-09-2019 by Mr Ritwik Banerjee, director, Priscon India Pvt Ltd., 28/7, College Road, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103

Indetified by Mr PRASANTA NANDY, , , Son of Late B K NANDY, HOWRAH, P.O: HOWRAH, Thana: 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 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 3846, Amount: Rs.100/-, Date of Purchase: 17/09/2019, Vendor name: Arun Sarkar

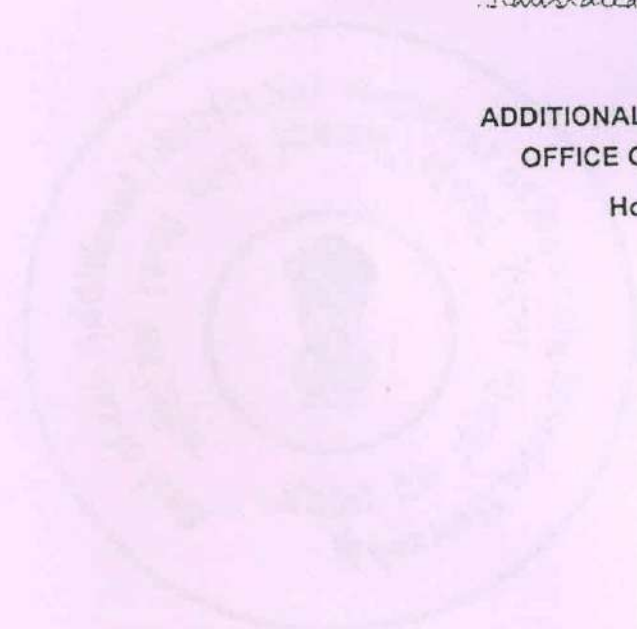
*Kaustava Dey*

**Kaustava Dey**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. HOWRAH**

**Howrah, West Bengal**



ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
WEST BENGAL

(This document is digitally signed)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2019, Page from 258376 to 258394

being No 050207551 for the year 2019.



Digitally signed by KAUSTAVA DEY  
Date: 2019.09.23 11:59:42 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 23-09-2019 11:59:12  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)