

9208/19

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I-8972/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

244A 057453

Certified that the document is submitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Bahala, South 24 Parganas

19 AUG 2019

DEVELOPMENT POWER OF ATTORNEY
AFTER DEVELOPMENT AGREEMENT

KNOW ALL THESE MEN BY THESE PRESENTS that We, (1) SHRI YUDHISTIR RIT, PAN : AHQPR9768P son of Late Kanailal Rit, by

1.351
2/8/19
181388

U.S.T. CONSTRUCTIONS

Biswajit Rit.

1719 Date 05-08-19
paid to Yadhustis Pit S W
Rupees 60 20 Sabepu New Del
10 38


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs. Krb 9

1718 - 20
1720 - 10
1721 - 20

60



A.D.S. Behala
9 AUG 2019
Dist. - South 24 Pgs.

भारतीय गैर न्यायिक

बीस रुपये

₹.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

24AA 057454

1(A)

Occupation Business, (2) MS. KRISHNA RIT, PAN : ATWPR1678Q,
daughter of Shri Sukumar Rit, by faith - Hindu, by occupation -

U.S.T CONSTRUCTIONS

PARINER

Biswajit Rit.

भारतीय गैर न्यायिक

बीस रुपये

₹ 20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

24AA 057455

1(B)

Service, (3) SHRI ABHIJIT RIT, PAN ATWPRI679R, son of Shri Sukumar Rit, by occupation Business and (4) SHRI BISWAJIT RIT, PAN BIOPR6314K, son of Shri Sukumar Rit, by occupation Service, all

U.S.T. CONSULTANTS

PARTNER

Biswajit Rit.

Major Information of the Deed

| | | | |
|---|---|---|------------|
| Deed No : | I-1607-08972/2019 | Date of Registration | 19/08/2019 |
| Query No / Year | 1607-1000181388/2019 | Office where deed is registered | |
| Query Date | 09/08/2019 1:00:11 PM | A.D.S.R BEHALA, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Rajendra Kumar Yadav Alipore Criminal Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433149795, 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 | | |
| Rs. 2/- | Rs. 1,14,93,395/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 70/- (Article:48(g)) | Rs. 21/- (Article E, E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No./Year]- 160708659/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area) | | |

Land Details :



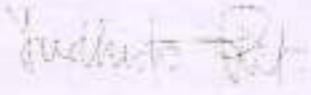


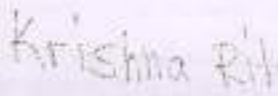


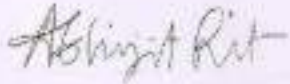
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Saha Pur Main Road, , Premises No: 27, , Ward No: 118 Pin Code : 700038

| 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 | 6 Katha 11 Chatak 28 Sq Ft | 1/- | 1,01,43,395/- | Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name : |
| Grand Total : | | | | 11.0985Dec | 1 /- | 101,43,395 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1800 Sq Ft. | 1/- | 13,50,000/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 1000 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 : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 1800 sq ft | 1 /- | 13,50,000 /- | |

Principal Details :










| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | Name Mr YUDHISTIR RIT Son of Late Kanailal Rit Executed by: Self, Date of Execution: 09/08/2019 , Admitted by: Self, Date of Admission: 09/08/2019 ,Place : Office | Photo  09/08/2019 | Finger Print  LTI 09/08/2019 | Signature  09/08/2019 |
| 25, Sahapur Main Road, P.O:- Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHQPR9768P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/08/2019 , Admitted by: Self, Date of Admission: 09/08/2019 ,Place : Office | | | | |
| 2 | Name Ms KRISHNA RIT Daugther of Mr Sukumar Rit Executed by: Self, Date of Execution: 09/08/2019 , Admitted by: Self, Date of Admission: 09/08/2019 ,Place : Office | Photo  09/08/2019 | Finger Print  LTI 09/08/2019 | Signature  09/08/2019 |
| 26, Sahapur Main Road, P.O:- Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATWPR1678Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/08/2019 , Admitted by: Self, Date of Admission: 09/08/2019 ,Place : Office | | | | |
| 3 | Name Mr ABHIJIT RIT Son of Mr Sukumar Rit Executed by: Self, Date of Execution: 09/08/2019 , Admitted by: Self, Date of Admission: 09/08/2019 ,Place : Office | Photo  09/08/2019 | Finger Print  LTI 09/08/2019 | Signature  09/08/2019 |
| 26, Sahapur Main Road, P.O:- Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATWPR1679R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/08/2019 , Admitted by: Self, Date of Admission: 09/08/2019 ,Place : Office | | | | |

| Name | Photo | Finger Print | Signature |
|--|---|--|---|
| Mr BISWAJIT RIT Son of Mr Sukumar Rit Executed by: Self, Date of Execution: 09/08/2019 , Admitted by: Self, Date of Admission: 09/08/2019 ,Place : Office |  09/08/2019 |  LTI 09/08/2019 |  09/08/2019 |
| 26, Sahapur Main Road, P.O:- Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BIOPR6314K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/08/2019 , Admitted by: Self, Date of Admission: 09/08/2019 ,Place : Office | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | U S T CONSTRUCTIONS 67/1, S. N. Roy Road, P.O:- Sahapur, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038 , PAN No.:: AAEFU0895H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

Representative Details :

| Sl 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 SOURAV ROY (Presentant) Son of Mr Subrata Roy Date of Execution - 09/08/2019 , , Admitted by: Self, Date of Admission: 09/08/2019, Place of Admission of Execution: Office </td> <td>  Aug 9 2019 2:15PM </td> <td>  LTI 09/08/2019 </td> <td>  09/08/2019 </td> </tr> </tbody> </table> 67/1, S. N. Roy Road, P.O:- Sahapur, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALHPR0226K,Aadhaar No Not Provided Status : Representative, Representative of : U S T CONSTRUCTIONS (as Partner) | Name | Photo | Finger Print | Signature | Mr SOURAV ROY (Presentant) Son of Mr Subrata Roy Date of Execution - 09/08/2019 , , Admitted by: Self, Date of Admission: 09/08/2019, Place of Admission of Execution: Office |  Aug 9 2019 2:15PM |  LTI 09/08/2019 |  09/08/2019 |
| Name | Photo | Finger Print | Signature | | | | | | |
| Mr SOURAV ROY (Presentant) Son of Mr Subrata Roy Date of Execution - 09/08/2019 , , Admitted by: Self, Date of Admission: 09/08/2019, Place of Admission of Execution: Office |  Aug 9 2019 2:15PM |  LTI 09/08/2019 |  09/08/2019 | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr Rajendra Kumar Yadav Son of Late Ram Raj Yadav Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 |  09/08/2019 |  09/08/2019 |  09/08/2019 |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|---------------------------------|
| 1 | Mr YUDHISTIR RIT | U S T CONSTRUCTIONS-2.77464 Dec |
| 2 | Ms KRISHNA RIT | U S T CONSTRUCTIONS-2.77464 Dec |
| 3 | Mr ABHIJIT RIT | U S T CONSTRUCTIONS-2.77464 Dec |
| 4 | Mr BISWAJIT RIT | U S T CONSTRUCTIONS-2.77464 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|--|
| 1 | Mr YUDHISTIR RIT | U S T CONSTRUCTIONS-450.00000000 Sq Ft |
| 2 | Ms KRISHNA RIT | U S T CONSTRUCTIONS-450.00000000 Sq Ft |
| 3 | Mr ABHIJIT RIT | U S T CONSTRUCTIONS-450.00000000 Sq Ft |
| 4 | Mr BISWAJIT RIT | U S T CONSTRUCTIONS-450.00000000 Sq Ft |

Endorsement For Deed Number : I - 160708972 / 2019

On 09-08-2019

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

Presented for registration at 13:35 hrs on 09-08-2019, at the Office of the A.D.S.R. BEHALA by Mr SOURAV ROY ,

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 1,14,93,395/-

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

Execution is admitted on 09/08/2019 by 1. Mr YUDHISTIR RIT, Son of Late Kanailal Rit, 26, Sahapur Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. Ms KRISHNA RIT, Daughter of Mr Sukumar Rit, 26, Sahapur Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Service, 3. Mr ABHIJIT RIT, Son of Mr Sukumar Rit, 26, Sahapur Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 4. Mr BISWAJIT RIT, Son of Mr Sukumar Rit, 26, Sahapur Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Service

Indetified by Mr Rajendra Kumar Yadav, , Son of Late Ram Raj Yadav, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-08-2019 by Mr SOURAV ROY, Partner, U S T CONSTRUCTIONS, 67/1, S. N. Roy Road, P.O:- Sahapur, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700038

Identified by Mr Rajendra Kumar Yadav, , Son of Late Ram Raj Yadav, Alipore Police Court, P.O. Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India. PIN - 700027, by caste Hindu, by profession Advocate



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

On 19-08-2019

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.

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 Draft Rs 10/-, by Stamp Rs 60/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 057453, Amount: Rs.20/-, Date of Purchase: 05/08/2019, Vendor name: Samiran Das
2. Stamp: Type: Impressed, Serial no 057454, Amount: Rs.20/-, Date of Purchase: 05/08/2019, Vendor name: Samiran Das
3. Stamp: Type: Impressed, Serial no 057455, Amount: Rs.20/-, Date of Purchase: 05/08/2019, Vendor name: Samiran Das

Description of Draft

1. Draft(8554) No: 000465364157, Date: 13/08/2019, Amount: Rs.10/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2019, Page from 286046 to 286086
being No 160708972 for the year 2019.



Sandip Biswas

Digitally signed by SANDIP BISWAS
Date: 2019.08.22 13:37:24 +05:30
Reason: Digital Signing of Deed.


(Sandip Biswas) 22/08/2019 13:37:03
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

are adult Indian inhabitants, by faith Hindu and all are residing at premises No.26, Sahapur Main Road, having its Postal Address at 73/6, Sahapur Main Road, P.O. Sahapur, Police Station Behala, Kolkata-700038, hereinafter called and referred to as the hereinafter called and known to as the OWNERS/EXECUTORS/ PRINCIPALS, SEND GREETING :

WHEREAS we, being the Executors/Principals herein are the co- Owners of ALL THAT piece and parcel of amalgamated Bastu land measuring about 6 Cottahs 11 Chittaks 28 Sq. ft., together with two dwell two-storied building at measuring about 1800 sq.ft. (Ground Floor 1000 sq.ft. and First Floor 800 sq.ft.) be the same or a little more or less lying and situated at premises no. 27, Sahapur Main Road (previously known and numbered as 26, Sahapur Main Road), having its postal address at 73/6, Sahapur Main Road, P.S. Behala, Kolkata-700038, within Ward No.118 of the Kolkata Municipal Corporation, being its Assessee No.41-118-11-0027-1, in the District South 24-Parganas, Sub-Registry Office at Alipore in C.S. Dag No.570, C.S. Khatian No.54, correspond to R.S. Dag No. 570 and R.S. Khatian No.54, in Mouza Sahapur, J. L. No. 8, Pargana Magura, Touzi Nos. 93 and 101, Sub-Registry Office, Alipore, in the District South 24-Parganas, morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter called and referred to as the "Said Plot of Land".

AND WHEREAS with intention to Developed our said Plot of Land by constructing a G+III Storied building thereat we have jointly enter into this Development Agreement with M/S. U S T CONSTRUCTIONS (PAN - AAUFU0695H), a Partnership Firm having its Office at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station New Alipore, Kolkata - 700038, duly represented by its Managing Partner - As per Supplementary deed of partnership dated 16/3/2015 the said one of the partner MR. SOURAV ROY (PAN ALHPR0226K), Son of Mr. Subrata Roy, by Nationality - Indian, by religion - Hindu, by Occupation - Business, residing at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station New Alipore, Kolkata - 700038 is represented the said Firm as Authorized


Biswanjitrit.


Signatory of the Firm, and the said Company herein referred to as the "DEVELOPER" for construction and development of the said plot of lands mentioned in Schedule here under written and the said Development Agreement have been registered at the office of DSR-H, ^{A.P.S.R.}

^{BEHALA} Alipore, South 24-Parganas and recorded in Book No I Being No. 8659 for the year 2019

AND WHEREAS as per terms of the said Development Agreement it is agreed that the owners/executors/principals herein will execute a Registered General Power of Attorney in favour of the Developer to facilitate the Construction works accordingly the owners/executors/principals herein authorize, nominate, and constitute **MR. SOURAV ROY (PAN ALHPR0226K)**, Son of Mr. Subrata Roy, both by Nationality - Indian, both by religion - Hindu, both by Occupation - Business, residing at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station New Alipore, Kolkata - 700038 as our Constituted Attorney to do all the following acts, deed and things in our name and on our behalf.

NOW KNOW WE ALL MEN BY THESE PRESENT that We the Owners/Executors/ Principals herein, do hereby nominate, appoint, and Constitute **MR. SOURAV ROY, PAN ALHPR0226K**, Son of Mr. Subrata Roy, both by Nationality - Indian, both by religion - Hindu, both by Occupation - Business, residing at 67/1, S. N. Roy Road, P.O. Sahapur, Police Station New Alipore, Kolkata - 700038 as our true and lawful attorney to act in our name and on our behalf and to do all or any of the Acts, Deeds, matters and things namely :-

1. To enter upon, hold, occupy and possesses the said plot of lands morefully described in Schedule hereunder written hereinafter referred to as the "Said Plot of Land" and for the said purpose to do all acts deeds matters and things as the said Attorney shall think fit and proper.
2. To take charge or look after, manage and administer the said Plot of Land or portion thereof as the said Attorney shall think proper.


Biswajit Rit.

Biswajit Rit. Krishna

Subrata Roy

Abhijit Rit


3. To appear and represent the Executors before , B.L. & L.R.O., K.M.C., Police Authorities, Fire Brigade Authority, CESC Ltd. Authorities, Urban Land Ceiling Authorities and other Government Authorities and/or departments, Central or State in connection with the development of the said Plot of Lands and/or construction of the said G+III building in the terms of sanctioned building plan and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.
4. To demolish or cause to be demolished the sheds and other structure whatsoever laying erected at the said plot of land or portion thereof.
5. To apply for and obtain all necessary additional sanction of Building plan, permissions, No Objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the B.L. & L.R.O., K.M.C. and any other authorities for development of the said plot of land and/or construction of the new building in or upon the land comprised in the said plot of lands thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.
6. To appoint Chartered engineers, Architects, Valuers, surveyors, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Masons, Durwans, Chowkidars, Labour and other employees and staff for the Development of the said Plot of Land and discharge of release or terminate any of them at his own desire. To pay their salary wages, remuneration fees and other charges as the ATTORNEY shall think fit and proper.
7. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctions



Biswajit Rit.


and/or approved by the B.L. & L.R.O., K.M.C., Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time be necessary or required for the development of the said plot of lands and/or demolition of the existing structures comprised in the said plot of lands and/or construction of the new G+III building in or upon the land comprised in the said plot of land and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.

8. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said plot of lands and/or the new G+III storied building and other structures that may hereafter be created and the same in such name or names as the said Attorneys or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.
9. To apply before the B.L. & L.R.O., K.M.C. authorities or any other equivalent competent authority for sanction for plan/plans and/or other allied causes for the development of the said plot of lands in the form of buildings. To submit map, drawing, and design, modification and amendments for the residential building, if necessary for the approval, sanction, certifications from the appropriate Govt. Authorities. The B.L. & L.R.O., K.M.C. authorities, fire Brigade, Health Development and other Govt. Authorities and/or departments for the purpose of Development of the said plot of lands and for construction of Commercial cum residential building being said contract apartment, flats and other spaces etc. or upon the said purpose to make affirm verify and submit all necessary, application, petitions/maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities,


 Biswajit Rit.

security, and other papers and documents as the said ATTORNEY shall think fit and proper.

10. To sign and execute all documents, returns, forms, plan, specifications, affidavits and all other papers as may be necessary to be submitted before any authority or authorities in connection with the development thereof or for construction of buildings, apartment flats and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rental other rates and taxes, other charges and on account therefore or relating to the said plot of lands as may from time to time be necessary and required.
11. To undertake and carry out the development of the said plot of land and/or construction of the G+III Storied building in or upon the land comprised in the said premises after demolishing the existing structure comprised therein as per the plan as may be sanctioned by the B.L. & L.R.O., K.M.C. authorities and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.
12. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said plot of lands and/or the development thereof and/or construction of the G+III storied building in or upon the land comprised in the said plot of lands as per the plan sanctioned by the competent authorities and for the said purpose to do all acts deed matters and things as the said Attorney shall think proper.
13. To appear and to represent the principal before the appropriate Police Authorities and also to make or lodge complaints and diaries concerning all matters arising out of the said plot of lands or portions thereof as may from time to time be necessary or required.


Biswajit Rit.

14. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said plot of lands and/or the land comprised therein and/or construction of the G+III storied building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.
15. To sign execute affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.
16. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said plot of lands or portions thereof and/or the construction of the G+III storied building and the same on such terms and conditions and for such consideration as the said Attorney shall think proper.
17. To defend or contest or institute or prosecute all or any suits, applications, appeals, revisions and other legal proceedings civil or criminal by or against any person or party concerning or relating to the said plot of lands or the development of the said plot of land and/or construction of the G+III storied building apartments flats and other common spaces in or upon the said plot of lands or other matters there from and for the said purpose to do all acts, deeds, matters and things as may from time to time be necessary or required.
18. To sign execute affirm and verify all or any complaint, petition, written statements, application, revisions, appeals, affidavits, bonds, declaration indemnities guarantees and other papers, documents as may be from time to time necessary or required to negotiate for attending discussion and to obtain necessary permission and/or sanction from the Competent Authority, C.E.S.C. Ltd., and other

 B. S. Jit R. T.

duly constituted statutory and local bodies and authorities for developing the said plot of land by raising the construction of the G+III storied building comprising of flats apartments, common areas and other spaces as the said ATTORNEY shall think fit and proper.

19. To refer all or any disputes concerning or relating to the said plot of land or portions thereof and/or the development thereof and/or construction of the building to arbitration on such terms as the said Attorney shall think proper.
20. To retain an appoint advocates and always for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said Attorney think just and proper.
21. To retain and appoint architects, engineers, contractor, masons, mistries, electricians, Plumbers and security Guard and other employees or staff for carrying out the development of the said plot of lands and for the same pay such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.
22. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the B.L. & L.R.O., authorities and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorney shall think proper.
23. We also empower and authorize my Constituted Attorney **GENERALLY TO DO** all other acts, deeds and things as may become necessary from time to time for properly effectuating the construction and to achieve the object under the Development Agreement for mutual benefit and completion of deed of

Handwritten signature

Biswajit R. t.

registration in favour of the purchaser or purchasers of the Developer's Allocations only.

24. Save and except the Owners' allocation portion as per Development Agreement. The said Attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats garage and other spaces of the developer's allocated portion only of the G+III storied building to be erected in or upon the land comprised in the said plot of lands.
25. To receive and/or collect and realize payments as earnest or booking money from the intending purchasers the sale prices of flats, apartments, common spaces and common places including the proportionate share of land either in full or in part thereof and to sign and executed registered deeds of agreement, contracts, other deeds, documents and papers as may from time to time as necessary or required as the said ATTORNEY may think fit and proper against Developers Allocation in terms of Development.
26. To receive earnest money, advance money, booking money consideration money, whether in part or in full from said buyers in installments or in full in terms of the said agreement for sale to be entered into the final payment against the sale of the residential apartments, flats, common spaces and other spaces, of Developers Allocation in the building to be constructed in or upon the said plot of lands in terms of the said Development Agreement and to give valid discharge hereof. The money so received by my constituted Attorney under these presents will belong to him solely and the executor of these presents shall have no claim whatsoever thereon. The executor under these presents will have no right on that entire sale proceeds of the building and its flats, apartments spaces etc. whatsoever in nature thereby to be constructed thereon in due course.

*Full
Done*

Biswajit Rit

27. To receive realize and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, garage and other spaces of the Developer's Allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
28. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer of disposal or the several flats, garage and other saleable spaces of the developer's allocated portion of the buildings and for the said purpose to do all acts deeds matters and things for only Developer's Allocation.
29. Only after handing over peaceful possession of owner's allocated portion, to appear before the appropriate registration authority and to present the agreement for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the building and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.
30. To retain and appoint one or more labour contractor and suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said Attorney shall think proper.
31. To select prospective buyers either individually or in groups as the said ATTORNEY may think fit and proper in the said G+III storied building morefully described in the Development Agreement.
32. To enter into any agreement for amalgamation of adjacent and contiguous plot of land with our plot of land and to give effect the same our attorney may execute Deed of Exchange/Deed of Gift/

Biswajit R.

Deed of Transfer and/or Deed of Amalgamation in our name and our behalf for extension of the construction work and for the purpose he may enter into any fresh Development Agreement with the respective owners of adjacent plot of land and if required we will jointly all the aforesaid Deed of Exchange/ Deed of Gift/ Deed of Transfer and/or Deed of Amalgamation and the Development Agreement with fresh Power of Attorney, if so required.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said Attorney shall think proper.

AND we, the said Executors/Owners/Principals abovenamed do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said ATTORNEY acting as aforesaid lawfully do.

THE SCHEDULE ABOVE REFERRED TO AMALGAMATED PLOT
(THE SAID PLOT OF LAND)

ALL THAT piece and parcel of Bastu land measuring 6 Cottahs 11 Chittaks 28 Sq. ft., together with two dwell two-storied building at measuring about 1800 sq.ft. (Ground Floor 1000 sq.ft. and First Floor 800 sq.ft.) be the same or a little more or less lying and situated at premises no. 27, Sahapur Main Road, having its postal address at 73/6, Sahapur Main Road, P.S. Behala, Kolkata-700038, within Ward No.118 of the Kolkata Municipal Corporation, being its Assessee No.41-118-11-0027-1, in the District South 24-Parganas, Sub-Registry Office at Alipore in C.S. Dag No.570, C.S. Khatian No.54, correspond to R.S. Dag No. 570 and R.S. Khatian No.54, in Mouza Sahapur, J. L. No. 8, Pargana Magura, Touzi Nos. 93 and 101, butted and bounded as follows :-

ON THE NORTH : 6' - 0" (1.8M) wide common passage and 73/2, Sahapur Main Road
ON THE SOUTH : Sahapur Main Road .
ON THE EAST : 10'-2" (3.1M) wide Sahapur Main Road .
ON THE WEST : 22'-2" (6.76M) Wide Sahapur Main Road

[Signature]

Biswajit K. T.

IN WITNESS WHEREOF We the owners being Principals herein have put our respective hands and signatures on this the 9th day August, 2019 (Two Thousand Nineteen);

Signed, Sealed and Delivered by the parties at Kolkata

In the presence of :

1. Anupam Banerjee
S/1 S. N. Roy. Road
Kol - 38

2. Rajendra Kumar Yadav
H200
Alipore Criminal
KOL 27

1. Juchisto Pat.

2. Krishna Rit

3. Biswajit Rit.

4. Abhijit Rit

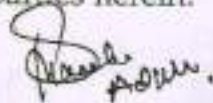
SIGNATURE OF THE PRINCIPALS

I Accept this Power

U.S.T CONSTRUCTIONS
Vasanta J.
PARTNER

SIGNATURE OF THE ATTORNEY












Drafted & prepared by me as per instructions and papers submitted by the parties herein.




Rajendra Kumar Yadav
Advocate

Alipore Police Court,
Kolkata - 700027












Regd. No. WB/1427/1995.

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |


Name Yudhisir Rit
Signature [Signature]

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name KRISHNA RIT
Signature Krishna Rit

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name BISWAJIT RIT
Signature Biswajit Rit

| | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name ABHIJIT RIT
Signature Abhijit Rit



Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name Sourav Roy

Signature Sourav Roy

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

| | | | | | | |
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| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

| | | | | | | |
|-------|------------|--|--|--|--|--|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

| | | | | | | |
|-------|------------|--|--|--|--|--|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature



P.R. 85

PAN

Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

| | | |
|---|---|---|
| Query No / Year | 1607-1000181388/2019 | Office where deed will be registered |
| Query Date | 09/08/2019 1:00:11 PM | A.D.S.R. BEHALA, District: South 24-Parganas |
| Applicant Name, Address & Other Details | Rajendra Kumar Yadav Alipore Criminal Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433149795, 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 | |
| Rs. 2/- | Rs. 1,14,93,395/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 70/- (Article 48(g)) | Rs. 21/- (Article E, E) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |

Remarks: Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 160708659/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)

Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Saha Pur Main Road, Premises No: 27, Ward No: 118 Pin Code: 700038

| 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 | 6 Katha 11 Chatak 28 Sq Ft | 1/- | 1,01,43,395/- | Width of Approach Road 22 Ft., Adjacent to Metal Road, Project Name |
| Grand Total : | | | | 11.0985Dec | 1/- | 101,43,395 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--------|-------------------|-------------------|-------------------------|-----------------------|--------------------------|
| S1 | On Land L1 | 1800 Sq Ft. | 1/- | 13,50,000/- | Structure Type Structure |

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completions: Complete

Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total : 1800 sq ft 1/- 13,50,000 /-

Principal Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|---|------------|--|
| 1 | Mr YUDHISTIR RIT Son of Late Kanailal Rit26, Sahapur Main Road, P.O - Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AHQPR9768P, Status: Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 2 | Ms KRISHNA RIT Daughter of Mr Sukumar Rit26, Sahapur Main Road, P.O:- Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. : ATWPR1678Q, Status: Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 3 | Mr ABHIJIT RIT Son of Mr Sukumar Rit26, Sahapur Main Road, P.O:- Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : ATWPR1679R, Status: Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |
| 4 | Mr BISWAJIT RIT Son of Mr Sukumar Rit26, Sahapur Main Road, P.O:- Sahapur, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. : BIOPR6314K, Status: Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |

Attorney Details :

| Sl No | Name & address | Status | Execution Admission Details : |
|-------|--|--------------|-------------------------------|
| 1 | U S T CONSTRUCTIONS 87/1, S. N. Roy Road, P.O:- Sahapur, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700038 PAN No. : AAEFU0095H, Status: Organization, Executed by: Representative | Organization | Executed by: Representative |

Representative Details :

| Sl No | Name & Address | Representative of |
|-------|--|----------------------------------|
| 1 | Mr SOURAV ROY Son of Mr. Subrata Roy 67/1, S. N. Roy Road, P.O:- Sahapur, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ALHPR0226K | U S T CONSTRUCTIONS (as Partner) |

Identifier Details :

| Name & address |
|----------------|
|----------------|

Mr Rajendra Kumar Yadav
Son of Late Ram Raj Yadav
Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027, Sex:
Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, , Identifier Of Mr YUDHISTIR RIT, Ms KRISHNA RIT, Mr
ABHIJIT RIT, Mr BISWAJIT RIT, Mr SOURAV ROY

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|---------------------------------|
| 1 | Mr YUDHISTIR RIT | U S T CONSTRUCTIONS-2.77464 Dec |
| 2 | Ms KRISHNA RIT | U S T CONSTRUCTIONS-2.77464 Dec |
| 3 | Mr ABHIJIT RIT | U S T CONSTRUCTIONS-2.77464 Dec |
| 4 | Mr BISWAJIT RIT | U S T CONSTRUCTIONS-2.77464 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|--|
| 1 | Mr YUDHISTIR RIT | U S T CONSTRUCTIONS-450.00000000 Sq Ft |
| 2 | Ms KRISHNA RIT | U S T CONSTRUCTIONS-450.00000000 Sq Ft |
| 3 | Mr ABHIJIT RIT | U S T CONSTRUCTIONS-450.00000000 Sq Ft |
| 4 | Mr BISWAJIT RIT | U S T CONSTRUCTIONS-450.00000000 Sq Ft |

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e upto 08-09-2019) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 08-09-2019)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.