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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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AA 309964

Certified that the document is admitted to registration. The signature sheet / sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

B. M. M.
Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

20 SEP 2019

DEVELOPMENT POWER AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT, I, **MRS. BANDANA MUKHERJEE [PAN: ADTPM8534D] [Aadhar No. 8584 1852 8111]**, wife of Debanjan Mukherjee by faith - Hindu, by Occupation - Home Maker, by Nationality - Indian, residing at 1-B Nilmoni Row, P.O. & P.S. Tala, Kolkata - 700 002 hereinafter called and referred to as the "PRINCIPAL" do hereby nominate,

J. N. TOWER
Narayan Patel.
Partner

J. N. TOWER
Jagdish Ghosh
Partner

Constitute and appoint "**J. N. TOWER**" [PAN : **AAPFJ4917J**], a Partnership Firm, having its principal place business at 121A, Bidhan Sarani, P.O. Bagbazar, P.S. Shyam Pukur, Kolkata - 700 004, duly represented by its Partners namely (1) **MR. JAGADISH GHOSH** [PAN : **ADYPG4011E**] [Aadhaar No. **4217 5155 9518**] son of Late Makhanlal Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 1176, R. N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum in the District of North 24-Parganas and (2) **MR. NARAYAN PAL** [AJRPP8850D] [Aadhaar No. **8813 9839 2234**], son of Late Manoranjan Pal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at AD-102, Sector - 1, Salt Lake City, Kolkata - 700 064, P.S. North Bidhannagar in the District of North 24 - Parganas, as my true and lawful **ATTORNEY** for me in my name and on my behalf to do and execute and perform or cause to be done executed and performed the acts, deeds and things hereinafter appearing:

WHEREAS, I, the Principal hereto is the sole owner of **ALL THAT** piece and parcel of land measuring about **300.12 sq. Metres**, be the same or little more or less, being **Premises No. 13-093** in Street No. 093 [12 M-Wide] (Erstwhile **Plot No. 3** in **Block No. Block No. AB**) , **Category - HIGI-II** situated in the New Town, **Police Station - New Town**, District - North 24 - Parganas, presently in the Panchayat Area, Mouza - Ghuni, J.L. No. 23 under Jyangra-Hatiara - II G.P., free from all encumbrances, by virtue of an Indenture of Sale dated 13th day of October, 2013, registered in the office of the ADSR, Bidhannagar (Bidhannagar) and recorded in Book No. I, CD Volume No. 19, Page from 1135 to 1149, Being

J. N. TOWER

Narayan Pal.
Partner

J. N. TOWER

Jagadish Ghosh
Partner

No. 13420 for the year 2012, from the **WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**, against valuable consideration recorded therein and I have absolute right, title and interest to sell, transfer, convey, assign, gift, mortgage and / or develop at my own desire and absolute discretion.

AND WHEREAS, I have entered into a Development Agreement in respect of the aforesaid land with the said appoint "**J. N. TOWER**" [**PAN : AAPFJ4917J**], a Partnership Firm, having its principal place business at 121A, Bidhan Sarani, P.O. Bagbazar, P.S. Shyam Pukur, Kolkata - 700 004, duly represented by its Partners namely (1) **MR. JAGADISH GHOSH [PAN : ADYPG4011E] [Aadhaar No. 4217 5155 9518]** son of Late Makhanlal Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 1176, R. N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum in the District of North 24-Parganas and (2) **MR. NARAYAN PAL [AJRPP8850D] [Aadhaar No. 8813 9839 2234]**, son of Late Manoranjan Pal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at AD-102, Sector - 1, Salt Lake City, Kolkata - 700 064, P.S. North Bidhannagar in the District of North 24 - Parganas, on certain terms and conditions recorded therein and the said Development Agreement was executed on **20th day of September, 2019** and registered in the office of the Additional District Sub-Registrar, Rajarhat in the District of North 24 - Parganas and recorded in **Book No.1, Deed No. 1523 11437** for the year 2019.

Pandana Mukherjee

J. N. TOWER
Narayan Pal.
Partner

J. N. TOWER
Jagadish Ghosh
Partner

AND WHEREAS, with reference to the above Agreement for Development, for smooth development work, I, the Principal/Landowner hereto, is appointing the said Developer as my true, authorized and lawful Attorney for my name and on my behalf to do, exercise and perform all and every or any of the deeds, matter and things as hereinafter appearing:

- (1) To look after, protect, manage, and control my property, to let out, to sub-lease, to receive rents and profits, to issue proper and sufficient receipts thereof in my name and on my behalf.
- (2) To appear and represent before the Competent Authorities, Panchayet Office, NKDA, WBSEDCL, Income Tax Departments, Authorities, under the Town and Country Planning Act, Airport Authority of India, Registrar of Assurances, Kolkata, District Registrar, Additional District Sub-Registrars and before all other Statutory and local bodies and any Competent Court of Law as and when necessary for the purpose of construction of new building/s and do all the needful activities as per the terms and conditions mentioned in the aforesaid Agreement for Development for allotment/registration and sale of flats, shops, garages, spaces, commercial spaces from the Developer's Allocations.
- (3) The Attorney is empowered to deal all works with regard to the Schedule Property, submission of building plan, obtaining of sanctioned building plan, application for any original or duplicate paper, water connection, electricity, boundary corrections, application for occupancy certificate, obtaining occupancy certificate and doing all related works on behalf of the Landowner.

J. N. TOWER
Narayan Pal.
Partner

J. N. TOWER
Jagadish Ghosh.
Partner

- (4) To pay any tax or taxes in respect of my property if stand un-paid or dues of any nature in Government or Semi Government Departments on our behalf and to receive any benefit, compensation, demurrage etc. from the Government or Semi-Government Offices, Panchayet or Settlement Office, B.L. & L.R.O. etc. in my name and on my behalf.
- (5) To apply, obtain electricity, gas, water connection, sewerage connections and permissions from the appropriate Authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the appropriate Authorities and to appoint Engineers, Architects and other Agents and Sub-Agents/Contractors for the aforesaid purpose as the said Attorney may think fit and proper.
- (6) To enter into any Agreement for Sale, Memorandum of Understanding, rent, lease, let out and/or to execute Deed of Amalgamation with the adjacent plot of land and/or any other instruments and Deeds and documents in respect of Sale of Flat/s, units and / or car parking spaces, commercial spaces from the Developer's Allocation in the said new constructed building/s in favour of the intending buyer/buyers in the terms of the said Registered Agreement for Development.

J. N. TOWER

Namya Pal.
Partner

J. N. TOWER

Ja G. Ghosh
Partner

- (7) To take finance and/or loan in his/her/its name or in the names of intending Purchaser/s from any financial institution by depositing and mortgaging flat/ flats/ shops/ garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, and/or any other instrument and documents in respect of sale of flats/s, shop/s, units and/or car parking spaces, commercial spaces in the said new building/s in favour of the indenting Purchaser/s relating to Developer's Allocation as per the said Registered Agreement for Development.
- (8) To execute and sign the Deed of Sale/Deed of Conveyance/Deed of Transfer, lease, rent, let out etc. whatever the case may be, in favour of the intending Purchaser or Purchasers in respect of the Properties noted above in my name and on my behalf and to appear before the Registering Authority and admit execution thereof on my behalf and represent me where necessary in terms of these presents from Developer's Allocation.
- (9) To receive the consideration money by cheques / bank draft from the intending Purchaser/Purchasers for booking of flat/s, shops/garages, units, commercial spaces and/or car parking space etc. including lease, rent, let out etc. relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the Purchaser/s as my lawful Attorney.

J. N. TOWER

Namya Pal.
Partner

J. N. TOWER

J. Gadish Ghosh
Partner

- (10) To act, do all the needful according to the conditions mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, garages covered spaces and car parking spaces within the Developer's Allocation.
- (11) To appoint Advocates for doing lawful activities with regard to the aforesaid housing project. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portions thereof.
- (12) To give delivery of possession of the property after acknowledging full consideration in my name and on my behalf from the Developer's Allocation.
- (13) To sign, verify and file application, forms, documents and papers before the Municipality or before any other Statutory Authorities for the purpose of maintenance, protection and preservation of my said property and to institute, defend and prosecute any suit or other actions and proceedings in any matter in any court of law and to appoint Advocates, to sign, execute vakalatnama, plaint, written statement, petition, affirm affidavits and other pleadings and also to present memorandum of appeal, notice and execute decree or orders, to compromise and withdraw of suits in my name and on my behalf as my said Attorney may deem think fit and proper.

A N D, I do hereby agree to ratify and confirm whatsoever acts, deeds and things lawfully will be done by my said Attorney, which shall be construed as acts, deeds and things done by me to all intents and purposes as if I was personally present.

J. N. TOWER
Namayun Pal.
Partner

J. N. TOWER
Jagdish Prakash
Partner

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring about **300.12 sq. Metres**, be the same or little more or less, being **Premises No. 13-093** in Street No. 093 [12 M Wide] (Erstwhile **Plot No. 3** in **Block No. Block No. AB**) , **Category - HIGI-II** situated in the New Town, **Police Station - New Town**, District - North 24 - Parganas, presently in the Panchayat Area, Mouza - Ghuni, J.L. No. 23 under Jyangra-Hatiara - II G.P., **TOGETHER WITH** all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. The Land is butted and bounded as follows:

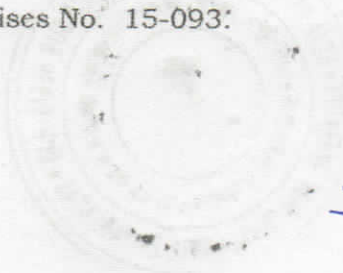
- On the North : Street No. 93 (12 M. Wide)
On the South : Premises No. 14-091,
On the West : Premises No. 11-093
On the East : Premises No. 15-093:

J. N. TOWER

Narayan Lal.
Partner

J. N. TOWER

Jagdish Ghosh
Partner



IN WITNESSES whereof, we, the Principals, have hereunto put our signatures on this 20th day of September, Two Thousand and Nineteen.

Signed and delivered by the above named Land-Owner at Kolkata in the presence of :

Bandana Mukherjee
[Bandana Mukherjee]

PRINCIPAL

WITNESSES:

1. *Suby L. Ghosh*
i. B. Nilmoni, Mitra Row
TALA, Kolkata 700002

2. *Sudipto Tripathi*
(SUDIPTO TRIPATHI)
AB-130, New Town,
KOL-163.

Jogadish Ghosh
Partner: J.N. TOWER

Signed, sealed and delivered by the Above named Developer at Kolkata in the Presence of witnesses referred above.

Narmayn Pal
Partner: J.N. TOWER

Signature of Developer

Drafted by :

K.G. Tripathi
K.G. TRIPATHI
M. Com. LLB.
ADVOCATE HIGH COURT
CALCUTTA
Regn. No.- WB/224/05
9836041430 / 9007373125

J. N. TOWER
Narmayn Pal
Partner

J. N. TOWER
Jogadish Ghosh
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2019, Page from 457522 to 457545

being No 152311453 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.09.30 20:11:09 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 30-09-2019 8:10:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

J. N. TOWER

Namya Pal.
Partner

J. N. TOWER

Jaykishor Pal.
Partner

(This document is digitally signed.)

Registered in Book - 1
Volume number 1823-2018, Page from 487821 to 487848
Being No 18231/483 for the year 2018.



J. N. TOWER
Namya Pal.
Partner

J. N. TOWER
Jogendrakrishna Ghosh
Partner

(This document is digitally signed)