



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 123952

Certified that the document is submitted to
 registration. The registration fees, interest and
 the encumbrance stamp charges with
 this document is of the proper amount.

Subscribed and sworn to before me
 District Sub-Registrar at
 24 Pgr. (N. B. P. S.)

06 FEB 2015

Partha Pratim Roy

After registration of Development Agreement
DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS :

I, SRI PARTHA PRATIM ROY, having PAN AFRPR5865C, Son
 of Late Mukul Chandra Roy, residing at BB-12/A, Rabindra Pally,
 Jyangra, P.S. - Baguiati, Kolkata - 700059, District - North 24
 Parganas, by faith - Hindu, by Nationality - Indian, by occupation
 - Business, hereinafter called and referred to as the "EXECUTANT/
 OWNER".

Handwritten notes:
 27/1/15
 P. P. Roy

Particulars

WHEREAS one Babar Ali Mondal, was the sole and absolute owner of ALL THAT piece and parcel of land measuring an area of 61 Decimals, be the same a little more or less, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas and absolutely seized and possessed the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Babar Ali Mondal, died intestate leaving behind his only son Abdul Latif Mondal, two wives namely Mst. Rahimunnesa Bibi and Mst. Karimunnesa Bibi, as his legal heirs and successors, who jointly inherited the aforesaid property, according to Mohammedan Farayez and jointly seized and possessed the same.

AND WHEREAS according to the aforesaid inheritance, said Abdul Latif Mondal, became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area of 54 Decimals, be the same a little more or less, out of 61 Decimals, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas and thereafter sold, transferred and conveyed the

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same, in favour of **Badsha Ali Mondal @ Badsha Gazi**, by virtue of a Sale Deed, duly registered before the S.R.O. Cossipore DumDum and recorded in Book No. 1, Volume No. 135, Pages from 170 to 179, being No. 1752, for the year 1955 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Badsha Ali Mondal @ Badsha Gazi**, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of 54 Decimals, be the same a little more or less, out of 61 Decimals, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of **Pradip Kumar Das and Sudhansu Kumar Das**, by virtue of a Sale Deed, duly registered on 08/06/1955, before the S.R.O. Cossipore DumDum and recorded in Book No. 1 Volume No. 53, Pages from 173 to 176, being No. 5403, for the year 1955 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over their inherited property, said **Mst. Rahimunnesa Bibi and Mst. Karimunnesa Bibi**, jointly sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of 07 Decimals, be the same a little more or less, out of 61 Decimals, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian

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Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of **Ratikanta Hazra**, by virtue of a Sale Deed, duly registered on 01/07/1956, before the S.R.O. Cossipore DumDum and recorded in Book No. I, Volume No. 101, Pages from 128 to 129, being No. 6709, for the year 1956 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Pradip Kumar Das, Sudhangsu Kumar Das, and Ratikanta Hazra**, jointly sold, transferred and conveyed a portion, i.e. ALL THAT piece and parcel of land measuring an area of 18 Cottahs 10 Chittacks be the same a little more or less, out of 61 Decimals, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of **Swapan Kumar Mondal and Rupchand Ghosh**, by virtue of a Sale Deed, duly registered on 20/09/1983, before the R.A. Kolkata and recorded in Book No. 1, being No. 9580, for the year 1983 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Swapan Kumar Mondal and Rupchand Ghosh**, jointly sold, transferred and conveyed a portion, i.e. ALL

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THAT piece and parcel of land measuring an area of 05 Cottahs, be the same a little more or less, out of 18 Cottahs 10 Chittacks out of 61 Decimals, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of **Shib Prasanna Biswas and Shakti Prasanna Biswas**, by virtue of a Sale Deed, duly registered before the A.D.S.R.O. Cossipur DumDum and recorded in Book No. 1, being No. 698, for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Shib Prasanna Biswas and Shakti Prasanna Biswas**, jointly sold, transferred and conveyed a portion, i.e. ALL THAT piece and parcel of land measuring an area of 02 Cottahs, be the same a little more or less, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of **Prabuddha Roy and Smt. Sikha Roy**, by virtue of a Sale Deed, duly registered before the R.A. Kolkata and recorded in Book No. 1, Volume No. 355, Pages from 145 to 153, being No. 15752, for the year 1985 and delivered the peaceful possession over the same.

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AND WHEREAS while being in peaceful possession over the aforesaid property, said Prabuddha Roy and Smt. Sikha Roy, jointly sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of 02 Cottahs, be the same a little more or less, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of Ramen Chatterjee, by virtue of a Sale Deed, duly registered before the R.A. Kolkata and recorded in Book No. I, CD Volume No. 8, Pages from 958 to 974, being No. 07984, for the year 2008 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Ramen Chatterjee, sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of 02 (Two) Cottahs, be the same a little more or less, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of the OWNER herein, by virtue of a Sale Deed, duly executed on 16/04/2012 and registered on 17/04/2012, before the D.S.R.-II, North 24 Parganas at

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Barasat and recorded in Book No. I, CD Volume No. 16, Pages from 5110 to 5127, being No. 05307, for the year 2012 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Swapan Kumar Mondal and Rupchand Ghosh**, jointly sold, transferred and conveyed another portion, i.e. ALL THAT piece and parcel of land measuring an area of 05 Cottahs 02 Sq.ft., be the same a little more or less, out of 18 Cottahs 10 Chittacks out of 61 Decimals, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of **Smt. Anjali Biswas**, by virtue of a Sale Deed, duly registered on 27/01/1984 before the S.R.O. Cossipur DumDum and recorded in Book No. I, being No. 699, for the year 1984 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Smt. Anjali Biswas**, sold, transferred and conveyed a portion out of the same, i.e. ALL THAT piece and parcel of land measuring an area of 02 (Two) Cottahs, be the same a little more or less, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and

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Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of Sri Swadesh Ranjan Chakraborty and Smt. Sukriti Chakraborty, by virtue of a Sale Deed, duly registered before the R.A. Kolkata and recorded in Book No. 1, Volume No. 29, Pages from 81 to 89, being No. 786, for the year 1986 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Sri Swadesh Ranjan Chakraborty and Smt. Sukriti Chakraborty, jointly sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of 02 (Two) Cottahs, be the same a little more or less, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of Sri Malay Saha and Smt. Shuvra Saha, by virtue of a Sale Deed, duly registered on 12/07/2004 before the D.S.R.-II, North 24 Parganas at Barasat and recorded in Book No. 1, Volume No. 1, Pages from 1 to 20, being No. 03790, for the year 2004 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Sri Malay Saha and Smt. Shuvra Saha, jointly sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of 02 (Two) Cottahs, be the same a little more or less, comprising in Sabek Dag No.

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3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of the OWNER herein, by virtue of a Sale Deed, duly executed on 26/03/2013 and registered on 02/04/2013 before the D.S.R.-II, North 24 Parganas at Barasat and recorded in Book No. I, CD Volume No. 18, Pages from 1050 to 1062, being No. 04719, for the year 2013 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid two separate Sale Deed, being Nos. 05307/2012 and 04719/2013, the OWNER herein, became the sole and absolute owner of ALL THAT piece and parcel of land measuring an area of 04 (Four) Cottahs, be the same a little more or less, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002; and 1830, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, morefully and particularly described in First Schedule hereunder written and thereafter the Owner herein mutated his name in the present L.R. R.O.R. vide L.R. Khatian No. 11634 under, L.R. Dag No. 2817 in respect of a portion of land measuring 3.30 Decimals or 02 Cottahs, more or less and the owner has every right, title and interest over the said property free from all encumbrances, liens, charges and mortgages whatsoever.

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AND WHEREAS the Land Owner herein assure the Promoter/ Developer herein to deliver the original papers in respect of the said land to the Promoter / Developer herein at the time of execution of these presents without being provoked and / or influenced by any third parties and the Promoter / Developer will start construction of the said proposed multi-storied building at his own costs and expenses immediately after the sanction of the said proposed sanctioned plan from the local Municipal authority concern in the name of the Owner, upon handing over peaceful vacant possession of the land by the Land Owner herein to the Promoter / Developer herein along with signing of Possession Letter in favour of the Promoter / Developer herein.

AND WHEREAS I am the Owner of the immovable properties, more fully and particularly referred and explained under the SCHEDULE hereunder written and/or given and intending to sale, convey, transfer, alienate, grant, give, demise, devise and provide and ultimately dispose of and till the date of its ultimate disposal in the manner aforesaid to have better management, preservation, security, use, occupation, possession and enjoyment of the same.

AND WHEREAS I am the executant herein already entered into a Development Agreement on /02/2015 with the Developer **MESSRS UMA BUILDERS**, a Proprietorship firm, having its office at 73, Bangur Avenue, Block C, P.S. - Lake Twon, Kolkata - 700055, District - North 24 Parganas, represented by its Sole Proprietor **SRI NILESH ROHRA**, son of Sri Ashok Rohra, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 73, Bangur Avenue, Block C, P.S. - Lake Twon, Kolkata - 700055, District - North 24 Parganas, under certain terms and conditions, briefly

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mentioned therein, which was duly registered before the D.S.R. II, North 24 Parganas at Barasat being No. 0383 for the year 2015.

AND WHEREAS according to the said Development Agreement, the EXECUTANT herein will get 50% (Fifty) constructed area upto the Third Floor and 42% (Forty Two) constructed area on the Fourth Floor and above out of the proposed multi-storied building, alongwith the proportionate right, title and interest and common facilities attached with the proposed construction, from the Developer as his own allocation, i.e. Owner's Allocation, which was briefly mentioned in the said Development Agreement.

AND WHEREAS since it is necessary and expedient for me immediately, so as to have convenient and effectual management of all the works and affairs relating to the said sale, convey, transfer, alienate, grant, give and ultimately dispose off and till the date of its ultimate disposal in the manner aforesaid for the better management, preservation, security, use, occupation, enjoyment and possession and for the others, morefully and particularly referred hereunder, on behalf of ourselves, we are desirous to appoint attorneys.

NOW BY THESE PRESENTS I, THE EXECUTANT HEREIN, do hereby nominate, constitute and appoint to SRI NILESH ROHRA, having PAN ARUPR3837P son of Sri Ashok Rohra, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 73, Bangur Avenue, Block C, P.S. - Lake Town, Kolkata - 700055, District - North 24 Parganas, as the Proprietor of the said Developer Firm namely MESSRS UMA BUILDERS, as my Lawful Constituted Attorney in my name, on my behalf to do,

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exercise, execute and perform the following acts, deeds, matter and things which as are follows :-

1. To enter into, hold and defend possession of the said property and also to manage, maintain and administer the said land and every part thereof.
2. To sign, execute and submit plan, documents, statements, undertaking, declaration as may be required for having the plan sanctioned, modified and/or alter by the local Municipal Authority or any other authorities.
3. To appear and represent me before the necessary authorities including the Municipality, Fire Brigade, W.B. Police, W.B. Pollution Control Board, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanction plans or before any other authorities in this regard in respect of the aforesaid property, schedule mentioned hereunder.
4. To pay fees, obtain such other order or permission from the necessary authorities and to engage Engineers, Architects, Expert and other Agents, Contractors, Sub-Contractors, for the aforesaid purpose of development as my said Attorneys shall think proper.
5. To receive the excess amount or fees if any paid for the purpose of sanction, modification and/or alteration of the Development Plans to any authority or authorities.
6. To Develop the said premises by construction of building thereon after obtaining Building sanction plan of the local Municipality or any other authority.

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7. For all or any of the purpose stated hereinbefore to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and the said Attorneys can act as they will deemed fit and proper.

8. To present any sale deed or deeds of conveyances in respect of the Developer's Allocation before the concerned A.D.S.R. or District Sub-Registrar or R.A. Kolkata for getting such deeds registered in my name and on my behalf.

9. To apply for and obtain electricity, gas, water connection, sewerage, drainage, telephone and other connections of any other utilities to the said premises and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.

10. To utilize or shift or have connected the existing electricity connection, if any, in the proposed premises in such manner as the said Attorneys may think fit and proper.

11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof.

12. To appear and represent me before all authorities including those under the local Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.

13. To enter into any agreements for Sale of Flats and other

North's Estate Agency

units except Owner allocation with the intending Purchaser and to receive the earnest money and full amount of consideration from the intending Purchaser. The said Attorneys are also empowered or authorized to dispose of or sell out the Flats and other units (except the Owner allocation) and to receive the total consideration from them and in that case no permission is required from me and we shall have no objection for the same.

14. To apply for mutation and to record the name of the respective Flat Owner of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

15. To file and submit the declarations, statements, applications and/or returns to the competent authority or any other authority or authorities in connection with the matters herein contained.

16. To commence, procure, enforce, answer or oppose all actions and other legal proceedings and demands, touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or in respect of the said premises in which the said estate is now or may hereafter be interested or concerned and if think fit to compromise, settle, referred to arbitration in any such action or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

17. To advertise in the Newspaper or through any other for procuring purchaser for selling the Flats and all other units in the proposed building except the **Owner Allocation** out of the proposed building, as described in the said Development Agreement.

18. To file and defend suits, cases, appeals and whatsoever

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nature for and on my behalf or to be instituted preferred by or against me by any person or persons in respect of the said proposed premises and also to present and prosecute wrote application in respect thereof.

19. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or another authority whatsoever and to sign and verify applications thereof.

20. To sign, declare and/or affirm any plaint, written statements, petition, affidavit, verification, Vokalatrnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

21. To deposit and withdraw fees, documents and moneys in and from the Court or Courts and/or other person or persons or authority and give valid receipt and discharge there for.

22. To enter into agreement for Sale for the proposed Flats and all other units except Owner allocation as per agreement and/or to receive advance/earnest money or total consideration in respect of the Flats and the proportionate share of the land or in any portion thereof for transferring and conveying the proportionate right, title, interest out of the under mentioned schedule of land and to hand over the copies of the relevant documents in regard to my title of the land to such intending purchaser or purchasers as the case may be. It is further noted that in such case the advance receivable by my Attorneys will not be claimed or demanded by me and at the same time we shall not be liable for any transaction. But the said Attorneys are absolutely entitled and empowered to dispose off all the Flats and other units except the Owner allocated Flats, mentioned in the said Development agreement

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at their own discretions without taking any permission from me.

29 To do all other acts in respect of Development, Sale, Transfer of the said Units which required to do and cost of selling flats and other units and/or give rent, lease, mortgage etc.

And we do hereby ratify and confirm and agree or undertake to ratify and confirm all acts, deeds, matters and things whatsoever my said Attorneys shall lawfully do or cause to be done or perform under or by virtue of these presents including in such confirmation and other works will be completed or the whole deal/transaction as per the said agreement notwithstanding no expenses power is given herein.

And, in short my abovenamed Attorneys shall be entitled and/or hereby empowered to do all the above deeds and things for and on behalf of me in my name as required for the purpose of development and to dispose of in respect of the said property in terms of the said registered Development Agreement.

And the Power of Attorney will under no circumstances be revocable, as long as both the parties abide by the conditions of the said registered development agreement.

THE SCHEDULE "A" ABOVE REFERRED TO

(The existing Property)

ALL THAT piece and parcel of land measuring an area of 04 (Four) Cottahs, be the same a little more or less, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, corresponding to L.R. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, corresponding to L.R. Khatian No. 11634, lying and situated at

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MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Ward No. 3, Bablatala Road, Police Station - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, butted and bounded by :-

- On the North : Land of Prasanta Paul.
On the South : Land of Prithwish Mondy &ors.
On the East : : Jahora Restaurant.
On the West : 12' wide Road.

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THE SCHEDULE "B" ABOVE REFERRED TO

(The Property upon which the Power is given)

ALL THAT entire land and proposed multi-storied building to be constructed over the aforesaid Schedule "A" land measuring an area of 04 (Four) Cottahs, be the same a little more or less, comprising in Sabek Dag No. 3801, corresponding to R.S. Dag No. 2817, corresponding to I.R. Dag No. 2817, under Sabek Khatian No. 1678, corresponding to R.S. Khatian Nos. 3002 and 1830, corresponding to I.R. Khatian No. 11634, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re.Su. No. 140, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Ward No. 3, Bablatala Road, Police Station - Airport, A.D.S.R.O. - Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, except the allocated four numbers of Flats and two numbers of Shop/Garage of the Owner herein, according to the said registered Development Agreement being No. 0383 for the year 2015. This

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is the subject matter of this Development Power of Attorney.

IN WITNESS WHEREOF I, the executant herein, signed and executed this Development Power of Attorney on this 6th day of February, 2015.

WITNESSES :

1. *Subrata Roy.*
Barasat Court.
2. *Goutam Paha*
Barasat Court.

Partha Pratim Roy

SIGNATURE OF THE EXECUTANT

Pradyumn Kumar

SIGNATURE OF THE ATTORNEY

Drafted by:

Biswajit Poddar
W. B. / 104 / 99
Biswajit Poddar
Advocate,
Dist. Judges' Court,
Barasat, North 24 Pgs.

Letter Settings:

KS
(Kuntal Singha Roy)
Barasat Court

NORTH 24 PARGANAS

Presentant should be pasted in the front page of the document

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বাম হাতের আঙ্গুলের ছাপ

LITTLE RING MIDDLE FORE THUMB



ডান হাতের আঙ্গুলের ছাপ

THUMB FORE MIDDLE RING LITTLE



All the above fingerprints are of the abovenamed person, and attested by the

Partle Pratin Roy

Signature of the Presentant

(2)

Name :
Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)



বাম হাতের আঙ্গুলের ছাপ

LITTLE RING MIDDLE FORE THUMB



ডান হাতের আঙ্গুলের ছাপ

THUMB FORE MIDDLE RING LITTLE





Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

Partle Pratin Roy
Signature of the Presentant





Executant / Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - II NORTH 24-PARGANAS, District- North 24-Parganas
LTI Sheet of Serial No. 00272 / 2015, Deed No. (Book - I , 00385/2015)

Presentant

Presentant	Photo	Finger Print	Signature with date
Partha Pratim Roy Address - B B-12/ A, Rabindra Pally, Thana:-Baguihati, District:-North 24-Parganas, WEST BENGAL, India	 06/02/2015	 LTI 06/02/2015	<i>Partha Pratim Roy</i> 06/02/15

Signature of the person(s) admitting the Execution at Office.

Sr No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Partha Pratim Roy Address -B B-12/ A, Rabindra Pally, Jyangra, Thana:-Baguihati, District:-North 24-Parganas, WEST BENGAL, India	Self	 06/02/2015	 LTI 06/02/2015	<i>Partha Pratim Roy</i> 06/02/15
2	Nilesh Rohra Address -District:-North 24-Parganas, WEST BENGAL, India	Self	 06/02/2015	 LTI 06/02/2015	<i>Nilesh Rohra</i>

Name of Identifier of above Person(s)

Subrata Roy
2/1 A. K. Devi Road, Thana:-Naihati, P.O. :-Naihati,
District:-North 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date

Subrata Roy.
6.2.15.



(Signature)

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS