

2759/19

I 2549/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 299295

That the documents admitted to registration. The signature sheet and the other documents placed with the said document are the part of this document.

Sub District Sub Registrar
Barrackpore. 24 Pgs (M)

31 MAY 2019

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
AGREEMENT

THIS INDENTURE is made on this the 31st day of May, 2019 (Two Thousand Nineteen) A.D.

6/1/19 9 21-2

SRI NARAYAN BISWAS son of Late Ranjit Biswas, having (PAN No-**AOEPB7099E**) by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Babanpur Lockgate, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, hereinafter called and referred to as the **“OWNER”** (which expression shall unless otherwise excluded by or repugnant to the subject of context be deemed to mean and include his heirs, executors, administrators, legal representatives successors and assigns) of the **FIRST PART**.

WHEREAS Santosh Biswas alias Santosh Kumar Biswas, Paritosh Biswas, Malati Chatterjee, Manotosh Biswas and Putul Roy were the joint owners of land measuring 29 cottahs 7 chittacks 20 sq.ft. which is lying and situated at Mouza – Ichapur Gram, J.L. No. 3, Re. Su. No. 89, Touzi No. 617 comprised and contained in R.S. Khatian No. 832 under R.S. Dag Nos. 748 & 748/933 within the limits of North Barrackpore Municipality, P.S. – Noapara, District North 24 Parganas, within the jurisdiction of A.D.S.R.O. Barrackpore.

AND WHEREAS Paritosh Biswas mutated his name under L.R. Khatian No. 4047 in L.R. Dag No. 1876 land measuring 4 decimal & L.R. Dag No. 1874 land measuring 4.75 decimal, Malati Chatterjee mutated her name under L.R. Khatian No. 5787 in L.R. Dag No. 1876 land measuring 5 decimal & L.R. Dag No. 1874 land measuring 9.25 decimal. Putul Roy mutated her name under L.R. Khatian No. 4160 in L.R. Dag No. 1876 land measuring 5 decimal & L.R. Dag No. 1874 land measuring 10 decimal, Manotosh Biswas mutated his name in L.R. Dag No. 6074 under L.R. Dag No. 1876 land measuring 4 decimal & L.R. Dag No. 1874 Land measuring 5.25 decimal and Santosh Biswas alias Santosh Kumar Biswas mutated his name under L.R.

Khatian No. 8389 in L.R. Dag No. 1876 land measuring 4 decimal & L.R. Dag No. 1874 land measuring 5.25 decimal recorded as Bastu land and remained in peaceful possession and enjoyment of the same.

AND WHEREAS while thus seized and possessed the above land Putul Roy died intestate leaving behind Sri Manojit Roy, Smt. Swarnali Ghosh Dastidar (Munmun) and Smt. Chaitali Chandra as her legal heir and successors.

AND WHEREAS after demise of Putul Roy her son Sri Manojit Roy and daughters Smt. Swarnali Ghosh Dastidar (Munmul) & Smt. Chaitali Chandra became the absolute owners of land of their deceased mother by inheritance.

AND WHEREAS Santosh Biswas alias Santosh Kumar Biswas died intestate leaving behind his only son Subhasis Biswas as his legal heir and successor and after demise of Santosh Biswas alias Santosh Kumar Biswas, Subhasis Biswas became the absolute owner of land of his deceased father by inheritance.

AND WHEREAS Manotosh Biswas died intestate leaving behind his wife Smt. Dipali Biswas and two sons Sri Ashis Biswas & Sri Debashis Biswas as his legal heirs and successors and after demise of Manotosh Biswas, Smt. Dipali Biswas, Sri Ashis Biswas & Sri Debashis Biswas became the absolute owner of the land share of Manotosh Biswas by inheritance.

AND WHEREAS in this way Sri Paritosh Biswas, Smt. Malati Chatterjee, Sri Manojit Roy, Smt. Swarnali Ghosh Dastidar (Munmun) Smt. Chaitali Chandra, Sri Subhashis Biswas, Smt. Dipali Biswas, Sri Ashis Biswas, Sri Debashis Biswas as per physical measurement they are seizing and possessing the total land measuring 18 cottah 10 sq.ft. Bastu land and they sold out some portion of land and remained in peaceful possession of rest of the land

and they have absolute right title and interest to transfer the same to any person or persons.

AND WHEREAS the aforesaid Sri Paritosh Biswas and others due to their urgent need of money declared to sell out 2 cottah bastu land along with 100 sq.ft. R.T. Shed standing thereon out of their total land.

AND WHEREAS Sri Narayan Biswas, son of Late Ranjit Biswas purchased the aforesaid bastu land measuring more or less 2 cottah along with 100 sq.ft. R.T. Shed standing thereon identified as Plot No. 'A' which is lying and situated at **Mouza – Ichapur** Gram, J.L. No. 3, Re.Su. No. 89, Touzi No. 617 comprised and contained in R.S. Khatian No. 832 under L.R. Khatian No:4047, 4160, 5787, 6074 & 8389, R.S. Dag No. 748, L.R. Dag No. 1874 by virtue of a registered Saf Bikray Kobala dated 07/04/2016 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. I, Volume No. 1505-2016, written in Pages from 46123 to 46159 Being No. 150501670 for the year 2016.

AND WHEREAS Sri Sanjib Dutta, son of Sri Chitta Ranjan Dutta purchased a Bastu land measuring more or less 02 cottah along with 100 sq. ft. R.T. Shed standing thereon dated 07/04/2016 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. I, Volume No. 1505-2016, Pages from 46252 to 46288 Being No. 150501671, which is lying and situated at Mouza – Ichapur Gram, J.L. No. 3, Re.Su. No. 89, Touzi No. 617 comprised in R.S. Khatian No. 832 corresponding to L.R. Khatian No. 4047, 4160, 5787, 6074 & 8389 , R.S. Dag No. 748 corresponding to L.R. Dag No. 1874 identified as plot no. 'B'.

AND WHEREAS Sri Basudeb Dey, son of Late Baidyanath Dey purchased a Bastu land measuring more or less 02 cottah along with 100 sq. ft. R.T. Shed standing thereon dated 07/04/2016 duly registered at A.D.S.R.O.

Barrackpore and recorded in Book No. 1, Volume No. 1505-2016, Pages from 46160 to 46196 Being No. 150501669, which is lying and situated at **Mouza – Ichapur Gram**, J.L. No. 3, Re.Su. No. 89, Touzi No. 617, comprised in R.S. Khatian No. 832 corresponding to L.R. Khatian No. 4047, 4160, 5787, 6074 & 8389 , R.S. Dag No. 748 corresponding to L.R. Dag No. 1874 (land measuring 1 cotthas 2 chitthaks 32 sq. Ft.) and in L.R.Dag No. 1876 (land measuring 13 chitthaks 13 sq. Ft) in total land measuring more or less **2 cotthas**, identified as plot no.'C' from Sri Paritosh Biswas and others who were represented their constituted attorney namely Debdas Ghoshal son of Late Kalipada Ghoshal and Motilal das son of Late Kunj Bihari Das said paritosh Biswas executed power of attorney on 18/01/2008 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. 4, C.D. Volume No. 1, Pages from 904 to 911 vide Ammuktarnama No. 00083 and Smt. Malati Chatterjee, Sri Manojit Roy, Smt. Swarnali Ghosh Dastidar (Munmun) & Smt. Chaitali (Kumkum) Chandra executed power of attorney on 27/09/2006 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. 4, Volume No. 20, Pages from 227 to 230 Being registered Ammuktarnama No. '807' and Smt. Dipali Biswas, Sri Ashish Biswas & Sri Debashis Biswas executed power of attorney on 20/12/2010 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. 4, C.D. Volume 4 , Pages from 3694 to 3702 being registered Ammuktarnama No. '01651' appointed Attorneys Sri Debdas Ghoshal (son of Late Kalipada Goshal) & Sri Motilal Das (son of Late Kunja Behari Das) and Sri Subhasis Biswas constituted attorney Sri Debdas Ghoshal (son of Late Kalipada Goshal) appointed by a registered Ammuktarnama executed power of attorney on 16/01/2012 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. 4, C.D. Volume No. 1, Pages from 633 to 641 Being No. '00056'.

AND WHEREAS after purchasing the aforesaid land measuring more or less 02 cottah along with 100 sq.ft. R.T. Shed standing thereon Sri Sanjib Dutta, son of Sri Chitta Ranjan Dutta became the absolute owner of the aforesaid land and he is in peaceful possession and enjoyment of the same without any encumbrances.

AND WHEREAS after purchasing the aforesaid land measuring more or less 02 cottah along with 100 sq.ft. R.T. Shed standing thereon Sri Basudeb Dey, son of Late Baidyanath Dey became the absolute owner of the aforesaid land and he is in peaceful possession and enjoyment of the same without any encumbrances.

AND WHEREAS thus Sri Sanjib Dutta and Sri Basudeb Dey after purchasing the aforesaid 4 cottah bastu land along with R.T. Shed standing thereon identified by Plot No. 'B' & 'C' they mutated their names in the local Barrackpore Municipality and B.L. & L.R.O. Sanjib Dutta recorded his name under L.R.O. Khatian No. 20963 in L.R Dag no. 1874 land measuring about more or less 2 cotthas and Basudeb Dey Recorded his name in L.R. Khatina No. 20961, in L.R. Dag No. 1874 land measuring about more or less 1 cotthas 2 chittahs 32 sq. Ft. And L.R Dag No. 1876 land measuring 13 chittaks 13 sq. ft in total 2 cottahas and they were in peaceful possession and enjoyment of the same and they have the absolute right title and interest to transfer the same to any person or persons.

AND WIEREAS the aforesaid Sri Sanjib Dutta and Sri Basudeb Dey due to their urgent need of money declared to sell out 4 cottah bastu land along with 200 sq.ft. R.T. Shed standing thereon out of their total land.

AND WHEREAS Sri Narayan Biswas, son of Late Ranjit Biswas purchased the aforesaid bastu land measuring more or less **4 cottahas** along

with R.T. Shed standing thereon by virtue of a registered Saf Bikray Kobala dated 23/06/2017 duly registered at A.D.S.R.O. Barrackpore and recorded in Book No. I, Volume No. 1505-2017, written in Pages from 50709 to 50734 Being No. 150502410 for the year 2017 from Sri Sanjib Dutta and Sri Basudeb Dey which is lying and situated at **Mouza – Ichapur Gram**, J.L. No. 3, Re. Su. No. 89, comprised in R.S. Khatian No. 832 corresponding to L.R. Khatian No. 20963 in R.S. Dag No. 748 corresponding to L.R. Dag No. 1874 identified by Scheme Plot No. 'B' land measuring more or less 2 cottah and R.S. Khatian No. 832 corresponding to L.R. Khatian No. 20961 in R.S. Dag No. 748 corresponding to L.R. Dag No. 1874 land measuring about more or less 1 cottah 2 chittack 32 sq.ft. and R.S. Dag No. 748/933 corresponding to L.R. Dag No. 1876 land measuring about more or less 13 chittack 13 sq.ft. total land measuring more or less 2 cottah identified as plot No. 'C', within the limits of North Barrackpore Municipality, Ward No. 3, P.S. – Noapara, District – North 24 Parganas, within the jurisdiction of A.D.S.R.O. Barrackpore.

AND WHEREAS after purchasing the aforesaid bastu land by way of two separate Bengali Saf Bikray Kobala said Sri Narayan Biswas became the absolute owner of land measuring about more or less 6 **cottahas** along with R.T. Shed and mutated his name in the local North Barrackpore Municipality and recorded his name in B.I. and L.R.O. under L.R. Khatian No. 20962 in L.R. Dag No. 1874 land measuring about more or less 2 **cottahas** or 0.033 acre, and L.R. Khatian No. 21672 in L.R. Dag No. 1874 land measuring about 0.0523 acre and in L.R. Dag No. 1876 land measuring 0.0137 acre or total 0.066 acre or 4 **cottahas** and thus he became the absolute owner plot of land measuring about 6 cottahas which is lying and situated at **Mouza – Ichapur Gram**, J.L. No. 3, Re. Su. No. 89, within the limits of North Barrackpore Municipality, Ward No. 3, Holding No. 30/3/1 & 30/3/2, Maniktala Bye Lane, P.S. Noapara, within

the jurisdiction of A.D.S.R.O. Barrackpore, District – North 24 Parganas and he is paying rents & taxes to the concern authorities.

AND WHEREAS I being satisfied and convinced with the capabilities and infrastructure of **“HARI OM CONSTRUCTION”** having (PAN No – **AAKFH5190E**), having its office at Dr. B.R. Ambedkar Road, Sreepally, Palta, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, represented by its Partners namely – (1) **SRI ANIL KRISHNA SARKAR** son of Late Adhar Chandra Sarkar having (PAN No - **AMAPS5786P**), by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Dr. B.R. Ambedkar Road, Sreepally, Palta, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, (2) **SRI NARAYAN BISWAS** having (PAN No - **AOEPB7099E**), son of Late Ranjit Biswas by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Babanpur Lockgate, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, (3) **SRI BIMAL MANDAL** son of Late Tarapada Mandal having (PAN No – **AHJPM8661K**), by Faith – Hindu. by Nationality – Indian, by Occupation – Business, residing at Patulia Brahminpara, P.O. – Patulia, P.S. – Khardah, District – North 24 Parganas, Kolkata – 700119, hereinafter called and referred to as the **“DEVELOPER/ CONFIRMING PARTY”** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives successors and assigns etc.) of the of the **SECOND PARTY** hereinafter called and referred to as the **“DEVELOPER”**, who are undertaking to make addition and alteration of land and for making construction to developed the same the land measuring about **2 Cottahs or 0.033 Acre** more or less under R.S Khatian No. 832, corresponding

to L.R. Khatian No. 20962 under R.S. Dag No. 748 corresponding to L.R. Dag No. 1874, land measuring about **3 cottahs 02 Chittacks 32 Sq.ft. or 0.0523 Acre** more or less in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748 corresponding to L.R. Dag No. 1874 AND land measuring about **13 Chittacks 13 Sq.ft. or 0.0137 Acre** in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748/933 corresponding to L.R. Dag No. 1876 in total **6 cottahs or 0.099 Acre** along with 100 Sq. ft. R.T. Shed which is lying and situated at **Mouza – Ichapur Gram**, J.L. No. 3, Re. Su. No. 89, within the limits of North Barrackpore Municipality being Holding No. 30/3/1 under Ward No. 3, P.S. Noapara, within the jurisdiction of A.D.S.R.O. Barrackpore in the District of North 24 Parganas. First Schedule "A" described landed property, for which I have decided to appoint the partners of the said developers firm "**HARI OM CONSTRUCTION**" having (PAN No – **AAKFH5190E**), having its office at Dr. B.R. Ambedkar Road, Sreepally, Palta, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122, represented by its Partners namely – (1) **SRI ANIL KRISHNA SARKAR** having (PAN No - **AMAPS5786P**), son of Late Adhar Chandra Sarkar, by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Dr. B.R. Ambedkar Road, Sreepally, Palta, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122. (2) **SRI NARAYAN BISWAS** son of Late Ranjit Biswas having (PAN No - **AOEPB7099E**), by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Babanpur Lockgate, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas, PIN – 743122. (3) **SRI BIMAL MANDAL** son of Late Tarapada Mandal having (PAN No – **AHJPM8661K**), by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Patulia Brahminpara, P.O.–Patulia, P.S.– Khardah, District – North 24 Parganas, Kolkata – 700119, hereinafter called and referred to as the

"DEVELOPER/ CONFIRMING PARTY" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives successors and assigns etc.) of the of the SECOND PARTY hereinafter called and referred to as the "DEVELOPER",, as our true and lawful Attorney to represent me at all relevant offices, to sign and to execute for to perform all acts and deeds on my behalf and represents us everywhere as well as before all the prescribed authority.

AND WHEREAS for brevity and precision of this agreement following clarifications constituting thereby part of the said joint development agreement which has been made in between me / us and the above named developers "HARI OM CONSTRUCTION" having (PAN No – AAKFH5190E), a partnership firm by way of Registered Development Agreement dated 31.05.2019 being Deed No. 2548 for the year 2019 at the office of A.D.S.R. Office at Barrackpore and the same has recorded at the said A.D.S.R. Office at Barrackpore in Book No. I. Volume No. , Pages No.- to Being No.- 2548

For the year 2019

KNOW BY THESE PRESENT OWNER:- shall come I, SRI NARAYAN BISWAS (PAN- AOEPB7099E), son of Late Ranjit Biswas, by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Babanpur Lockgate, P.O. – Bengal Enamel, P.S. – Titagarh, District – North 24 Parganas,

Sri Narayan Biswas

PIN – 743122, West Bengal hereinafter called and referred to as the OWNERS for developing the below Schedule mentioned plot of land of my Property and to be in my name and on my behalf to do all any of the acts, deeds and things mentioned hereinafter:-

1. To manage the affairs and supervise the construction of a building on our said property in accordance with the plan sanctioned by the North Barrackpore Municipality.
2. To renewed or modify the said building plan sanctioned by the North Barrackpore Municipality in my/our name and/or on my behalf.
3. To work and supervise the construction of the proposed building or buildings or buildings therein as per plan and for that matter bring, purchase, procure, procure all sorts of building materials, Electrical and sanitary fittings and fixtures and to engage plan markers, designer, architects, engineers artisans, masons, electrician, labors and workmen and to do and such at necessary for the construction.
4. To sign and give notice or notices to any tenant or tenants and other occupiers of the lands and buildings belonging to our estate. Quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies open to me in respect thereof and to enter in to any such

property or properties with a view to inspecting the same or exercising any right vested in me.

5. To, appear appoint, engage on our behalf pleaders, Advocate / Advocates or solicitors whenever our said attorney shall think fit and proper to do so and to discharge and / or terminate his or their appointment and to compromise, compound, or withdraw cases or be non-suited to refer to arbitration all disputes and differences cases or be non-suited to refer to arbitration all disputes and differences.
6. To sign, verify and file applications for execution of orders of any court of law in connection of my/our property and represent and file any execution petition's for obtaining decrees against any persons if required in respect of our below described **Schedule "A" property** and for recovery possession of our property from the said judgment debtors and occupiers.
7. To withdraw and receive documents or money from any court office or opposite party either in execution of decree or otherwise and to do all acts that may be necessary in connection with any of such cases.
8. To appear for and prosecute and defend and actions and proceedings to sign all kind affidavit of declaration on our behalf and to sign and verify all plaints written statements and other pleadings, applications, petitions or documents to the court to deposit, withdraw and receive documents and any

money or moneys from the court or from the opposite party either in execution of the decree or otherwise and on receipt of payment thereof to sign and deliver for our proper receipts and discharges for the same on our behalf.

9. To make, sign and verify all application or objections to appropriate authorities for all and to grant any license, permission or consent, etc. required by law in connection with the management of our property or properties.
10. To appear on our behalf and to singe all papers on our behalf / documents and to apply on our behalf for obtaining sanction, permission, clearance and service connection before the appropriate authorities of North Barrackpore Municipality, W.B.S.E.D.C.L, CESC, CMDA, PWD, local and statutory authority and all Govt. Offices and to sign on our behalf all necessary forms applications petitions and documents and apply for obtaining permit, License, permanent and/or temporary supply service as may be required for making the building construction habitable.
11. To institute commence, prosecute, convey on or defend or resist all suits and other actions and proceedings to be added as a party or being non-suited or withdraw the same concerning my/our said property or concerning any things in which we may be a party in an court in Civil, Criminal, review or revisional Jurisdiction including special Jurisdiction of the High Court under Article 266 of the constitution of India, before the Supreme Court, before Rent Controller,

Income Tax, Sales Tax authorities and all tribunal all Government Offices, North Barrackpore Municipality, C.M.D.A, C.E.S.C/W.B.S.E.D.C.L, Police Station and Fire Brigade, B.L. & L.R.O. BKP-II, D.M & A.D.M.L.R office and S.D. L.R.O. - BKP to sign and verify and affirm affidavit of declaration on our behalf in all points, submits all reply in written statement, accounts, petitions, to accept service of all summons, notices and other judicial processes, to execute and judgment, decree or order and to appoint and engage any solicitor, Advocates and to sign and execute any Vokatnama of other authority to act and plead on our behalf.

12. To empower to receive from intending purchaser or purchasers any earnest money and/or advance or advances as also the balance of purchase money on completion of such sale or sales and to give valid receipt and empower to credit our consideration in my/our account on our behalf.

13. To empower to sign, execute all Sorts of Declaration undertaking Indemnity and other bonds and also affirmed any Affidavit declarations on my/our behalf for obtaining the sanction of the building plan and/or further renewal and/ or modification of the sanctioned building plan and for getting electricity and water services line from the appropriate prescribed authorities on my/ our behalf.

14. To commence, present endorse defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters relating to the

said proposed building on my said premises or any part thereof and to appear and for represent me/us on my/our behalf in all Courts of Government Authorities as the as the case may be signing Vokatnama, appointing any Advocates/ legal practitioners and paying their fees and to signing the Plaints, Petition for and on my/ our behalf thereby protecting my lour property as well as the said to be proposed building construction and/or any part thereof for myself lour self and on my/our behalf.

15. To present any such documents, deed of conveyance or conveyances for registration to admit execution and on receipt of consideration singe & execute & presented for registration before the Additional District Sub-Registrar office at Barrackpore or District - Registrar office at Barasat & Registrar of Assurances Kolkata, having authority for and to have the said deed of conveyance registered and to do all acts, deeds and things which my said attorneys shall be consider necessary for conveying the said property to the said purchaser as fully and effectually in all respect as I/we could do the same myself/our self.

16. To enter upon the said property either alone or along with other for the purpose of inspection for and for supervision and to manage all the work constructional of my/our said below described property and for that purpose he/they can make the construction of boundary wall over my/our below describe schedule property for the interest security measure.

17. To negotiate any terms for and to agree to and enter into and conclude any kind of agreement for sale in respect of developers allocated shares or portions only which has specifically stated in the Third Schedule of the said registered Development Agreement dated .0 , 2019.

18. To receive any advance money by cash or by cheque, from the intending purchasers against the sale of developers allocated portion and / or shares and to give proper and discharge valid receipt for the same and used the said money for the construction of a Multi-storied building over our below described Schedule Property as in terms and condition of the said registered Development Agreement dated 31-05-2019 - and for all developments works of constructional costs & other expenses.

19. To sign and execute all other deeds, instruments and assurances **except the Owner's allocated portion**, which our attorneys will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for me/us, if we are / I personally present.

20. To appear and represent me/us before all the aforesaid concerned authorities' office and parties as may be necessary in connection of our below described schedule property for development by making multistoried construction on my/our behalf.

21. To execute and sign all such papers & documents .sale agreements and to signee any deed of conveyance / conveyances only for the developers allocated portion / shares, which will be required and / or may be deemed proper for or in

Shri Sreekanth on 31/05/2019

relation to all or any of the matter or purpose of development my / our aforesaid and below described schedule property hereunder written.

22. To do all other lawful acts and things in connection with the case as effectually as I / we could do the same as if, I/we are personally present. And to do all act and things whatever my/our said attorney shall lawfully do, I/we do hereby agree to ratify and confirm.

23. To do Generally all such acts, deeds and things according to Law on my/ our behalf concerning relating to or in any manner connected with the said premises by virtue whereof we / I / myself could have done if personally present and we/I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys do or cause to be done in and about the said property as aforesaid by virtue thereof. In no event the said attorney shall them any liability on account of or in the name of land lord.

24. That these present power of Attorney will remain in force / effect till the date of complete the sales proceeds only for the developers allocated shares of all the flats, commercial space and garages at the newly constructed multi storied building over my / our below described FIRST SCHEDULE "A" property as in terms of the said registered Development Agreement dated 31. 05 2019, Book No- , Pages No. To Being Deed No. 2548 for the year 2019.

25. And I / we do hereby ratify and agree to ratify all such acts, deeds or thing as my/our said Attorney to do act on my / our behalf and/or our/my Attorney may lawfully do and/ or done and act by virtue of these presents.

Dr. Shakti Kumar or 20/11/2019

SCHEDULE- A

(Description of Property)

ALL THAT a piece and parcel of land measuring more or less about **2 Cottahs or 0.033 Acre** more or less under R.S Khatian No. 832, corresponding to L.R. Khatian No. 20962 under R.S. Dag No. 748 corresponding to L.R Dag No. 1874, land measuring about **3 cottahs 02 Chittaacks 32 Sq.ft. or 0.0523 Acre** more or less in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748 corresponding to L.R. Dag No. 1874 AND land measuring about **13 Chittaacks 13 Sq.ft. or 0.0137 Acre** in R.S Khatian No. 832 corresponding to L.R. Khatian No. 21672 under R.S. Dag No.748/933 corresponding to L.R. Dag No. 1876 in total **6 cottahs or 0.099 Acre** along with 100 Sq. ft. R.T. Shed which is lying and situated at **Mouza – Ichapur Gram, J.L. No. 3, Re. Su. No. 89**, within the limits of North Barrackpore Municipality being Holding No. 30/3/1 under Ward No. 3, P.S. Noapara, within the jurisdiction of A.D.S.R.O. Barrackpore in the District of North 24 Parganas, which is butted and bounded as follows:

- ON THE NORTH : House of Paritosh Biswas;
ON THE SOUTH : Land of Bimal Mondal & Anil Kumar Saha;
ON THE EAST : Sangita Apartment;
ON THE WEST : 12'-0" ft. wide Probhas Pally Bye Lane;

IN WITNESSES WHEREOF the parties hereto set and subscribe their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF FOLLOWING :-

WITNESSES :-

1. *Sanjay Das*
Barrackpore,
P.S. - Titagarh

2. *Asim Kr. Das*
P.S. - Titagarh

Drafted By :

Sushil Kumar Mukherjee
Lawing Leena no, 9
Under A. S. R. Office.
Barrackpore

Typed by :

KD
[K. Das, Barrackpore]

Narayan Bh W S

(Signature Of The Owner)

HARI OM CONSTRUCTION

Bimal Mondal

Partner

HARI OM CONSTRUCTION

Anil Krishna Sarkar

Partner

HARI OM CONSTRUCTION

Narayan Bh W S

Partner

(Signature Of The Developer)

Major Information of the Deed

Deed No :	I-1505-02549/2019	Date of Registration	31/05/2019
Query No / Year	1505-1000125621/2019	Office where deed is registered	
Query Date	31/05/2019 11:46:43 AM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	S K Mukherjee Barrackpore, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831751730, Status :Deed Writer		
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. 15,30,000/-	Rs. 36,29,997/-		
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]:- 150502548/2019 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: Pravash Pally, Mouza: Ichapur, Ward No: 3 Pin Code : 743144

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-1874	LR-20962	Bastu	Bastu	5 Katha 2 Chatak 32 Sq Ft	13,00,000/-	31,01,664/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Pravash Pally, Mouza: Ichapur Pin Code : 743144



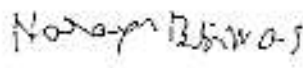
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1875	LR-21672	Bastu	Bastu	13 Chatak 13 Sq Ft	2,00,000/-	4,98,333/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					9.9Dec	15,00,000 /-	35,99,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	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					
Total :		100 sq ft	30,000 /-	30,000 /-	

Major Information of the Deed :- I-1505-02549/2019-31/05/2019



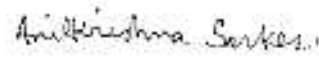


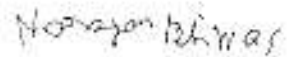
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Narayan Biswas Son of Late Ranjit Biswas Executed by: Self, Date of Execution: 31/05/2019 , Admitted by: Self, Date of Admission: 31/05/2019 ,Place : Office	 31/05/2019	 LTI 31/05/2019	 31/05/2019
, Babanpur Lockgate, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOEPB7099E, Status :Individual, Executed by: Self, Date of Execution: 31/05/2019 , Admitted by: Self, Date of Admission: 31/05/2019 ,Place : Office				

Attorney Details :



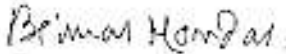
SI No	Name,Address,Photo,Finger print and Signature			
1	Hari Om Construction , Dr B R Ambedkar Road, Sreepally Palta, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122 , PAN No.:: AAKFH5190E, Status :Organization, Executed by: Representative			

Representative Details :



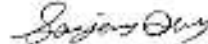
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Anil Krishna Sarkar (Presentant) Son of Late Adhar Chandra Sarkar Date of Execution - 31/05/2019, , Admitted by: Self, Date of Admission: 31/05/2019, Place of Admission of Execution: Office	 May 31 2019 12:25PM	 LTI 31/05/2019	 31/05/2019
, Dr B R Ambedkar Road Sreepally Palta, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMAPS5786P Status : Representative, Representative of : Hari Om Construction (as partner)				
2	Name	Photo	Finger Print	Signature
	Shri Narayan Biswas Son of Late Ranjit Biswas Date of Execution - 31/05/2019, , Admitted by: Self, Date of Admission: 31/05/2019, Place of Admission of Execution: Office	 May 31 2019 12:26PM	 LTI 31/05/2019	 31/05/2019

Major Information of the Deed :- I-1505-02549/2019-31/05/2019

, Babanpur Lockgate, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOEPB7099E Status : Representative, Representative of : Hari Om Construction (as partner)

3	Name	Photo	Finger Print	Signature
	Shri Bimal Mondal Son of Late Tarapada Mondal Date of Execution - 31/05/2019, , Admitted by: Self, Date of Admission: 31/05/2019, Place of Admission of Execution: Office	 <small>May 31 2019 12:26PM</small>	 <small>LTI 31/05/2019</small>	 <small>31/05/2019</small>
	, Patulia Brahminpara, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHJPM8661K Status : Representative, Representative of : Hari Om Construction (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sujoy Dey Son of Shri Shyamapada Dey Roybagan, P.O:- Talpukur, P.S:- Titagarh, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700123	 <small>31/05/2019</small>	 <small>31/05/2019</small>	 <small>31/05/2019</small>

Identifier Of Shri Narayan Biswas, Shri Anil Krishna Sarkar, Shri Narayan Biswas, Shri Bimal Mondal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Narayan Biswas	Hari Om Construction-8.52958 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Narayan Biswas	Hari Om Construction-1.37042 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Narayan Biswas	Hari Om Construction-100.00000000 Sq Ft

Major Information of the Deed :- I-1505-02549/2019-31/05/2019

Land Details as per Land Record

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Pravash Pally, Mouza: Ichapur, Ward No: 3 Pin Code : 743144

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1874, LR Khatian No:- 20962	Owner:নারায়ন বিশ্বাস, Gurdian:মু রুজি, Address:লিজ , Classification:বান্ধ, Area:0.03300000 Acre,	Owner Name not selected by applicant.

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Pravash Pally, Mouza: Ichapur Pin Code : 743144

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1876, LR Khatian No:- 21672	Owner:নারায়ন বিশ্বাস, Gurdian:মু রুজি, Address:লিজ , Classification:বান্ধ, Area:0.01370000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150502549 / 2019

On 31-05-2019

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

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

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

Presented for registration at 12:18 hrs on 31-05-2019, at the Office of the A.D.S.R. BARRACKPORE by Shri Anil Krishna Sarkar .

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 36,29,997/-

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

Execution is admitted on 31/05/2019 by Shri Narayan Biswas, Son of Late Ranjit Biswas, , Babanpur Lockgate, P.O Bengal Enamel, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by Profession Business

Identified by Mr Sujoy Dey, . . Son of Shri Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

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

Execution is admitted on 31-05-2019 by Shri Anil Krishna Sarkar. partner, Hari Om Construction, , Dr B R Ambedkar Road, Sreepally Palta, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122

Identified by Mr Sujoy Dey, . . Son of Shri Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

Execution is admitted on 31-05-2019 by Shri Narayan Biswas, partner, Hari Om Construction, , Dr B R Ambedkar Road, Sreepally Palta, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122

Identified by Mr Sujoy Dey, . . Son of Shri Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

Execution is admitted on 31-05-2019 by Shri Bimal Mondal, partner, Hari Om Construction, , Dr B R Ambedkar Road Sreepally Palta, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122

Identified by Mr Sujoy Dey, . . Son of Shri Shyamapada Dey, Roybagan, P.O: Talpukur, Thana: Titagarh, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Business

Major Information of the Deed :- I-1505-02549/2019-31/05/2019

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 1831, Amount: Rs.100/-, Date of Purchase: 31/05/2019, Vendor name: S K Chakraborty



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

Major Information of the Deed :- I-1505-02549/2019-31/05/2019