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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AV 107677

certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part this Document.

8/8/2025
Additional Registrar of
Assurances-IV, Kolkata

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Additional Registrar of
Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

25 MAR 2025

This DEED OF DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT (hereinafter referred to as "the Deed / this Deed") is entered into and executed on 25th day of ^{march} 2025 ("Effective Date") by and between DIPAK KUMAR DUTTA alias DIPAK DUTTA (VOTER ID NO. - CKW1010461, PAN - BKSPD5682C, AADHAAR NO- 228371554626), son of Late Anil Chandra Dutta alias Anil Dutta, Nationality - Indian, by faith - Hindu, by occupation - Business, resident of Gholapara Road, P.O.- Kajipara, P.S.- Barasat, District- North 24 Parganas, Pin 700124 West Bengal, the **VENDOR / LAND OWNER / GRANTOR**, as hereinafter referred to as "the VENDOR", which term or

429812

S. Banerjee

NAME _____
ADD _____
Rd _____
19 MAR 2025
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Bhoj Road, Kol-1

19 MAR 2025
9 MAR 2025



to be made at the time of the stamp
to be made at the time of the stamp
to be made at the time of the stamp

to be made at the time of the stamp
to be made at the time of the stamp

Additional Registrar of
Assurances in Kolkata

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expression shall unless excluded by or repugnant to the context be deemed to mean and include its administrators, directors, executors, legal representatives, successors-in-interest and assigns) of the **FIRST PART**;

AND

WESTROAD HOUSING AND INFRASTRUCTURE LIMITED, a Limited Company (Company Identification Number – **U45500WB2022PLC257974**) having its Registered Office at Suite No. 814, PS QUBE, Plot No-II D /31/1, Street No. 1111, Major Arterial Road, New Town, 700161, West Bengal and Income Tax Permanent Account No. – AADCW4006C, represented by its **Authorized Signatory / Director**, 1) **Mr. Susanta Chatterjee**, son of Late Moni Mohan Chatterjee having VOTER ID NO.- WB/19/089/300605, PAN- AFDPC3357A, Aadhaar No- 414241330976, residing at House No 147, Madhabpur, P.O.- Madhabpur , Via- Noapara, North 24 Parganas ,West Bengal PIN-700125, **AND** 2) **Mr. Rajendra Chatterjee**, son of Susanta Chatterjee, having PASSPORT NO-Z4034004, PAN- APWPC9496F, Aadhaar No- 432564519592 residing at 1206, Orion Block, Siddha Galaxia, Phase-2 New Town Action Area 3, P.S.- Rajarhat, P.O.- Raigachi, Kolkata – 700135, both by Nationality Indian, by faith Hindu, by occupation Business, hereinafter referred to as "**the DEVELOPER / POWER OF ATTORNEY HOLDER**", which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and / or successors in office, interest and/or assigns, of the **SECOND PART**.

1. RECITAL:

WHEREAS, Pramila Bala Aich (wife of Jyotish Chandra Aich) purchased ALL THAT piece and parcel of *Bastu* land measuring an area of 65 Decimals be the same a little more or less comprising in R.S. Dag No. 375, under Sabek Khatian No. 202, R.S.



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Khatian No. 205 and others lands lying and situated at Mouza- Ghola, J.L. No. 77, Touzi No. 146, Pargana- Anowarpur, Police Station- Barasat, A.D.S.R.O. Barasat, within the local limits of Barasat Municipality, District- North 24 Parganas, by virtue of a Deed of Conveyance being Deed No. 1115 dated 8th day of March, 1952 duly registered in the office of the D.R. Alipore, South 24 Parganas executed and registered by the Smt. Nirmala Aich (wife of Sri Bankim Chandra Aich) residing at 21 No. Town Send Road, P.S. Bhawanipur) the said deed was copied in Book No. I, Volume No. 13, pages from 282 to 286, Being No. 1115 for the year 1952, on basis of that said Pramila Bala Aich mutated her name in the office B.L. & L.R.O. vide L.R. Khatian No. 628 comprising in R.S. Dag No. 375 corresponding to L.R. Dag No. 1148 *Danga* land measuring an area of 65 Decimals;

AND WHEREAS, on 06.02.1981 by virtue of a registered Deed of sale (in Bengali, 'Saf Bikroy Kobala') said Pramila Bala Aich Alias Pramila Aich sold, conveyed and / or transferred ALL THAT piece and parcel of landed property measuring an area of 57 decimals out of 65 decimals comprised in R.S. Dag no- 375, under Sabek Khatian No- 393, lying and situated at mouza- Ghola, J.L. No- 77, Revenue Survey No- 103, Pargana Anowarpur, Touzi No - 146, under police station of Barasat within the local limits of Barasat Municipality, A.D.S.R.O. - Barasat in the district of North 24 Parganas, unto or in favour of Dipak Kumar Dutta and said Deed of sale was registered at Additional Registry of Assurances Calcutta and recorded under Book No - 1, Volume No- 59, pages from 198 to 204, Being No- 780, for the year 1981 and said Dipak Kumar Dutta after purchase said property absolutely and rightfully assumed the possession as well as the right, title and interest in respect of the said landed property;

AND WHEREAS, thereafter such one Pramila Bala Aich has been holding her lawful possession and ownership on the remaining recorded property i.e. 04 decimals in Dag No.1148 and paying all taxes and Government Rents up to date. After such one Pramila Bala Aich died and intestate leaving behind her only son namely Sri Swapan



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Kumar Aich as her only legal heir and successor, he was devolved of such property according to Hindu Succession Act, 1956 and he assumed right, title, interest, and possession and sufficiently entitled to the same peacefully without interruption of others free from all encumbrances, liens, charges etc.;

AND WHEREAS, Sri Swapan Kumar Aich became the sole and absolute owner of his inherited property i.e. ALL THAT piece and parcel of DANGA land measuring an area of 04 Decimals be the same a little more or less as 0616 share out of 65 Decimals comprising in R.S. Dag No. 375 corresponding to L.R. Dag No. 1148, under L.R. Khatian No. 628, lying and situated at Mouza- Ghola, J.L. No. 77, Touzi No. 146, Pargana- Anowarpur, Police Station- Barasat, A.D.S.R.O. Barasat, within the local limits of Barasat Municipality, District- North 24 Parganas, and he seized and possessed of or otherwise well and sufficiently became entitled to the same peacefully without interruption of others free from encumbrances, liens, charges etc. and the said owner have every right to transfer the aforesaid property by way of sale, gift, lease or in any manner whatsoever;

AND WHEREAS on 06.10.2023 by virtue of a registered Deed of sale said Swapan Kumar Aich sold, conveyed and / or transferred All THAT piece and parcel of landed property measuring an area of 1.34 decimals out of 04 decimals lying and situated at Mouza Ghola, J.L. No- 77, Touzi No - 146, comprised in R.S. Dag No- 375 corresponding to L.R. Dag No- 1148 Under L.R. Khatian No- 628, pargana Anowarpur, P.S. Barasat, within the local limits of Barasat Municipality, District- North 24 parganas ; unto or in favour of Pradip Chakraborty, herein and said Deed of sale was registered at A. D. S. R. - Barasat and recorded under Book No- 1, Being No- 150305879 for the year 2023;



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AND WHEREAS on 06.10.2023 by virtue of a registered Deed of sale said Swapan Kuamar Aich sold conveyed and / or transferred All THAT piece and parcel of property measuring an area of 1.33 decimals out of 04 decimals lying and situated at mouza Ghola, J.L No- 77, Touzi No- 146, comprised in R.S. Dag No- 375 corresponding to L.R. Dag No- 1148 Under L.R. Khatian No- 628, pargana Anowarpur, P.S. Barasat, within the local limits of Barasat Municipality, District- North 24 parganas, unto or in favour of Dola Chakraborty, herein and said Deed of sale was registered at A. D. S. R. - Barasat and recorded under Book No- 1, Being No- 150305878 for the year 2023;

AND WHEREAS, on 06.10.2023, by virtue of a registered Deed of sale said Swapan Kuamar Aich sold conveyed and / or transferred All THAT piece and parcel of landed property measuring an area of 1.33 decimals out of 04 decimals lying and situated at mouza Ghola, J.L No- 77, Touzi No - 146, comprised in R.S. Dag No- 375 corresponding to L.R. Dag No- 1148 Under L.R. Khatian No - 628, pargana Anowarpur, P.S. Barasat, within the local limits of Barasat Municipality, District- North 24 parganas, unto or in favour of Jatan Chatterjee, and said Deed of sale was registered at A.D.S.R. Barasat and recorded under Book No - 1, Being No - 150305877 for the year 2023;

AND WHEREAS, on 10.10.2023 by virtue of a registered Deed of sale Pradip Chakraborty and Dola Chakraborty jointly sold, conveyed and / or transferred All THAT piece and parcel of landed property measuring an area of 2.67 decimals out of 04 decimals lying and situated at mouza Ghola, J.L No- 77, Touzi No- 146, comprised in R.S. Dag No- 375 corresponding to L.R. Dag No- 1148 Under L.R. Khatian No- 628, pargana Anowarpur, P.S. Barasat, within the local limits of Barasat Municipality, District- North 24 parganas, unto or in favour of Jatan Chaterjee, and said Deed of sale was registered at A. D. S. R.- Barasat and recorded under Book No- 1, Being No-



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150305892 for the year 2023;

AND WHEREAS, such one Mr. Jatan Chatterjee and the Vendor, inter alia for the purpose of instituting and carrying out a development work on measuring 61 Decimal be the same a little more or less equivalent to 1 Bigha 16 Katha 14 Chittack 39 Square feet presently under Dag No. – 1148, R.S Khatian No.205 (presently under Khatian Nos. 3902 and 4032) lying and situated at Mouza- Ghola, J.L No. 77 Revenue Survey No. 103 Touzi No. 146 (presently Touzi No. 12) Pargana- Anowarpur, under Police Station of Barasat Additional District Sub Registrar Office Barasat within the local limits of Barasat Municipality of Ward No. 22 in the District of North 24 Parganas, West Bengal – 700124, entered into and executed one Development Agreement (hereinafter referred to as "the said Development Agreement") with the Developer on 12.10.2023. The said Development Agreement was registered in the office of the Additional District Sub-Registrar, North 24 - Parganas and recorded as a deed being no. 05945 in Book No. I, Volume No. 1503-2023, Pages from 202623 to 202696, for the year 2023. Subsequently on the basis of the said Development Agreement, the said Vendors executed and registered one Development Power of Attorney After Registered Development Agreement (hereinafter referred to as "the said Power of Attorney") unto and in favour of the said Developer and the said Power of Attorney was also registered in the Office of Learned Additional District Sub-Registrar, Barasat, North 24-Parganas and recorded as a Deed being No. 05954 in Book No.-I, Volume No. 1503-2023, Pages from 202717 to 202752, for the year 2023;

AND WHEREAS, during the process of such development works in a project named "Westroad Ophelia", that is morefully referred to under the Development Agreement



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in its Definition Clause, that were being conducted by the architect / planner on the aforesaid land as referred in the schedule of the said Development Agreement, a technical embargo and / or latches cropped up causing delay of the project. Due to such reason, it was unanimously decided amongst the parties in the said Development Agreement and the said Power of Attorney to cancel the said Development Agreement and the said Development Power of Attorney, inasmuch as the land admeasuring more or less 4 decimal under R.S Khatian No. and L.R. Khatian No. respectively being 205 and 628 (presently under Khatian No. 4032), R.S. Dag No. being 375 and L.R. Dag No. being 1148 (presently under Dag No. - 1148), in Mouza- Gholā, J.L No. 77, Revenue Survey No. 103, Touzi No. 146 , (presently Touzi No. 12), Anowarpur, District – North 24 Parganas, Police Station - Barasat, Ward No. 22 of Barasat Municipality, West Bengal – 700124, is concerned, upon complete refund of the consideration money that had been paid to the Vendor and such one Mr. Jatan Chatterjee by the Developer herein, and also subject to a further condition, inter alia, that, a Memorandum of Understanding and on the basis of such Memorandum of Understanding, subsequently a new development agreement and a new power of attorney shall be entered into again by and between the Vendor and the Developer for further development on ALL THAT piece and parcel of land admeasuring more or less 57 decimal which is equivalent to 1 bigha 14 katha 7 chatak 32 square feet, situated in R.S.Dag No -375, R.S. Khatian No.393, L.R Khatian No.-3902 and L.R. Dag No.1148 (Part), J.L No.-77, at Mouza - Gholā, P.S- Barasat, under Barasat Municipality, Ward No. 22, Holding No.73, District - North 24 Parganas, Pin – 700125, morefully and particularly described hereinafter in the **SCHEDULE A**;

AND WHEREAS, for such reasons aforesaid, on account of such cancellation of the said development agreement and the said power of attorney, one Deed of the Cancellation of the Development Agreement (hereinafter referred to as “the



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Cancellation Deed of The Said Development Agreement") being Deed no. 4351 in the year 2025, and Deed of Cancellation of The Development Power of Attorney After Registered Development Agreement (hereinafter referred to as "the Cancellation Deed of The Said Power of Attorney"), being Deed no. 108 in the year 2025, as hereinbefore further categorically stated and referred to under the recital, were entered into and executed by and between Vendor, such Mr. Jatan Chatterjee and the Developer, in the Office of Learned Additional Registrar of Assurances - IV, Kolkata, under the Office or establishment of the Registrar of Assurances, Kolkata, 5 & 6, Government Place (North), Kolkata-700001;

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RAVENDRA CHATTERJEE

AND WHEREAS, on execution of the Cancellation Deed of the Said Development Agreement, as per the "**Receipt and Memo of Consideration**" in the said Development Agreement, a sum of Rs.33,50,000/- (Rupees Thirty Three Lakhs Fifty Thousand Only) was refunded by the Vendor to the Developer;

AND WEHEREAS, for the purpose of carrying out a development work in such project "Westroad Ophelia" and also for transferring flats / spaces / garage / units to the intending purchasers from the Developer's Allocation and also for execution and registration of the other registered deeds and documents for completion of the Development work as a Power of Attorney Holder or an Agent, as hereinbefore mentioned, a Memorandum of Understanding was entered into and signed by both the parties herein. Subsequently, a further Development Agreement (hereinafter referred to as "the new Development Agreement") was entered into and executed, by and between the parties herein, in the Office of Learned Additional Registrar of Assurances - IV, Kolkata being Deed No. 4352 under the Office or establishment of the Registrar of Assurances, Kolkata, 5 & 6, Government Place (North), Kolkata-700001;

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RAVENDRA CHATTERJEE



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AND WHEREAS, the Vendor is the right, title, interests, and possession holder of and / or sufficiently entitled to as the sole and absolute owner of ALL THAT piece and parcel of land admeasuring more or less 57 decimal which is equivalent to 1 bigha 14 katha 7 chatak 32 square feet, situated in R.S.Dag No -375, R.S. Khatian No.393, L.R Khatian No.-3902 and L.R. Dag No.1148 (Part), J.L No.-77, at Mouza - Ghola, P.S- Barasat, under Barasat Municipality, Ward No. 22, Holding No.73, District - North 24 Parganas, Pin – 700124; more fully and particularly described in the **Schedule A** herein after written;

AND THEREFORE, for the purpose of carrying out the such Development work in the project named "Westroad Ophelia" and also for transfer the flats / spaces / garage / units to the intending purchaser(s) from the Developer's Allocation as mentioned in the new Development Agreement and also for execution and registration of the other

- Registered Deeds and documents, for completion of the Development work. It has been agreed that the the Vendor shall appoint and constitute the Attorneys, as their lawful Attorneys (hereinbefore as also hereinafter, referred to as the "Attorneys") described in this deed above, as my / our true and lawful Attorney(s) for the purpose hereinafter mentioned and vesting him / her / them with the power and authorities to act and to perform as herein contained.

1. NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

- a. Subject to and as per the terms and conditions under the said Development Agreement, the Vendor hereby appoints and nominates the Developer as their true and lawful attorneys for themselves and on their behalf and in their name to do, jointly and / or severally the following further acts, deeds and things relating to the said property, more fully described in the **Schedule A** hereunder written;



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- b. The Developer shall prepare, submit correspond, receive and sign all papers like plans, applications, affidavits, indemnities, letters, authorizations and corrections in connection with development of the said property, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments including Barasat Municipality, North 24 Zilla Parishad, Competent Authority for supply of ground water, CESC Ltd., West Bengal State Electricity Board, West Bengal State Electricity Distribution Limited, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board, Department of Environment, IGBC, Government of West Bengal, Directorate of Town and Country Planning, West Bengal Police, West Bengal Land and Land Reforms Department for obtaining necessary certificates, sanctions, permissions, exemptions, no objection certificates and orders connected with the said property in respect of one or more of the following matters: (a) Re-classification, re-constitution and/or re-union of the said property commensurate with the purposes for which the New Development Agreement has been entered into; (b) Demolition of any superstructure(s) on the said property; (c) Proposed constructions (s) of New Building(s); (d) Additions, revisions and alterations renewals, regularization to the proposed New Buildings; (e) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity;
- c. The Developer shall apply for and obtain sanction of the building plan in respect of the said property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter;
- d. The Developer shall apply for quotas, entitlements and other allocations for



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cement, steel, bricks and any other building material that may be required, for and on behalf of the Vendor for construction of the new building on the said property;

- e. The Developer shall sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the said property;
- f. The Developer shall also develop the said property by constructing new building(s) and structure(s) thereon, by consuming the Floor Area Ratio Space Index and Development Rights available or permissible now and in future in respect of the said property (hereinafter respectively referred to as "FAR" and "DR"), and all other, development potential, advantages and benefits by whatsoever name called and available or permissible now and in future in respect thereof, and comprising residential, premises and units, together with provision of parking spaces and all other amenities, facilities, services and infrastructure relating thereto, as our said Attorneys shall deem fit and proper in their sole and unfettered discretion;
- g. The Developer shall deal with fully and in all manner and to warn off and prohibit and proceed in due form if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them as the Attorneys may deem fit and proper;
- h. The Developer shall enter upon the said property with men and material as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned;



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- i. The Developer shall apply for and obtain necessary permissions, and / or approvals and / or sanctions from any statutory authority including the Barasat Municipality, North 24 Parganas Zilla Parishad ,Department of Fire and Emergency Services, West Bengal Police, West Bengal Pollution Control Board, Department of Environment, IGBC, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authorities, also in connection with the sanction, modification and / or alteration of plans.
- j. The Developer shall pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and / or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other agents, contractors and sub-contractors for the aforesaid purposes as the Developer shall think fit and proper;
- k. The Developer shall receive the excess amount of fees, if any, paid for the purpose of permission, sanction, modification and/or alteration of the Plans or approvals to any authority or authorities;
- l. The Developer shall apply for and obtain electricity, gas, water, sewerage, drainage, telephone, lift, elevator or other permanent or temporary connections / liscence of any other utility to the said property and / or to make alterations therein and to dose down and / or have disconnected the same and/or that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys;
- m. The Developer shall pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any

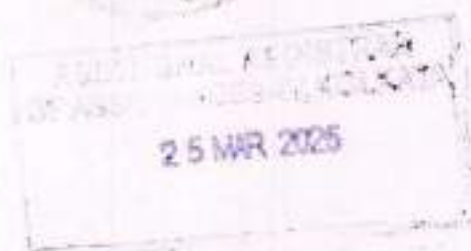


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part thereof;

- n. The Developer shall appear and present any deed or deed of conveyance, or conveyances or agreement for sale or agreement for lease / leave and lisenice or any other documents for registration and when executed by them in our name and on our behalf the Additional District Sub-Registrar and District Register and R.A. Kolkata having authority for and to have his registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which our said Attorney shall consider necessary for the transferring and / or conveying the said property or part and portion of it so such intending purchaser(s) as fully and effectually in all respect as we could do the same our self;
- o. The Developer shall obtain construction finance / loan by pledging and mortgaging the said property either in part or in full in terms of the New Development Agreement from any bank / financial institution;
- p. The Developer shall take all measures to insure new buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the Developer may think sufficient to protect the interest of all concerned therein;
- q. The Developer shall apply for, claim and receive to the maximum extent permissible in law, all rights, benefits and advantages available in respect of the said property and its development, including under all present and future development schemes, notifications, circulars, orders and concessions that are or may be introduced, issued or granted by any of the Authorities, and also to submit the said property or any part(s) thereof under any such



development schemes, and to do, execute and perform all required acts, deeds, matters and things in respect thereof;

- r. The Developer shall have the said property surveyed by the Survey Authorities and Land Records Authorities and to get demarcated and certified the boundaries and areas thereof and also of the portion/s of the said property which may now or hereafter be notified for, designated as and/or affected by any reservation, acquisition and / or requisition, as also portion/s thereof which may be affected by statutory amenity space, and to finalise the areas thereof, and for these purposes, to sign and execute all necessary applications, plans, forms, letters and other documents and writings whatsoever as may be required by the Survey Authorities and Land Records Authorities and all other concerned authorities;
- s. The Developer shall sell, execute deed of conveyance/s, agreement for sale, convey, grant lease/rent of and/or otherwise transfer the spaces, units, flats, apartments, car parking spaces and other areas or spaces in the said building (within Developer's Allocation as per the New Development Agreement), whether with or without undivided proportionate share in the land comprised in the said property, and to receive all monetary consideration, advances and other amounts in respect thereof from the intending transferees of Developer's Allocation as per the New Development Agreement;
- t. The Developer shall ask to receive and recover from all the Purchasers/Lessees and Transferees of Flats / Units and Apartments service charges for maintenance and all the other charges and also on non-payment thereof to enter upon and restrain and / or take legal steps for the recovery thereof.



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- u. The Developer shall do and perform all acts, deeds, matters and things necessary for the protection and preservation of the said property and for securing and safeguarding the property, including (but not limited to) appointing and engaging security guards in respect thereof, and/or by strengthening, constructing and/or reconstructing the boundary walls and fences thereof, and to effect insurance in respect of the said premises, in such manner as our said Attorneys may deem fit and proper;
- v. The Developer may from time to time engage Advocates and commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the said property or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non - suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller.
- w. The Developer shall deposit and withdraw fees, documents and monetary considerations in and from any court or courts and / or any other person or Authority and give valid receipts and discharges therefor;
- x. The Developer may need to sign, declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorneys, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith;
- y. The Developer shall file cases, suits, appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the said property;



- z. The Developer shall make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local authority or other competent authorities including appropriate authorities under the West Bengal (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and the Urban Land (Ceiling & Regulation) Act, 1976 for all and any licenses, registrations, permissions and consents required by any act order statutory instruments regulations by laws or otherwise in connection with the said property in pursuance of the Map/Plan to be sanctioned and make payment of all charges and fees therefore and recovery of compensation, if any.
- aa. The Developer shall form, incorporate and register any organization/s (hereinafter referred to as "the said Organization/s") comprising all or any of the allottees, purchasers, sub lessees and transferees of the flats, units, premises, offices, shops, showrooms, garages, parking spaces and other areas and spaces in the said property and comprised in the development carried out upon and in respect of the said property, including one or more co-operative societies, limited companies, associations of apartment owners (condominiums) or otherwise, and for these purposes, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Cooperative Societies, the Registrar of Companies and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations (including Declarations under the West Bengal Apartment Ownership Act, 1972), affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever.
- bb. The Developer shall issue public notices on behalf of us to the general public with regard to any development project to be undertaken on the said



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property and to give No Objection Certificates/Consent to Advocates/Solicitors/Lawyers for and on our behalf to issue public notices inviting claims in this regard;

- cc. The Developer shall put up and erect and/or permit to be put up and erected advertisement and sign boards upon the said property, or any part/s thereof;
- dd. The Developer shall, for the purposes of these presents, engage, retain, employ and/or appoint architects, engineers, designers, surveyors, accountants, contractors and all other consultants, professionals, experts and persons as may be required and to pay their fees, remuneration, costs, charges and expenses;
- ee. The Developer shall, for all or any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents;
- ff. The Developer shall execute and perform all acts, deeds, matters and things, without limitation, as are or may be necessary and/or convenient for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect thereto and to the New Development Agreement and the development and transfer of the said property, as amply, fully and effectually in all respects as we could ourselves do, execute and perform as if these presents have not been made.

2. AND WE HEREBY CLARIFY, CONFIRM AND DECLARE THAT:-

- a. The powers, authorities and discretions hereby given and granted to and conferred upon the Attorneys will be in force and effective till the validity of the New Development Agreement, that shall be exercised by the Developer and he



is hereby empowered and entitled to exercise all or any of the powers, authorities and discretions hereby given and granted to and conferred upon him;

- b. All and whatsoever that shall be lawfully done, executed and/or performed by our said Attorneys under or by virtue of or for the purposes of these presents, shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by him;
- c. All the powers, authorities and discretion hereby given and granted to and conferred upon our Attorneys, shall be exercised by his subject to and in accordance with the provisions of law in force for the time being and from time to time;
- d. The Developer or our said Attorneys shall not be responsible or liable for or in respect of any payments whatsoever to be made to date, to any of the said Authorities and/or to any other person/s, in respect of the said property,

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever that our said Attorneys and his substitutes and agents shall lawfully do, or purport to do or cause to be done by virtue of these presents, and the same shall be binding upon us in the same manner as if the same was done by us.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
25 MAR 2025

SCHEDULE A
(THE SAID PREMISES/PROPERTY/LAND)

ALL THAT piece and parcel of land admeasuring more or less 57 decimal which is equivalent to 1 bigha 14 katha 7 chatak 32 square feet, situated in R.S.Dag No -375, R.S. Khatian No. 393, L.R Khatian No.-3902 and L.R. Dag No.1148 (Part), J.L No.-77, at Mouza - Ghola, P.S- Barasat, under Barasat Municipality, Ward No. 22, Holding No.73, District - North 24 Parganas, Pin – 700124.

The aforesaid said premises is butted and bounded as follows:

- ON THE NORTH: Land of Jatan Chatterjee L.R. Dag No.1148 (part) L.R. Khatian No.4032 & L.R. Dag No.1147 .
- ON THE SOUTH: 24 Feet Ghola Road.
- ON THE EAST: R.S. Dag No.1 of Mouza- Chandanhati(J.L 104) & Suti Khal
- ON THE WEST: 24 Feet Ghola Road., L.R. Dag No.1148 (part), Land of Jatan Chatterjee L.R. Khatian No.4032 & Land of Sunit Kumar Biswas L.R. Khatian No.1465

HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
25 MAR 2025

IN WITNESS WHEREOF, the Vendor has executed this Power of Attorney
at Kolkata on the date, month and year first above mentioned

Dipak Kumar Dutta @ Dipak Dutta

SIGNED AND DELIVERED by the **VENDOR** at Kolkata

WE ACCEPT:

Westroad Housing and Infrastructure Limited

Susanta Chatterjee

Authorised Signatory

(SUSANTA CHATTERJEE)

Westroad Housing and Infrastructure Limited

Rh

RAJENDRA CHATTERJEE Director

(RAJENDRA CHATTERJEE)

Authorised Signatory / Director of **WESTROAD HOUSING AND
INFRASTRUCTURE LIMITED**, the **SECOND PART / ATTORNEY /
POWER OF ATTORNEY HOLDER**

Witness :

Jyoti Prakash Dutta

1. Jyoti Prakash Dutta

Sreyam Roy

2. Sreyam Roy, Advocate

Drafted by:

Shubham Banerjee, Advocate.

F/2673/2527/2018.

High Court at Kolkata.

Western Housing and Infrastructure Limited

Western Housing and Infrastructure Limited

Director











Authorized Signatory













✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
25 MAR 2025











SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | | |
|------------|--|---|---|---|---|---|
| | | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| LEFT HAND | |  |  |  |  |  |
| | | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND | |  |  |  |  |  |

Signature Dipak Dutta @ Dipak Kumar Dutta

| | | | | | | |
|------------|--|---|---|--|---|---|
| | | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| LEFT HAND | |  |  |  |  |  |
| | | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND | |  |  |  |  |  |

Signature Susanta Chatterjee

| | | | | | | |
|------------|--|---|---|---|---|---|
| | | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB |
| LEFT HAND | |  |  |  |  |  |
| | | THUMB | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
| RIGHT HAND | |  |  |  |  |  |

Signature Rh RAVENDRA CHATTERJEE



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
25 MAR 2025

**DATED THIS TH DAY OF MARCH,
2025**

BETWEEN

Sri Dipak Kumar Dutta @ Dipak Dutta
... Vendor / Owner / First part

And

Westroad Housing and Infrastructure Limited
... Developer / Second part

**Development Power of Attorney
after Registered Development Agreement**

(Re: ALL THAT piece and parcel of land admeasuring more or less 57 decimal which is equivalent to 1 bigha 14 katha 7 chatak 32 square feet, situated in R.S.Dag No -375, R.S. Khatian No. 393, L.R Khatian No.-3902 and L.R. Dag No.1148 (Part), J.L No.-77, at Mouza - Ghola, P.S- Barasat, under Barasat Municipality, Ward No. 22, Holding No.73, District - North 24 Parganas, Pin - 700124.)



DRAFTED & PREPARED BY:

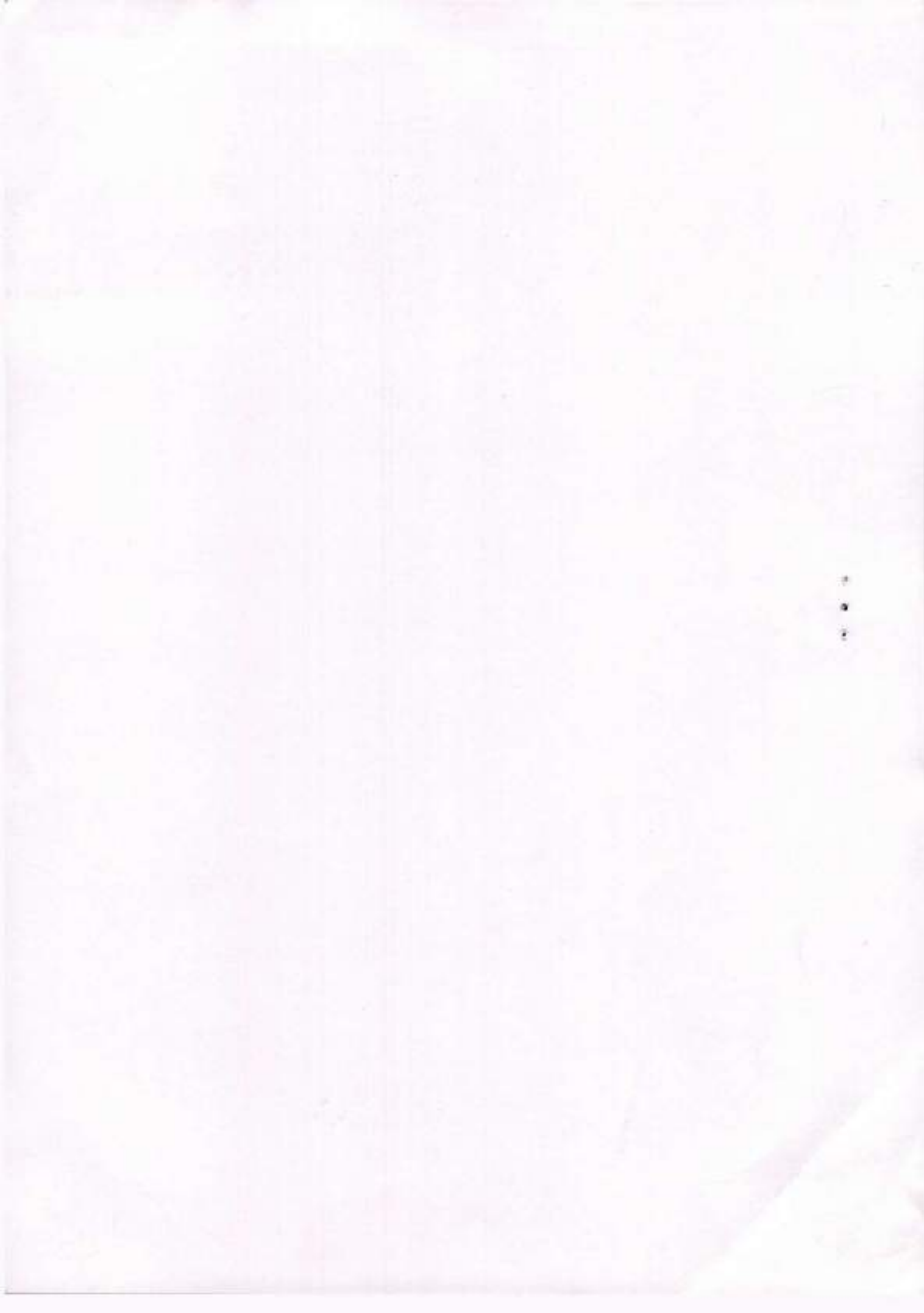
Shubham Banerjee, Advocate
High Court at Calcutta

15A, Hare Street, Singh Chambers, Room No.
10, Kolkata - 700001.

Banerjeeshubham.sh@gmail.com

**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**

25 MAR 2025



Major Information of the Deed

| | | | |
|---|---|--|------------|
| Deed No : | I-1904-04397/2025 | Date of Registration | 25/03/2025 |
| Query No / Year | 1904-8000844879/2025 | Office where deed is registered | |
| Query Date | 25/03/2025 3:12:19 PM | A.R.A. - IV KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | Shubham Banerjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874138961, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| | Rs. 4,18,96,163/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 73/- (Article:E, M(a),) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190404352/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |

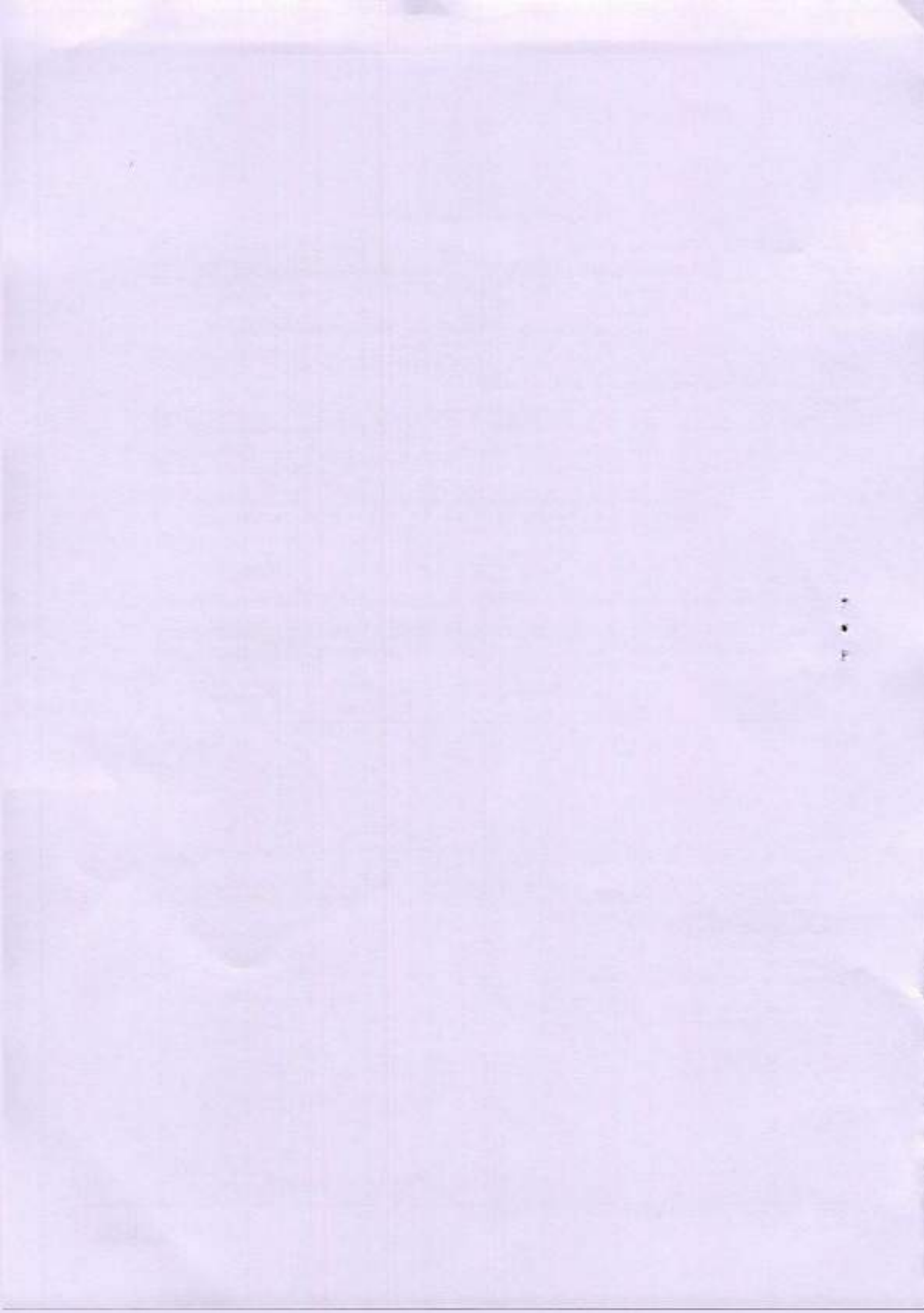
Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola Rd, Mouza: Ghola, , Ward No: 22 Pin Code : 700124

| Sl No. | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|---------------|---------|------------------------------------|-------------------------|-----------------------|---|
| L1 | LR-1148 | LR-3902 | Bestu | Danga | 1 Bigha 14 Katha 7 Chatak 32 Sq Ft | | 4,18,96,163/- | Width of Approach Road: 24 Ft. , Project Name : |
| Grand Total : | | | | | 56.8952Dec | 0 /- | 418,96,163 /- | |

Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|---|--|
| 1 | Name DIPAK DUTTA, (Alias: DIPAK KUMAR DUTTA) Son of Late ANIL CHANDRA DUTTA Executed by: Self, Date of Execution: 25/03/2025 , Admitted by: Self, Date of Admission: 25/03/2025 ,Place : Office | Photo  25/03/2025 | Finger Print  Captured LTI 25/03/2025 | Signature  25/03/2025 |



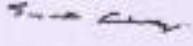


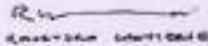


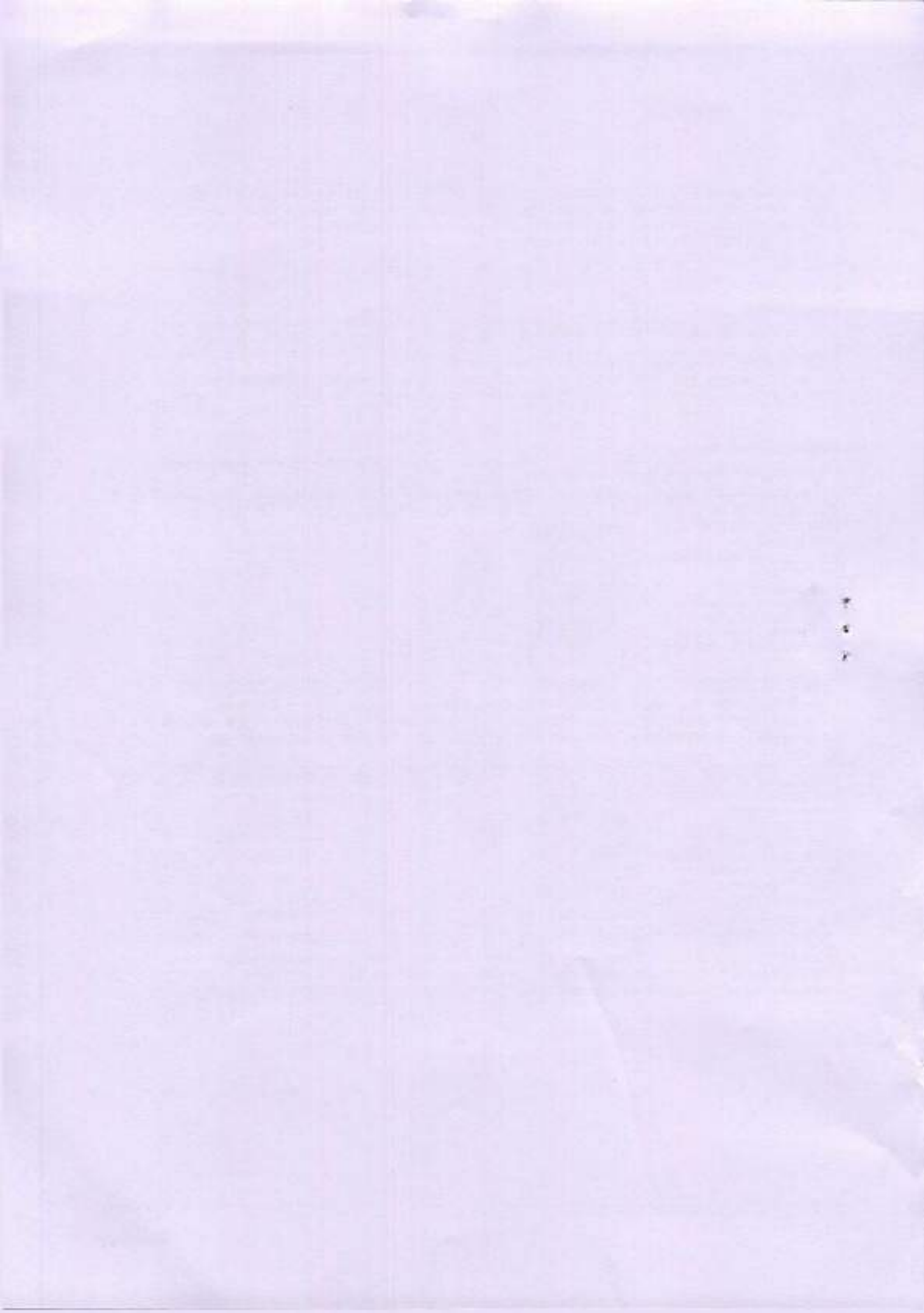
.. City:- Not Specified, P.O:- KAJIPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: BKxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/03/2025
 , Admitted by: Self, Date of Admission: 25/03/2025 ,Place : Office

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | WESTROAD HOUSING AND INFRASTRUCTURE LIMITED .. City:- Not Specified, P.O:- NEWTOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161 , PAN No.: Axxxxxx6C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|--|
| 1 | Name SUSANTA CHATTERJEE (Presentant) Son of Late MONI MOHAN CHATTERJEE Date of Execution - 25/03/2025, , Admitted by: Self, Date of Admission: 25/03/2025, Place of Admission of Execution: Office | Photo  Mar 25 2025 4:18PM | Finger Print  LTI 25/03/2025 Captured | Signature  25/03/2025 |
| | .. City:- Not Specified, P.O:- MADHABPUR, P.S:-Amdanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700125, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AFxxxxxx7A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : WESTROAD HOUSING AND INFRASTRUCTURE LIMITED (as Authorized signatory) | | | |
| 2 | Name RAJENDRA CHATTERJEE Son of SUSANTA CHATTERJEE Date of Execution - 25/03/2025, , Admitted by: Self, Date of Admission: 25/03/2025, Place of Admission of Execution: Office | Photo  Mar 25 2025 4:18PM | Finger Print  LTI 25/03/2025 Captured | Signature  25/03/2025 |
| | .. City:- Not Specified, P.O:- RAIGACHI, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: APxxxxxx6F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : WESTROAD HOUSING AND INFRASTRUCTURE LIMITED (as DIRECTOR) | | | |



Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| SHUBHAM BANERJEE Son of Uttam Bandyopadhyay High Court, Calcutta, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  |  Captured |  |
| | 25/03/2025 | 25/03/2025 | 25/03/2025 |
| Identifier Of DIPAK DUTTA, SUSANTA CHATTERJEE, RAJENDRA CHATTERJEE | | | |

Transfer of property for L1

| Sl.No | From | To, with area (Name-Area) |
|-------|-------------|---|
| 1 | DIPAK DUTTA | WESTROAD HOUSING AND INFRASTRUCTURE LIMITED-56.8952 Dec |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Ghola Rd, Mouza: Ghola, , Ward No: 22 Pin Code : 700124

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------------|---|---|--|
| L1 P y | LR Plot No:- 1148, LR Khatian No:- 3902 | Owner:বিক্রম কুমার দাস, Gurdian:অমিত দাস দাস, Address:বিলু . Classification:জমি Area:0.57000000 Acre, | Owner Name not selected by applicant. |

Endorsement For Deed Number : I - 190404397 / 2025

On 25-03-2025

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 15:45 hrs on 25-03-2025, at the Office of the A.R.A. - IV KOLKATA by SUSANTA CHATTERJEE .

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 4,18,96,163/-

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

Execution is admitted on 25/03/2025 by DIPAK DUTTA, Alias DIPAK KUMAR DUTTA, Son of Late ANIL CHANDRA DUTTA, ., P.O: KAJIPARA, Thana: Barasat, . North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business

Identified by SHUBHAM BANERJEE, ., Son of Uttam Bandyopadhyay, High Court, Calcutta, P.O: G P O, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-03-2025 by SUSANTA CHATTERJEE, Authorized signatory, WESTROAD HOUSING AND INFRASTRUCTURE LIMITED, ., City:- Not Specified, P.O:- NEWTOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161

Identified by SHUBHAM BANERJEE, ., Son of Uttam Bandyopadhyay, High Court, Calcutta, P.O: G P O, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 25-03-2025 by RAJENDRA CHATTERJEE, DIRECTOR, WESTROAD HOUSING AND INFRASTRUCTURE LIMITED, ., City:- Not Specified, P.O:- NEWTOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161

Identified by SHUBHAM BANERJEE, ., Son of Uttam Bandyopadhyay, High Court, Calcutta, P.O: G P O, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

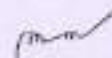
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- , I = Rs 55.00/- , M(a) = Rs 7.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

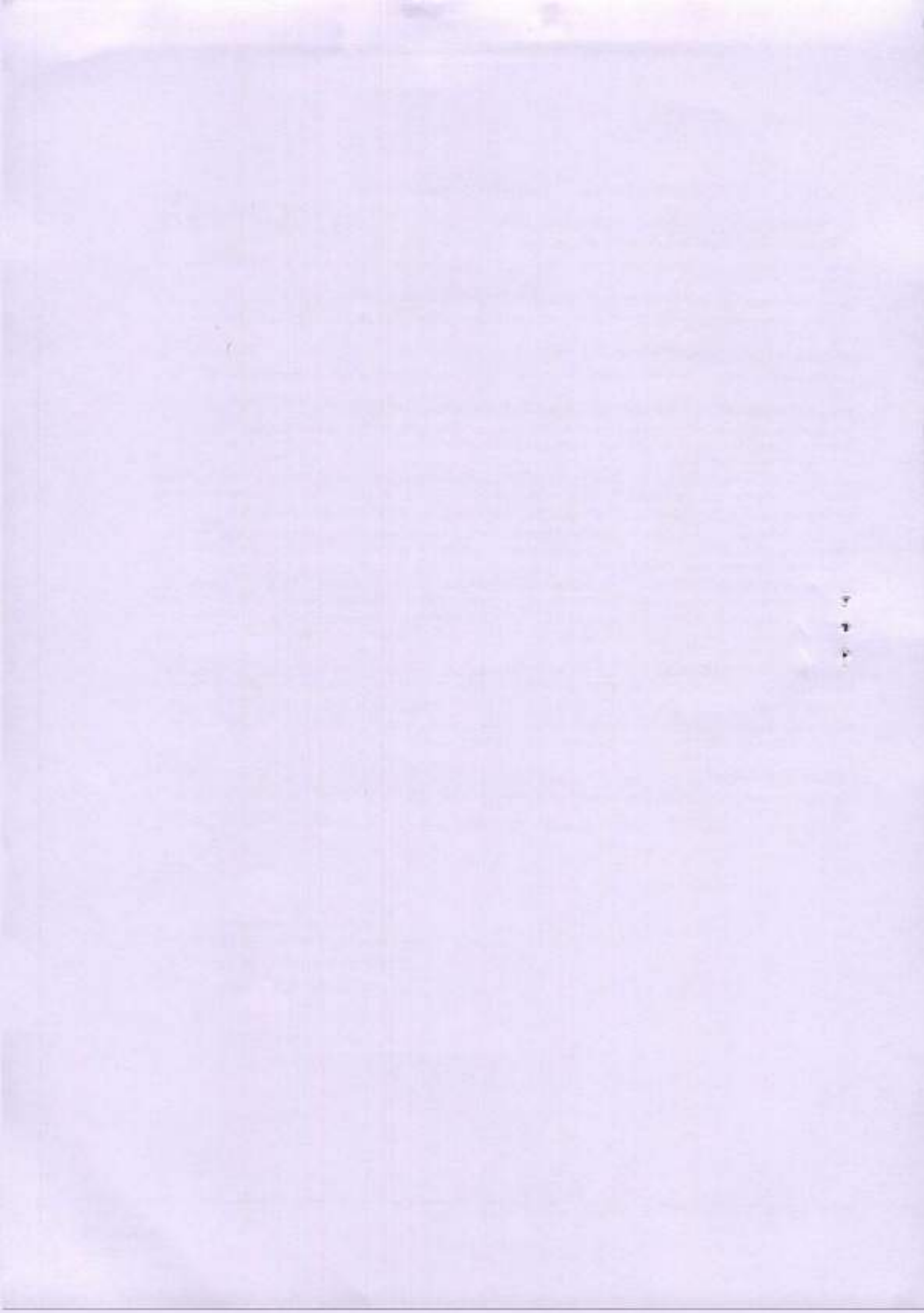
Payment of Stamp Duty

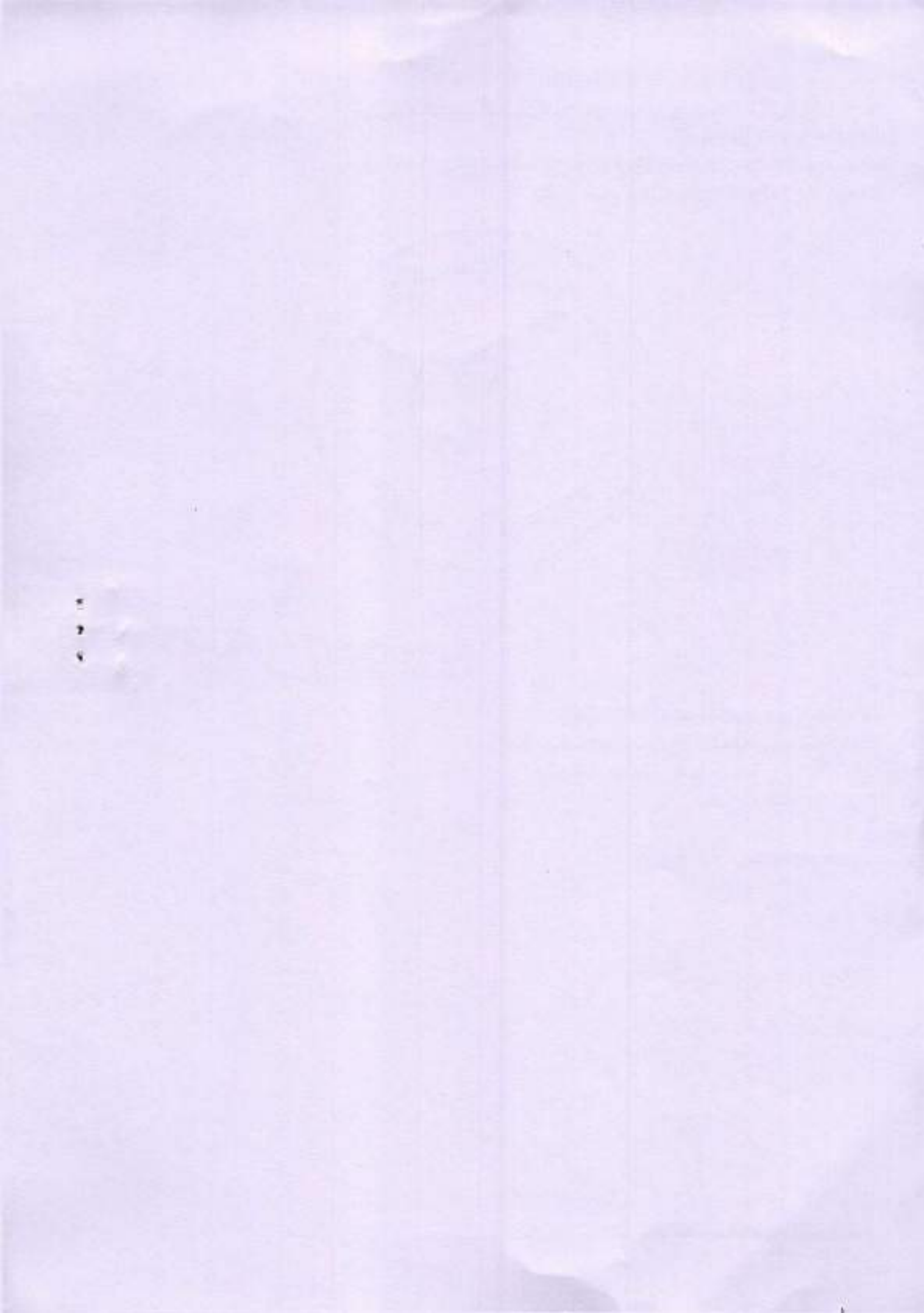
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 429812, Amount: Rs.100.00/-, Date of Purchase: 19/03/2025, Vendor name: S Mukherjee



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2025, Page from 196863 to 196891
being No 190404397 for the year 2025.



Mohul

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.03.29 12:17:38 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 29/03/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.