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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

Asst. District Sub-Registrar  
Barrackpore 24 P.S. IV

13 JAN 2017

# DEVELOPMENT POWER OF ATTORNEY

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Add. Dist. Sub-Registrar  
Barrackpore, North 24 Parganas

JUN 2017

**KNOW ALL MEN BY THESE PRESENTS** that We, (1) **SMT. BIVA DUTTA ROY (PAN- AHCPD3404E)** wife of Sri Dipankar Dutta Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, (2) **KUMARI SUCHANDRA DUTTA ROY (PAN-BXZPD2109L)** daughter of Sri Dipankar Dutta Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, both are residing at Udayanpally, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, (3) **SMT. APARNA ROY (PAN-AHLPR4603A)**, wife of Sri Tapas Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at K.C.Roy Lane, Nawabganj, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743122 , **SEND GREETINGS.**

**WHEREAS** by a registered Developer's Agreement dated 13.01.2017 executed by ourselves as the Land Owners of the One Part and **SRITAPAS ROY** son of Late Paresh Chandra Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at K.C.Roy Lane, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, the proprietor of **R.D.R.ASSOCIATES** " a proprietorship firm, having its office at Strand Road, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, as the Developer of the Other Part. We have agreed to develop the said property morefully and particularly described in the schedule hereunder written upon the term and conditions contained in the said registered agreement, duly registered at the office of A.D.S.R., Barrackpore on 13.01.2017.... Vide Deed No. I. - 104.....for the year 2017.

**AND WHEREAS** as per the said agreement dated 13.01.2017 we have agreed to give a power of attorney in favour of the Developer as he may

Aparna Roy

direct to enable him to get the necessary building plan sanctioned by the Garulia Municipal Authority and to do all other acts, things necessary in connection with the Development of the said property for the proposed building scheme.

**NOW KNOW YE AND THESE PRESENTS WITNESS** that we, the **Land Owners** herein do hereby nominate, constitute and appoint **SRITAPAS ROY (PAN-AFAPR5502F)**, son of Late Paresh Chandra Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at K.C.Roy Lane, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin- 743144, the proprietor of **R.D.R.ASSOCIATES** a proprietorship firm, having its office at Strand Road, P.O.- Ichapore-Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144, to be our true and lawful attorney to do and execute and perform all or any of the following acts, deeds, matters and things V I Z.

1. To prepare plans for development of the said property described in the schedule hereunder written and to sign and submit the same before the Chairman, North Barrackpore Municipality for obtaining approval of the same and also to apply from time to time for modification of the building plans in respect of the building to be constructed on the said property and also to sign and submit the same before the Chairman, North Barrackpore Municipality.
2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate



3. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
  
4. To pay various deposits to the municipal corporation and other concerned authorities as may be necessary for the propose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits paid by our said attorney and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.
  
5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.
  
6. To appear before the Government departments as also for the Municipal Corporation and all concerned authorities for the purpose of obtaining necessary " **No-Objection Certificate** " and/or permission and/or sanction in regard to the carrying out construction of the said building and completion thereof.
  
7. To appear before the office of the B.L. & L.R.O. for mutation in the name of the land owners and to sign all documents and to submit before the concerned authorities for mutation and also to collect mutation certificate from the concerned authorities on our behalf.
  
8. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully described in the schedule hereunder written.

9. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several flats and shops to be constructed and to receive consideration from the intending purchasers thereof and to give proper and lawful discharge for the same **SAVE AND EXCEPT** the owners' allocation stated in the agreement dated 13.01.2017.

Afforece Roy

10. To sign and execute Sale Deed and Agreement for Sale or any other deed of deeds in respect of my under mentioned schedule of property **SAVE AND EXCEPT** the owners' allocation stated in the agreement dated 13.01.2017 and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on our behalf.

11. To appear and to act in any court or any Govt. Departments or Local Municipality and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate their appointments.

12. To appear and to present the Sale deed and Agreement for Sale or any other deed or deeds for registration and admit execution before the Additional District Sub-Registrar, Barrackpore, North 24 Parganas and District Registrar, North 24 Parganas, Barasat, or Registrar of Assurance, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying my under mentioned schedule of property as fully and effectually as we could do the same ourselves. This Development Power of attorney is irrevocable.

Afforece Roy

13. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of buildings thereon.

14. To appoint pleaders, solicitors, advocate to appear and in any court or any Govt. Departments or local Municipality and to revoke such appointments and to substitute any others in their place and stead.

15. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could do.

16. **AND WE HEREBY AGREE** to ratify and confirm whatsoever the said attorney shall do in the premises by virtue of these presents **AND WE HEREBY DECLARE** that we shall enforce this power of attorney within contractual period or its mutually extended period of time.

### **SCHEDULE ABOVE REFERRED TO;**

**ALL THAT** piece and parcel of a plot of land measuring more or less 13 Cottahas 8 Chittacks i.e. 22.50 Decimal togetherwith a 100 Sq.ft. tiles shed structure standing thereon togetherwith all easements rights appertaining thereto, lying and situated at Mouza- Ichapore, J.L.No.3, R.S.No.89, Touzi No.407 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No 617, under R.S.Khatian No.3365, corresponding to L.R.Dag No.1374, under L.R.Khatian No.6094/1, within the jurisdiction of North Barrackpore Municipality being Municipal Holding No.641, under Ward No.4, under the limits of A.D.S.R.O., Barrackpore, under P.S.- Noapara, District- North 24 Parganas, which is butted and bounded as under:

ON THE NORTH : Land of Probhat Kumar Bose.  
ON THE SOUTH : Land of Prosenjit Mitra and land of Ashis  
Ranjan James.  
ON THE EAST : Land Himansu Chakraborty & others.  
ON THE WEST : 16'-6" wide Municipal Road.

IN WITNESSES WHEREOF, we have hereunto put our respective  
hands and seals on 13<sup>th</sup> day of January 2017.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF :

1. *[Handwritten signature]*  
R.K.S.

2. *[Handwritten signature]*  
Sanni Mandal  
Barrackpore  
P.S. Titagarh

1. Bira Dutta Roy

2. Suchandra Dutta Roy

3. Aparna Roy

Signature of the EXECUTANTS.

*[Handwritten signature]*  
Jagan Ray

Signature of the ATTORNEY.

*[Handwritten signature]*  
Drafted and prepared by

(Sri Prabal Bhattacharyya)

Advocate.

Barrackpore Court.

Enrolment No. F-374/412/1990.

Typed by:

*[Handwritten signature]*  
(Sri Subinoy Biswas)  
A.D.S.R.O. Barrackpore.












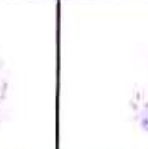
## DISTRICT NORTH 24 PARGANAS

\*\* OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BAKASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS : PRESENTANT

LEFT HAND FINGER PRINT NAME BIVA DUTTA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
				


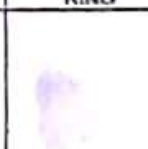

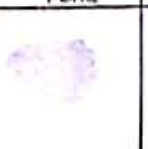

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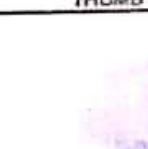




SIGNATURE Biva Dutta Roy



RIGHT HAND  
FINGER PRINT

LEFT HAND FINGER PRINT NAME SUCHANDRA DUTTA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
				


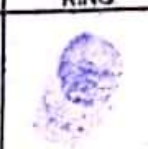



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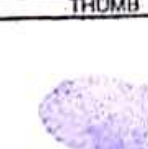

SIGNATURE Suchandra Dutta Roy



RIGHT HAND  
FINGER PRINT

LEFT HAND FINGER PRINT NAME APARNA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
				

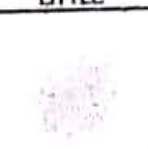

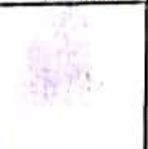


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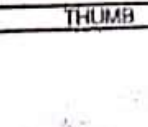
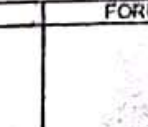
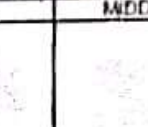
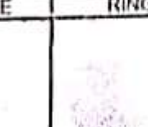
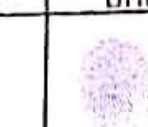
SIGNATURE Aparna Roy



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LEFT HAND FINGER PRINT NAME TAPAS ROY

LITTLE	RING	MIDDLE	FORE	THUMB
				

THUMB	FORE	MIDDLE	RING	LITTLE
				



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### Major Information of the Deed

Deed No :	I-1505-00108/2017	Date of Registration	13/01/2017
Query No / Year	1505-1000011811/2017	Office where deed is registered	
Query Date	13/01/2017 11:58:34 AM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	Prabal Bhattacharyya Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874399781, 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. 30,00,000/-	Rs. 78,26,250/-		
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]:- 150500104/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



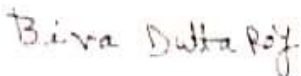
District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Musalman Para Road (North Bkp Municipality), Mouza: Ichapur, Ward No: 4, Holding No:641

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1374	LR-6094/1	Bastu	Bastu	13 Katha 8 Chatak	29,70,000/-	77,96,250/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>22.275Dec</b>	<b>29,70,000 /-</b>	<b>77,96,250 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	

#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fringingerprint	Signature
1	<b>Smt Biva Dutta Roy</b> Wife of Shri Dipankar Dutta Roy Executed by: Self, Date of Execution: 13/01/2017 , Admitted by: Self, Date of Admission: 13/01/2017 ,Place : Office			
		13/01/2017	LTI 13/01/2017	13/01/2017



Udayanpally, P.O:- Ichapur Nawabganj, P.S:- Noapara, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHCPD3404E, Status :Individual

Name	Photo	Fingerprint	Signature
<b>Kumari Suchandra Dutta Roy</b> Daugther of Shri Dipankar Dutta Roy Executed by: Self, Date of Execution: 13/01/2017 , Admitted by: Self, Date of Admission: 13/01/2017 ,Place : Office			
	13/01/2017	LTI 13/01/2017	13/01/2017

Udayanpally, P.O:- Ichapur Nawabganj, P.S:- Noapara, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BXZPD2109L, Status :Individual



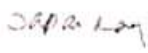


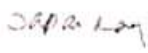


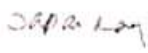
Name	Photo	Fingerprint	Signature
<b>Smt Aparna Roy</b> Wife of Shri Tapas Roy Executed by: Self, Date of Execution: 13/01/2017 , Admitted by: Self, Date of Admission: 13/01/2017 ,Place : Office			
	13/01/2017	LTI 13/01/2017	13/01/2017

K. C. Roy Lane, Nawabganj, P.O:- Ichapur Nawabganj, P.S:- Noapara, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHLPR4603A, Status :Individual

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>R. D. R. ASSOCIATES</b> Strand Road, P.O:- Ichapur Nawabganj, P.S:- Noapara, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Status :Organization

**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> <b>Shri Tapas Roy</b>                              Son of Late Paresh Chandra Roy                              Date of Execution - 13/01/2017, , Admitted by: Self, Date of Admission: 13/01/2017, Place of Admission of Execution: Office                         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jan 13 2017 3:41PM</td> <td>LTI 13/01/2017</td> <td>13/01/2017</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri Tapas Roy</b> Son of Late Paresh Chandra Roy Date of Execution - 13/01/2017, , Admitted by: Self, Date of Admission: 13/01/2017, Place of Admission of Execution: Office					Jan 13 2017 3:41PM	LTI 13/01/2017	13/01/2017
Name	Photo	Finger Print	Signature										
<b>Shri Tapas Roy</b> Son of Late Paresh Chandra Roy Date of Execution - 13/01/2017, , Admitted by: Self, Date of Admission: 13/01/2017, Place of Admission of Execution: Office													
	Jan 13 2017 3:41PM	LTI 13/01/2017	13/01/2017										
	K. C. Roy Lane, Nawabganj, P.O:- Ichapur Nawabganj, P.S:- Noapara, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 743144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFAPR5502F, Status : Representative, Representative of : R. D. R. ASSOCIATES												

**Identifier Details :****Name & address**

Prasun Chakraborty  
 Son of Shri Pradip Chakraborty  
 Ichhapukur, P.O:- Sewli Telinipara, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700121, Sex:  
 Male. By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Smt Biva Dutta Roy, Kumari Suchandra  
 Dutta Roy, Smt Aparna Roy, Shri Tapas Roy



13/01/2017

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Biva Dutta Roy	R. D. R. ASSOCIATES-7.425 Dec
2	Kumari Suchandra Dutta Roy	R. D. R. ASSOCIATES-7.425 Dec
3	Smt Aparna Roy	R. D. R. ASSOCIATES-7.425 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Biva Dutta Roy	R. D. R. ASSOCIATES-33.3333 Sq Ft
2	Kumari Suchandra Dutta Roy	R. D. R. ASSOCIATES-33.3333 Sq Ft
3	Smt Aparna Roy	R. D. R. ASSOCIATES-33.3333 Sq Ft

Endorsement For Deed Number : I - 150500108 / 2017

On 13-01-2017

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

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

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

Presented for registration at 12:18 hrs on 13-01-2017, at the Office of the A D S R BARRACKPORE by Smt Aparna Roy, 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 78,26,250/-

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

Execution is admitted on 13/01/2017 by 1 Smt Biva Dutta Roy, Wife of Shri Dipankar Dutta Roy, Udayanpally, P O Ichhapur Nawabganj, Thana: Noapara, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Business. 2 Kumari Suchandra Dutta Roy, Daughter of Shri Dipankar Dutta Roy, Udayanpally, P.O: Ichhapur Nawabganj, Thana: Noapara, City/Town: BARRACKPORE, North 24 Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Business. 3 Smt Aparna Roy, Wife of Shri Tapas Roy, K. C. Roy Lane, Nawabganj, P.O Ichhapur Nawabganj, Thana: Noapara, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Business



Identified by Shri Prasun Chakraborty, . . Son of Shri Pradip Chakraborty, Debpukur, P.O: Sewli Telinipara, Thana:  
tagarh, . North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

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

Execution is admitted on 13-01-2017 by Shri Tapas Roy,

Identified by Shri Prasun Chakraborty, . . Son of Shri Pradip Chakraborty, Debpukur, P.O: Sewli Telinipara, Thana:  
tagarh, . North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

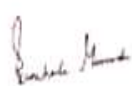
**Payment of Fees**

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 585, Amount: Rs.100/-, Date of Purchase: 04/11/2016, Vendor name: Soma  
Bhowmik



Panchali Munshi  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARRACKPORE  
North 24-Parganas, West Bengal

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

Volume number 1505-2017, Page from 2456 to 2471  
Deed No 150500108 for the year 2017.



Digitally signed by PANCHALI MUNSHI  
Date: 2017.01.16 16:29:41 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 1/16/2017 4:29:41 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARRACKPORE  
West Bengal.

(This document is digitally signed.)