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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 3 MAR 2020

DEVELOPMENT POWER OF ATTORNEY

(In connection of registered Development Agreement)

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 3rd day of March, Two Thousand Twenty (2020).

BETWEEN

1) **MRS. BELA GHOSH**, wife of Mr. Paresh Chandra Ghosh, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, Aadhar No.4556 1255 7201, PAN - **CVHPG8631B**, residing at 94,

28 FEB 2020

SL. NO. 41052 DATE
NAME
ADD
AMT 1000

UDAY CHANDRA GAYEN
Advocate
High Court, Calcutta

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



[Signature]

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

- 3 MAR 2020

Canal Street, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District -24 Parganas (North), AND **2) MRS. KAKALI GHOSH**, wife of Mr. Prasenjit Ghosh, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, Aadhar No.6983 5777 5172, PAN - **BEVPG5241M**, residing at 94, Canal Street, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District -24 Parganas (North), hereinafter jointly called the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

SHREE RAM INFRA NIRMAN PRIVATE LIMITED, a Company Incorporated under the provisions of the Companies Act, 1956, having its registered office at 312, Lake Town, Block-A, Post Office - Lake Town, Police Station - Lake Town, Kolkata - 700 089, having PAN - **AAPCS4122F**, represented by its Director namely **MR. KAUSHAL AGARWAL**, son of MR. Suresh Kumar Agarwal, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhar No.6390 6960 1397, PAN - **BHUPA7491R**, residing at BE-78, Salt Lake City, Sector-I, Post Office - Bidhannagar, Police Station - North Bidhannagar, Kolkata - 700 064, hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **SECOND PART**.

WHEREAS one Narahari Mondal and Kali Charan Mondal, were the absolute joint owners of all that piece and parcel of land lying and situate at and being in Mouza - Dakshindari, comprised in collectorate Touzi No.1298/2833, Re.Sa. No.6 (G.D.I.), J.L. No.25 appertaining to C.S. Khatian No.106, C.S. Dag No.1061, 1063, 1064, 1088, 1089 & 1090 admeasuring an area of 9111 Acres, be the same a little more or less, free from all encumbrances whatsoever.

AND WHEREAS said Narahari Mondal and Kali Charan Mondal, jointly sold, conveyed, transferred and released the said Plot

admeasuring an area of 9111 Acres, be the same a little more or less, comprised in Collectorate Touzi No.1298/2833, Re.Sa. No.6 (G.D.I.), J.L. No.25, appertaining to C.S. Khatian No.106, C.S. Dag No.1061, 1063, 1064, 1088, 1089 & 1090, by virtue of a registered Deed of Conveyance, dated 25-07-1891, to Ananda Prasad Banerjee and Nrishinha Chandra Banerjee.

AND WHEREAS while enjoying the said plot of land in equal half share, said Ananda Prasad Banerjee, died intestate leaving behind him, his three sons namely Dharendra Nath Banerjee, Kalidas Banerjee and Narendra Nath Banerjee, as his legal heirs and successors to success and inherit all the estates and properties left by the said Ananda Prasad Banerjee, since deceased.

AND WHEREAS by virtue of inheritance, said Dharendra Nath Banerjee, Kalidas Banerjee and Narendra Nath Banerjee, had acquired, seized and possessed and/or otherwise well and sufficiently entitled to the said one equal-half part or share of the land premises, admeasuring an area of 9111 (nine thousand one hundred eleven) Acre, of land comprised in Touzi No.1298/2833, Re.Sa. No.6, (G.D.I.), J.L. No.25, appertaining to C.S. Khatian No.106, C.S. Dag No.1061, 1063, 1064, 1088, 1089 & 1090, left by Ananda Prasad Banerjee, since deceased and after acquiring the said plot of land, said Dharendra Nath Banerjee and two others duly mutated their names in the records of the settlement operation.

AND WHEREAS said Kalidas Banerjee, died intestate on 30-05-1927, being unmarried leaving behind his two brothers namely said Dharendra Nath Banerjee and Narendra Nath Banerjee, as his legal heirs and successors to success and inherit all the estates and properties left by the said Kalidas Banerjee (since deceased).

AND WHEREAS said Narendra Nath Banerjee, died intestate on 01-07-1935, being married with his wife who predeceased him and no issues were born to them and as such his elder brother Dharendra Nath Banerjee became the sole and legal heir and successor of said Narendra Nath Banerjee (since deceased).

AND WHEREAS said Dharendra Nath Banerjee, became the sole and absolute owner of all that one equal-half part or share of 9111 (nine thousand one hundred eleven) Acre, be the same a little more or less, comprised in Touzi No.1298/2833, Re.Sa. No.6, (G.D.I.), J.L. No.25 appertaining to C.S. Khatian No.106, C.S. Dag No.1061, 1063, 1064, 1088, 1089 & 1090, and the other half share of the said plot was under possession of Nrishinha Chandra Banerjee.

AND WHEREAS said Nrishinha Chandra Banerjee, died intestate, leaving behind him, his two sons namely Nilmony Banerjee and Nilmadhab Banerjee, as his legal heirs and successors to inherit his property, as absolute owners free from all encumbrances whatsoever.

AND WHEREAS by virtue of the above, said Dharendra Nath Banerjee, Nilmony Banerjee and Nilmadhab Banerjee, had seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of land ad-measuring an area of 9111 (nine thousand one hundred eleven) Acre, be the same a little more or less, lying and situate at and being comprised in Touzi No.1298/2833, Re.Sa. No.6, (G.D.I.), J.L. No.25, appertaining to C.S. Khatian No.106, C.S. Dag Nos.1061, 1063, 1064, 1088, 1089 & 1090, and they duly recorded their joint names in the assessment records of South Dum Dum Municipality and the said Municipality duly reassessed the said plot as Holding No.17, 18 & 19, in Div.- II, Sub Div.- VI, as the absolute joint owners of the said plot of land in question.

AND WHEREAS said Dharendra Nath Banerjee, Nilmony Banerjee and Nilmadhab Banerjee, for the purpose of harmonious occupation of the said property and at the same time to avoid further litigations, got the entire property amicably partitioned between themselves according to their respective shares and executed a registered Deed of Partition, dated 14th day of February, 1941, and same was duly registered at the office of Sub-Registrar Cossipore, Dum Dum, and the same was recorded in Book No.I, Vol. No.32, being Deed No.1304, for the year 1941.

AND WHEREAS by virtue of the said Deed of Partition, dated 14th February, 1941, said Dharendra Nath Banerjee and Nilmony Banerjee had granted, conveyed, transferred, assured, assigned, confirmed and released unto Nilmadhab Banerjee, assigned all that 3/4th Share of the entire land together with structure standing thereon within the Khatian No.526 & 527, and thus constituted Nilmadhab Banerjee, the sole and absolute owner of the entire lands being the 3/4th share of Dharendra Nath Banerjee and Nilmony Banerjee and his inherited 1/4th share thus becoming the owner of the entire land together with structure standing thereon.

AND WHEREAS the said Nilmadhab Banerjee, died intestate leaving behind him, Satinath Banerjee, Dr. Umanath Banerjee, Brojonath Banerjee, Sibnath Banerjee, Rupnath Banerje and Arati Ganguly, as his legal heirs and successors in respect of the all that property left by Nilmadhab Banerjee (since deceased) by virtue of inheritance and after inheriting the said property said Satinath Banerjee & Others, had duly mutated their joint names in the assessment records of the South Dum Dum Municipality.

AND WHEREAS said Satinath Banerjee, Dr. Umanath Banerjee, Brojonath Banerjee, Sibnath Banerjee, Rupnath Banerjee and Arati Ganuly, while in so joint peaceful possession of the lands allotted to their father Nilmadhab Banerjee (since deceased) by virtue of the Registered Deed of Partition, dated 14-02-1941, they jointly decided to transfer such lands by making and/or marking the same into small plots comprising in C.S. Khatian No.106, corresponding to R.S. Khatian No.524 & 525, under C.S. Dag Nos.1061, 1088, 1089 & 1090, corresponding to R.S. Dag No.1061, 1088, 1089 & 1090/4552, of Mouza - Dakshindari, leaving out the land of C.S. Dag No.1063 & 1064, of C.S. Khatian No.106, which was subsequently recorded in R.S. Khatian No.526 & 527, in respect of R.S. Dag No.1063 & 1064.

AND WHEREAS aforesaid Satinath Banerjee, Dr. Umanath Banerjee, Brojonath Banerjee, Sibnath Banerjee, Rupnath Banerjee and Arati Ganguly, to materialize their desire demarcated the lands of C.S. Khatian No.106, corresponding to R.S. Khatian No.524 & 525,

comprised in C.S. & R.S. Dag Nos.1061, 1088, 1089 & 1090 (renumbered as 1090/4552 in R.S.R.O.R.) by dividing it into small plots marking the same as Plot Numbers 'A' to 'G' with a common passage/Road of 20ft. wide, and sold out the same by various Deeds to various intending Purchaser/Purchasers.

AND WHEREAS by a Registered Deed of Conveyance, dated 07-11-1987, registered in the office of the A.D.S.R. BidhanNagar (Salt Lake City), recorded in Book No.I, Volume No.127, Pages 253 to 269, Being No.6288, for the year 1987, one MRS. MAYA RANI GHOSH, wife of Late Jogesh Chandra Ghosh, purchased ALL THAT piece or parcel of land, being marked as Plot No.'G', delineated in the master plan, measuring 1 Cottah, 7 Chittaks and 15 Sq.ft. more or less.

AND WHEREAS from the aforesaid Plot Numbers A to G, as referred to above one MRS. BELA GHOSH, wife of Paresh Chandra Ghosh, also purchased a Plot of Land, being marked and delineated as Plot No.'F', in the master plan, measuring 1 Cottah 7 Chittaks and 15 Sq.ft. more or less, by virtue of a Registered Deed of Conveyance, registered before A.D.S.R. Bidhannagar (Salt Lake City), Registered in Book No.I, Volume No.127, Pages 307 to 324, Being No.6291, for the year 1987.

AND WHEREAS the lands of C.S. Khatian No.106, corresponding to R.S. Khatian No.526 & 527, comprised in C.S. & R.S. Dag No.1063 & 1064, were again subsequently decided to be transferred by said Satinath Banerjee, Dr. Umanath Banerjee, Brojonath Banerjee, Sibnath Banerjee, Rupnath Banerjee and Arati Ganguly, by making or dividing it into small plots and they again made and marked such lands in Plot Numbers 'A' to 'D' and subsequent there to they caused transfer of the said layout Plot Numbers 'B' to 'D' measuring an area of 6 Cottahs, more or less, together with R.T. Shed structure of 300 Sq.ft. more or less, to MRS. MAYA RANI GHOSH, wife of Late Jogesh Chandra Ghosh, and MRS. BELA GHOSH, wife of Paresh Chandra Ghosh, jointly by virtue of a Registered Deed of Conveyance, dated 29-11-1996, before District Registrar North -24 Parganas at

Barasat being Deed No.8679, and delivered possession in favour of said Smt. Maya Rani Ghosh and Smt. Bela Ghosh.

AND WHEREAS said MRS. MAYA RANI GHOSH, separately mutated her name in the office of the South Dum Dum Municipality, in respect of her individually purchased lands as referred above recorded as Municipal Holding No.634 (Old) and 1147 (New) Dakshindari Road.

AND WHEREAS said MRS. BELA GHOSH, separately mutated her name in the office of the South Dum Dum Municipality, in respect of her individually purchased lands, as referred above, recorded as Municipal Holding No.416/2 (Old) and 872 (New) Dakshindari Road.

AND WHEREAS said MRS. MAYA RANI GHOSH, and MRS. BELA GHOSH, jointly mutated their names in the office of the South Dum Dum Municipality in respect of their joint purchased lands as referred above recorded as Municipal Holding No.415/2 (Old) & 856 (New) Dakshindari Road.

AND WHEREAS by a registered Deed of Gift, dated 21-11-2003, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.15, Being No.00239, for the year 2004, said SMT. BELA GHOSH, wife of Paresh Chandra Ghosh, the Donor therein, out of love and affection, conveyed and transferred All That divided and demarcated portion of piece or parcel of bastu land, measuring an area 1 (one) Cottah 4 (four) Chittacks 10 (ten) Square feet, more or less, together with Tiles shed structure standing thereon, lying and situated at Mouza - Dakshindari, J.L. No.25, Re.Sa. No.6, (G.D.-I), Touzi No.1298/2833, comprised in C.S. & R.S. Dag Nos.1063 & 1064, under R.S. Khatian Nos.526 & 527, Police Station - Lake Town, within the jurisdiction of the South Dum Dum Municipality, District - 24 Parganas (North), unto in favour of her son namely SRI PROSENJIT GHOSH, son of Paresh Chandra Ghosh, the Donee therein, absolutely and forever, morefully and particularly described in the Schedule thereunder written, and as such, said MRS. BELA GHOSH, became entitled to remaining land, i.e.

measuring an area 3 (three) Cottahs 3 (three) Chittacks 5 (five) Square feet, more or less, in respect of the said land, as aforesaid.

AND WHEREAS thereafter said MRS. MAYA RANI GHOSH and MRS. BELA GHOSH, being relatives of each other thought of betterly exploiting the same for better enjoyment and for such reasons they both mutually decided to amalgamate the Municipal Holding Numbers 634 (Old) and 1147 (New) and 416/2 (Old) and 872 (New) and 415/2 (Old) and 856 (New) of Dakshindari Road, under South Dum Dum Municipality, into one single amalgamated holding and on their joint application, the office of the South Dum Dum Municipality, allowed the joint application of MRS. MAYA RANI GHOSH and MRS. BELA GHOSH, thereby amalgamating the three distinct Municipal Holding as referred above into one Single amalgamated Municipal Holding No.415/2 (Old) at present 856, Dakshindari Road, under Ward No.34, of the South Dum Dum Municipality, and they have been paying the taxes of the same till date under Mouza - Dakshindari, J.L. No.25, being the total property.

AND WHEREAS by a registered Deed of Gift, dated 04-06-2018, registered in the office of the District Sub-Registrar-II, -24 Parganas (North), Barasat, recorded in Book No.1, Volume No.1502-2018, pages from 60475 60511, Being No.150202098, for the year 2018, said MRS. MAYA RANI GHOSH, the Donor therein, out of love and affection, conveyed and transferred her undivided part or share in piece or parcel of bastu land, equivalent to measuring an area 4 (four) Cottahs 7 (seven) Chittacks 15 (fifteen) Square feet, more or less, together with Tiles shed structure standing thereon, lying and situated at portion of Premises No.113/3, Dakshindari Road, being Municipal Holding No.856, (formerly 415/2), Dakshindari Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, Re.Sa. No.6, (G.D.-I), Touzi No.1298/2833, comprised in C.S. & R.S. Dag No.1061, under R.S. Khatian No.524, and C.S. & R.S. Dag No.1088, under R.S. Khatian No.525, and C.S. & R.S. Dag No.1089, under R.S. Khatian No.524, and C.S. Dag No.1090, corresponding to R.S. Dag No.1090/4552, under R.S. Khatian No.524, and C.S. & R.S. Dag No.1063, under R.S. Khatian No.526, and C.S. & R.S. Dag No.1064,

under R.S. Khatian No.527, in Municipal Ward No.33, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - 24 Parganas (North), unto in favour of MRS. KAKALI GHOSH, wife of Mr. Prasenjit Ghosh, the Donee therein, absolutely and forever, morefully and particularly described in the Schedule thereunder written.

AND WHEREAS in the circumstances recited above, the Owners herein said MRS. BELA GHOSH, AND MRS. KAKALI GHOSH, together become absolutely seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of bastu land, measuring an area 7 (seven) Cottahs 10 (ten) Chittacks 20 (twenty) Square feet, more or less, together with Tiles shed structure standing thereon, measuring an area 300 (three hundred) Square feet, more or less, lying and situated at Premises No.113/3, Dakshindari Road, being Municipal Holding No.856, (formerly 415/2), Dakshindari Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, Re.Sa. No.6, (G.D.-I), Touzi No.1298/2833, comprised in C.S. & R.S. Dag No.1061, under R.S. Khatian No.524, and C.S. & R.S. Dag No.1088, under R.S. Khatian No.525, and C.S. & R.S. Dag No.1089, under R.S. Khatian No.524, and C.S. Dag No.1090, corresponding to R.S. Dag No.1090/4552, under R.S. Khatian No.524, and C.S. & R.S. Dag No.1063, under R.S. Khatian No.526, and C.S. & R.S. Dag No.1064, under R.S. Khatian No.527, in Municipal Ward No.33, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - 24 Parganas (North), hereinafter called the said "LAND", morefully and particularly described in the FIRST SCHEDULE hereunder written.

AND WHEREAS the Owners herein decided to develop the aforesaid land (morefully and particularly described in the FIRST SCHEDULE hereunder written, and accordingly entered into a registered Development Agreement, dated 03/03/20, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Being No. 00625, for the year 2020, with the Developer herein, together with certain terms and conditions mentioned thereunder written.

1 (Asst) CH/2
Kakali Ghosh

AND WHEREAS in terms of the said Development Agreement, the Owners hereby executed this Power of Attorney regarding construction and all related works of construction including right to sale the Developer's allocation and other terms and condition stated in the said Development Agreement and Owners herein execute this Power of Attorney as follows:

GENERAL POWER OF ATTORNEY

BE it known to all that We, **1) MRS. BELA GHOSH**, wife of Mr. Paresch Chandra Ghosh, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, Aadhar No.4556 1255 7201, PAN - **CVHPG8631B**, residing at 94, Canal Street, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District -24 Parganas (North), **AND 2) MRS. KAKALI GHOSH**, wife of Mr. Prasenjit Ghosh, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, Aadhar No.6983 5777 5172, PAN - **BEVPG5241M**, residing at 94, Canal Street, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District -24 Parganas (North), herein mentioned as the **OWNERS** -the **EXECUTANTS** hereof, per terms of the development agreement this document as a whole We Owners agreeing to execute this General Power of Attorney in favour of the Developer herein respecting the plot as aforesaid, that being necessary for completion of the development project respecting the same, NOW IT BE KNOWN TO ALL MEN BY THESE PRESENTS that We, 1) MRS. BELA GHOSH, AND 2) MRS. KAKALI GHOSH, being the party of the First part, do hereby nominate, constitute and appoint **MR. KAUSHAL AGARWAL**, son of MR. Suresh Kumar Agarwal, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhar No.6390 6960 1397, PAN - **BHUPA7491R**, residing at BE-78, Salt Lake City, Sector-I, Post Office - Bidhannagar, Police Station - North Bidhannagar, Kolkata - 700 064, director of **SHREE RAM INFRA NIRMAN PRIVATE LIMITED**, a Company Incorporated under the provisions of the Companies Act, 1956, having its registered office at 312, Lake Town, Block-A, Post Office - Lake Town, Police Station - Lake Town, Kolkata - 700 089, having PAN - **AAPCS4122F**, being the Developer, the party of the

Second part herein, as our true and lawful ATTORNEY for ourselves and in our names and on our behalf and to act and/or represent us to do, execute and perform or cause to be done all acts, deeds and things, that is to say :—

1. To construct building/buildings so to be constructed according to the plan as shall be sanctioned respecting the plot by the South Dum Dum Municipality at being land, morefully and particularly described in the First Schedule hereunder written.
2. To sign application affidavits and affirm the same on behalf of the Owners herein which may be necessary for the construction of the said building and to carry correspondence on behalf of the Owners herein with all concerned authorities and body/bodies including the Chairman of the South Dum Dum Municipality, Government of West Bengal, Police, Fire Brigade etc. in connection with the said construction and development of the said premises under reference to make sign and submit application, letters and other writings to the appropriate authorities local bodies for all and any licences, permission, sanctions and consents required for the proposed construction and development of the said premises.
3. To sign and execute Agreement for Sale, Deed of Conveyance on behalf of the Owners herein in respect of the flats, other spaces togetherwith proportionate share of land wherein the said proposed building/ buildings to be constructed by the said Attorney, which have been allotted to the Developer in accordance with the said development agreement excepting the Owners allocation mentioned in Article-II(1) of the said Development Agreement, and also mentioned in the Second Schedule hereunder written, and to receive payments from the intending purchaser/purchasers and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents.
4. To procure purchasers of the flats, car parking spaces and other spaces of the said proposed building (excluding the Owners'

allocation) to be constructed by the Attorney on behalf of the Owners/Principal at the said premises.

5. To represent before the Registrar or any registration office namely Additional Registrar of Assurances, Kolkata, District Sub-Registrar-II, Barasat, Additional District Sub-Registrar Bidhannagar, Salt Lake City, for the purpose of registration of the Agreement/ Agreements, Deed of Conveyance or Conveyances in respect of any saleable space or part or portions within the allocation of the developer as shall be constructed by the said Attorney/Developer at the said premises togetherwith other portions thereof.
6. To enter into, hold, defend, possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof.
7. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all soil testing, excavation and all other work whatsoever.
8. To sign and submit all papers, documents, applications, undertakings, declarations and plans to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary at any point of time by the South Dum Dum Municipality, other competent authorities, and in connection therewith to make, sign, execute and submit, site plan, proposed building plan, addition alteration plan, occupancy certificate applications and necessary declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and completion Certificate or Occupancy Certificate in respect of the proposed building upon the said plot mentioned as aforesaid.
9. To appear before the necessary quarters including the South Dum Dum Municipality, Calcutta Metropolitan Development authorities in connection with sanction of plan and other purpose.

10. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks and other materials for construction of building and constructional equipments to appoint Architects and constructions for the purpose of the development and construction of the said land.
11. To apply for, appear before and obtain electricity, gas telephone, water, sewerage and or other of any other utilities from appropriate authorities or from the South Dum Dum Municipality and/or other competent authorities.
12. To ward off and prohibit, if necessary and to proceed in due forum of Law against and trespassers on the said lands or any part thereof, and to take appropriate steps thereby against action or otherwise, and to abate all nuisance.
13. To accept notice, and serve papers from Courts, Tribunal and/or Authority and/or persons.
14. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts and discharges in respect thereof.
15. To sign and submit papers applications and documents for having the mutation affected in all public and with all authorities and/or persons including B.L.& L.R.O. and the said South Dum Dum Municipality having jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.
16. To pay all outgoings from the date of execution of this present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt and/or discharge thereof.
17. To take bookings from the intending buyers, to enter into Agreement for sale of the said developer's allocation and receive the full amount of consideration for sale of any portion within the allocation of the developer, inclusive of the value of the proportionate share in the land.

18. To affix sign board, or install any hoarding on the said Scheduled plot of land in the name of the Attorney, the developer as aforesaid.
19. To advertise in the news papers for procuring purchasers for selling the flats/shop/car parking spaces and other space in the said proposed building.
20. For all any of the purpose herein before stated to appear and represent the principal before all authorities having jurisdiction and to sign execute and submit papers and documents for the purpose.
21. To appear, and represent the Owners before any notary public, District Sub-Registrar -II, Barasat, Additional District Sub-Registrar Bidhannagar, Salt Lake City, Additional Registrar of Assurances, Kolkata, Metropolitan Magistrate and other office/ offices or Authority/ Authorities having jurisdiction and to present for registration, and to acknowledge the Registrar or have Registered and perfected all Deeds, instruments and writings, and signed by the said Attorney in any manner concerning the said Developer's allocation in the said premises.
22. To ask demand, receive, to appoint lawyers, solicitors, advocate on our behalf and to defend suits or cases for or against us in any Court of Law, execution proceeding or otherwise all moneys payments etc., in and out any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of our said property.
23. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demands etc. and to reasonable matters and things as may appear to our said Attorney necessary for such sale.
24. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning our said property or any part thereof.
25. To sign, correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification,

vakalatnama memo of appeal or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.

26. To adduce evidence through any of the director of the attorney in connection with any matter respecting the plot and/or the project or matters arising out the same before any person or quarter on behalf of the Owners as they may do being personally present there before for such purpose.

AND Principals/Owners hereby ratify confirm and agree or undertake to ratify and confirm all whatsoever their said Attorney by agents appointed under this power hereinabove contained shall lawfully do, or cause to be done in the right of, or by virtue of these presents, including such confirmation and other works.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of bastu land, measuring an area 7 (seven) Cottahs 10 (ten) Chittacks 20 (twenty) Square feet, more or less, together with Tiles shed structure standing thereon, measuring an area 300 (three hundred) Square feet, more or less, lying and situated at Premises No.113/3, Dakshindari Road, being Municipal Holding No.856, (formerly 415/2), Dakshindari Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, Re.Sa. No.6, (G.D.-I), Touzi No.1298/2833, -measuring an area 525 (five hundred twenty five) Square feet, more or less, comprised in C.S. & R.S. Dag No.1061, under R.S. Khatian No.524, -measuring an area 525 (five hundred twenty five) Square feet, more or less, comprised in C.S. & R.S. Dag No.1088, under R.S. Khatian No.525, -measuring an area 525 (five hundred twenty five) Square feet, more or less, comprised in C.S. & R.S. Dag No.1089, under R.S. Khatian No.524, -measuring an area 525 (five hundred twenty five) Square feet, more or less, comprised in and C.S. Dag No.1090, corresponding to R.S. Dag No.1090/4552, under R.S. Khatian No.524, -measuring an area 1705 (one thousand seven hundred five) Square feet, more or less, comprised in C.S. & R.S. Dag No.1063, under R.S. Khatian No.526, -

measuring an area 1705 (one thousand seven hundred five) Square feet, more or less, comprised in C.S. & R.S. Dag No.1064, under R.S. Khatian No.527, in Municipal Ward No.33, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - 24 Parganas (North), butted and bounded as follows :

- ON THE NORTH** : By 12'0" wide Road & Plot of Monu Babu;
ON THE SOUTH : By 20'-0" wide Common Passage;
ON THE EAST : By 30'-0" wide Dakshindari Road;
ON THE WEST : By land of Gouranga Chandra Dey, being marked as Plot No.E, and Chowdhury Bagan.

SECOND SCHEDULE ABOVE REFERRED TO:

(OWNERS' ALLOCATION)

ALL THAT the flats/units the proposed Multi-storeyed building, in the form as under:

- a) 50% (fifty percent) constructed area on the Ground floor, provided the Owners shall get the commercial spaces, from North-East side and car parking space shall be allotted equally.
- b) Entire First floor.
- c) Entire Fifth floor.
- d) One unit being residential Flat, on the Sixth floor, measuring built-up area 800 (eight hundred) Square feet, more or less, provided the South Dum Dum Municipality allows and/or gives sanction to construct the said flat on the sixth floor of the said proposed building.

The aforesaid flats/units, as contained in the proposed building, lying and situate at Premises No.113/3, Dakshindari Road, being Municipal Holding No.856, (formerly 415/2), Dakshindari Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.33, within the jurisdiction of the South Dum Dum Municipality, District - 24 Parganas (North), including undivided proportionate share of the said

land where on the said building shall be constructed as well as of all common spaces/land of said holding with right to use common portions thereof, and/or facilities within the said building.

THIRD SCHEDULE ABOVE REFERRED TO:

(DEVELOPER'S ALLOCATION)

ALL THAT remaining constructed area of the proposed Multi-storeyed building, in the form as under :

- a) 50% (fifty percent) constructed area on the Ground floor, provided the Developer shall get the commercial spaces, from South-East side and car parking space shall be allotted equally.
- b) Entire Second floor.
- c) Entire Third floor.
- d) Entire Fourth floor.
- d) Save and except one unit being residential Flat, on the Sixth floor, measuring super built-up area 800 (eight hundred) Square feet, more or less, remaining area on the Sixth floor, provided the South Dum Dum Municipality allows and/or gives sanction to construct on the sixth floor of the said proposed building.

The aforesaid flats/units, as contained in the proposed building, lying and situate at Premises No.113/3, Dakshindari Road, being Municipal Holding No.856, (formerly 415/2), Dakshindari Road, Police Station - Lake Town, Kolkata - 700 048, in Municipal Ward No.33, within the jurisdiction of the South Dum Dum Municipality, District - 24 Parganas (North), togetherwith undivided proportionate share of the said land where on the said building shall be constructed as well as of all common spaces/land of said holding with right to use common portion thereof, and/or facilities within the said building, excluding the Owners' share and allocation therein as mentioned above.

IN WITNESS WHEREOF we, the executants hereof, have hereunto set and subscribed our hands and/or signature on this the 30th day of March, 2020 A.D.

SIGNED, SEALED AND DELIVERED
BY THE OWNERS/EXECUTANTS AND THE
CONSTITUTED ATTORNEY/DEVELOPER
AT KOLKATA IN PRESENCE OF:

1. Gayatri Ghosh
W/O Subir Ghosh
Goswami Manashi Para
KOL- 65

14/03/20
1) MRS. BELA GHOSH

Kakali Ghosh
2) MRS. KAKALI GHOSH
..... OWNERS/FIRST PART

2. Sujata Karmakar
W/O Amitabha Karmakar
94 Canal st.
KOL- 48

Shree Ram Infra Nirman Pvt. Ltd.

Kaushal Agarwal
Director










MR. KAUSHAL AGARWAL
DIRECTOR OF
"SHREE RAM INFRA NIRMAN
PRIVATE LIMITED"
... CONSTITUTED ATTORNEY/
DEVELOPER/SECOND PART

Drafted by :
Uday Chandra Gayen
Uday Chandra Gayen
Advocate,
High Court, Calcutta.
Reg. No. WB/1430/2002.












Signature of the
exccutants/Presenttants

Under Rule 44A of the I.R. Act 1908

SPECIMEN FOR TEN FINGERS PRINT

	A.M. (25/2)	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							
							

	Yakali Ghosh	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							
							

	Kausik Agorwal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							
							

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHREE RAM INFRA NIRMAN PRIVATE
LIMITED

25/03/2011

Payee's Account Number

AAR054122F



10000000

Shree Ram Infra Nirman Pvt. Ltd.

Kaushal Agwal
Director





Kaushal Agarwal

Kaushal. Agarwal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CVHPG8631B



नाम / Name
BELA GHOSH

पिता का नाम / Father's Name
DEBENDRA CHANDRA GHOSH

जन्म तिथि / Date of Birth
01/01/1943

(दस्तावेज)
Stamp / Signature

13012019

✓ (दस्तावेज)



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BEVPG5241M

नाम / Name
KAKALI GHOSH

पिता का नाम / Father's Name
SUBHASH CHANDRA GHOSH

जन्म तिथि / Date of Birth
10/03/1973

Kakali Ghosh
हस्ताक्षर / Signature



✓
Kakali Ghosh



Major Information of the Deed

Deed No :	I-1504-00629/2020	Date of Registration	03/03/2020
Query No / Year	1504-1000413125/2020	Office where deed is registered	
Query Date	03/03/2020 12:55:54 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Uday Chandra Gayan 15/1, S A Road, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9051864918, 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. 7/-	Rs. 1,85,91,688/-		
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]- 150400625/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :



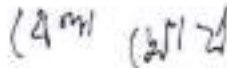



District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dakshindari Road.(sadhana to canal), Mouza: Dakshindari, Premises No: 113/3, , Ward No: 34, Holding No:856 Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1061	RS-524	Bastu	Bastu	525 Sq Ft	1/-	17,50,002/-	Width of Approach Road: 30 Ft., , Project Name :
L2	RS-1088	RS-525	Bastu	Bastu	525 Sq Ft	1/-	17,50,002/-	Width of Approach Road: 30 Ft., , Project Name :
L3	RS-1089	RS-524	Bastu	Bastu	525 Sq Ft	1/-	17,50,002/-	Width of Approach Road: 30 Ft., , Project Name :
L4	RS-1090/4552	RS-524	Bastu	Bastu	525 Sq Ft	1/-	17,50,002/-	Width of Approach Road: 30 Ft., , Project Name :
L5	RS-1063	RS-526	Bastu	Bastu	1705 Sq Ft	1/-	56,83,340/-	Width of Approach Road: 30 Ft., , Project Name :
L6	RS-1064	RS-527	Bastu	Bastu	1705 Sq Ft	1/-	56,83,340/-	Width of Approach Road: 30 Ft., , Project Name :
		TOTAL :			12.6271Dec	6 /-	183,66,688 /-	
		Grand Total :			12.6271Dec	6 /-	183,66,688 /-	

Structure Details :

Sl No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	2,25,000 /-	



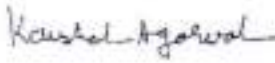
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs Bela Ghosh Wife of Mr Paresh Chandra Ghosh Executed by: Self, Date of Execution: 03/03/2020 , Admitted by: Self, Date of Admission: 03/03/2020 ,Place : Office</p>	<p>Photo</p>  <p>03/03/2020</p>	<p>Finger Print</p>  <p>LTI 03/03/2020</p>	<p>Signature</p>  <p>03/03/2020</p>
94, Canal Street, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CVHPG8631B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/03/2020 , Admitted by: Self, Date of Admission: 03/03/2020 ,Place : Office				
2	<p>Name</p> <p>Mrs Kakali Ghosh Wife of Mrs Prasenjit Ghosh Executed by: Self, Date of Execution: 03/03/2020 , Admitted by: Self, Date of Admission: 03/03/2020 ,Place : Office</p>	<p>Photo</p>  <p>03/03/2020</p>	<p>Finger Print</p>  <p>LTI 03/03/2020</p>	<p>Signature</p>  <p>03/03/2020</p>
94, Canal Street, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BEVPG5241M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/03/2020 , Admitted by: Self, Date of Admission: 03/03/2020 ,Place : Office				

Journey Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shree Ram Infra Nirman Private Limited 312, Lake Town, Block-A, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 , PAN No.:: AAPCS4122F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kaushal Agarwal (Presentant) Son of Mr Suresh Kumar Agarwal Date of Execution - 03/03/2020, , Admitted by: Self, Date of Admission: 03/03/2020, Place of Admission of Execution: Office	 <small>Mar 3 2020 2:15PM</small>	 <small>LT 03/03/2020</small>	 <small>03/03/2020</small>
BE-78, Salt Lake City, Block/Sector; 1, P.O:- Bidhannagar, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHUPA7491R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shree Ram Infra Nirman Private Limited (as director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aayush Tekriwal Son of Mr Dwarika Prasad Tekriwal 227, Lake Town, Block/Sector: D, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089	 <small>03/03/2020</small>	 <small>03/03/2020</small>	 <small>03/03/2020</small>
Identifier Of Mrs Bela Ghosh, Mrs Kakali Ghosh, Mr Kaushal Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bela Ghosh	Shree Ram Infra Nirman Private Limited-0.601563 Dec
2	Mrs Kakali Ghosh	Shree Ram Infra Nirman Private Limited-0.601563 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Bela Ghosh	Shree Ram Infra Nirman Private Limited-0.601563 Dec
2	Mrs Kakali Ghosh	Shree Ram Infra Nirman Private Limited-0.601563 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Bela Ghosh	Shree Ram Infra Nirman Private Limited-0.601563 Dec
2	Mrs Kakali Ghosh	Shree Ram Infra Nirman Private Limited-0.601563 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs Bela Ghosh	Shree Ram Infra Nirman Private Limited-0.601563 Dec
2	Mrs Kakali Ghosh	Shree Ram Infra Nirman Private Limited-0.601563 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mrs Bela Ghosh	Shree Ram Infra Nirman Private Limited-1.95365 Dec
2	Mrs Kakali Ghosh	Shree Ram Infra Nirman Private Limited-1.95365 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mrs Bela Ghosh	Shree Ram Infra Nirman Private Limited-1.95365 Dec
2	Mrs Kakali Ghosh	Shree Ram Infra Nirman Private Limited-1.95365 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bela Ghosh	Shree Ram Infra Nirman Private Limited-150.00000000 Sq Ft
2	Mrs Kakali Ghosh	Shree Ram Infra Nirman Private Limited-150.00000000 Sq Ft

03-2020

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 13:17 hrs on 03-03-2020, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr Kaushal Agarwal .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,85,91,688/-

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

Execution is admitted on 03/03/2020 by 1. Mrs Bela Ghosh, Wife of Mr Paresch Chandra Ghosh, 94, Canal Street, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 2. Mrs Kakali Ghosh, Wife of Mrs Prasenjit Ghosh, 94, Canal Street, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife Indetified by Mr Aayush Tekriwal, . , Son of Mr Dwarika Prasad Tekriwal, 227, Lake Town, Sector: D, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Business

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

Execution is admitted on 03-03-2020 by Mr Kaushal Agarwal, director, Shree Ram Infra Nirman Private Limited, 312, Lake Town, Block-A, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089

Indetified by Mr Aayush Tekriwal, . , Son of Mr Dwarika Prasad Tekriwal, 227, Lake Town, Sector: D, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, 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 41052, Amount: Rs.100/-, Date of Purchase: 28/02/2020, Vendor name: Mousumi Ghosh



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2020, Page from 30716 to 30751

being No 150400629 for the year 2020.



Digitally signed by DEBAJYOTI
BANDYOPADHYAY
Date: 2020.03.04 13:25:55 +05:30
Reason: Digital Signing of Deed.

Debjyoti
(Debajyoti Bandyopadhyay) 2020/03/04 01:25:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)
