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25/1/24 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 8/222300/24 AR 084222

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

[Signature]

Additional District Sub-Registrar
Rajarhat New Town, North 24 Pgs.

25 JAN 2024

DEVELOPMENT-POWER OF ATTORNEY

AFTER

REGISTERED DEVELOPMENT AGREEMENT

KNOWN ALL TO WHOM THESE PRESENTS SHALL COME WE, 1. SMT. MITA PAL (PAN AWYPP8613L), wife of Sri Jayanta Pal, residing at 28, Ramkhali Mukherjee Lane, P.O. Sinthee, P.S. Baranagar, Kolkata - 700050, 2. SMT. PARAMITA BOSE (PAN NO. APTPB3120N), Wife of Sri Aloke Bose, residing at 171/5, A.P.C. Road, P.O. Shyambazar, P.S. Shyampukur, Kolkata - 700004, both are by faith - Hindu, by Nationality - Indian, by occupation - Business, we are partners of M.P.ENTERPRISE, [having PAN. AAPFM9821J], a Partnership Firm, having its office and place of Business at 181/5, A.P.C. Road, P.O. Shyambazar, P.S. Shyampukur, Kolkata - 700004, together with all right of easements, appendages and appurtenances thereof **SEND GREETINGS.**

WHEREAS due to our inconveniences, incapacities and preoccupations We are not in a position to look after, control, manage and supervise our aforesaid property, described in Schedule - "A" herein below.

AND WHEREAS We, have decided to commercially exploit our aforesaid premises by constructing a new residential building above the Schedule "A" mentioned property.

AND WHEREAS We have neither sufficient funds nor technical expertise and manpower required for the purpose with our above intention and / or objection of commercial exploitation of our aforesaid property/premises by constructing of a residential building on the Schedule "A" mentioned property.

AND WHEREAS We, have neither sufficient funds nor technical expertise and manpower required for the purpose with our above intention and/or objection of commercial exploitation of our aforesaid property/premises by constructing of a residential building on the Schedule "A" mentioned property.

AND WHEREAS in order to fulfill our objectives, We, are entered into and executed an Development Agreement on 25th day of January 2024 with BHUMI

CONSTRUCTION, (having PAN. AINPB4329E) a Proprietorship firm, having its registered office at NK-75, Nishikanan, Teghoria, P.O. Hatiara, Kolkata 700157, District – North 24 Parganas, represented by its Proprietor namely **SRI SANJIB KUMAR BISWAS**, (having PAN. AINPB4329E & Aadhaar No. 322852489982), son of Late Nirendra Nath Biswas, residing at NK-75, Nishikanan, Teghoria, P.O. Hatiara, Kolkata 700157. District – North 24 Parganas, which was registered in the office of the A.D.S.R. Rajarhat (New Town)) and recorded in Book No. I, being No. 01349 for the year 2024 on such terms, conditions, stipulations and covenants as expressed therein with specific demarcations as to the Owners' Allocation and the Developer's Allocation in the proposed residential building to be constructed at the plot of land measuring more or less **1 (One) Cottahs 14 (Fourteen) Chittacks 30 (Thirty) sq. ft.** be the same a little more or less, lying and situated at **Mouza – Atghara**, J.L.No.10, R.S. No. 133, Touzi No. 10, comprised in **Khatian No. 88, 354 & 325** appertaining to **R.S/L.R. Dag No. 697** under **L.R. Khatian No. 3353**, within Police Station Rajarhat now Baguiati under Rajarhat Gopalpur Municipality, under Ward No. 06 at present Bidhannagar Municipal Corporation, **Ward No. 06**, in the District of North 24 Parganas,

AND WHEREAS due to the above, it is now therefore expedient and necessary for us to appoint, entrust, empowered and authorize such effective person or persons to carry out with the objects of the above development work at our said property measuring more or less **1 (One) Cottahs 14 (Fourteen) Chittacks 30 (Thirty) sq. ft.** be the same a little more or less, lying and situated at **Mouza – Atghara**, J.L.No.10, R.S. No. 133, Touzi No. 10, comprised in **Khatian No. 88, 354 & 325** appertaining to **R.S/L.R. Dag No. 697** under **L.R. Khatian No. 3353**, within Police Station Rajarhat now Baguiati under Rajarhat Gopalpur Municipality, under Ward No. 06 at present Bidhannagar Municipal Corporation, **Ward No. 06**, in the District of

Sanjib Kumar Biswas

North 24 Parganas, strictly in terms of the said Registered Development Agreement.

AND WHEREAS We, the above named Owners do hereby constitute, appoint and nominate to **BHUMI CONSTRUCTION**, (having PAN. AINPB4329E) a Proprietorship firm, having its registered office at NK-75, Nishikanan, Teghoria, P.O. Hatiara, Kolkata 700157, District – North 24 Parganas, represented by its Proprietor namely **SRI SANJIB KUMAR BISWAS**, (having PAN. AINPB4329E & Aadhaar No. 322852489982), son of Late Nirendra Nath Biswas, residing at NK-75, Nishikanan, Teghoria, P.O. Hatiara, Kolkata 700157, District – North 24 Parganas, as our true and lawful Attorney in our name and our behalf to do inter alia the following acts, deeds, matters and things necessary and pertaining to our said property measuring more or less **1 (One) Cottahs 14 (Fourteen) Chittacks 30 (Thirty) sq. ft.** be the same a little more or less, lying and situated at **Mouza – Atghara**, J.L.No.10, R.S. No. 133, Touzi No. 10, comprised in **Khatian No. 88, 354 & 325** appertaining to **R.S/L.R. Dag No. 697** under **L.R. Khatian No. 3353**, within Police Station Rajarhat now Baguiati under Rajarhat Gopalpur Municipality, under Ward No. 06 at present Bidhannagar Municipal Corporation, **Ward No. 06**, in the District of North 24 Parganas, strictly in terms of the Development Agreement the description of which is more fully and particularly mentioned and described in the Schedule's hereunder written.

1. To sign all necessary application, correspondences, papers and writing for us before or addressed to any concerned authority, persons or organizations and offices relating to the property described in the Schedule – "A" herein below.
2. To represent us and to look after, manage and administer our said property in the same manner which we could do or should have done if, we personally present.

3. To represent us before all court of law, municipal authority, government and public offices, statutory bodies and all other concerns relating to and/or concerning our schedule - "A" mentioned property and to do all acts and things as may be required to protect our right and interest in our names and on our behalf.
4. To defend possession of our said plot of land and take necessary steps for maintenance.
5. To initiate, prosecute, conduct and defend all suits and legal proceeding in any court of law or tribunal relating to or concerning our said plot of land in our names and on our behalf.
6. To sign all papers and documents in this regard with any authority of the Bidhannagar Municipal Corporation, such other authority, public body or government, semi government, undertaking as the case may be and as may be necessary, deposit any paper to the appropriate authority of the Bidhannagar Municipal Corporation by the signature or signatures of the Attorney in our names and on our behalf and take delivery of the paper or papers and to make payments of all fees to the Bidhannagar Municipal Corporation.
7. To take all steps in compliance with such other statutory body or government bodies, local authorities, competent authority under the Urban Land (Ceiling and Regulation) Act. 1978, Land Acquisition Collector, Bidhannagar Municipal Corporation or any other authority as may be necessary and to sign all papers and documents before any authority as above for the purpose of clearance and/or sanction and/or exemption certificate as our said appointed attorney may deem fit, proper and expedient.
8. To make payments towards professional tax, sales tax, construction cost or any other tax to the appropriate authorities and the Bidhannagar Municipal Corporation or any other authority or other authority and to sign all papers and documents in our names and on our behalf as to our Attorney may deem fit and proper.

9. To Develop our said land by making construction of such type of building thereon as our said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as our said Attorney shall think fit and proper.
10. To do all things necessary for the purpose of mutation and/or assessment of the said property and sign all papers and documents in our names and on our behalf.
11. To appoint Architects, Engineers , Contractors, masons, laborers, sub-contractor, plumbers, electricians, supervisor etc. for us and on our behalf for the purpose of pursuing Development work and/or construction at our said premises at its own cost and expenses.
12. To negotiate on terms for and to agree to enter into any agreements or contracts with intending Purchasers restricted only to the Developer's Allocation in the project as clearly mentioned in the Development Agreement.
13. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authority having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writing and to be signed by the said attorney in any manner concerning the said premises subject to the conditions mentioned under various clauses in the said deed of Agreement for Development of the said Property.
14. Our true and lawful Attorney shall be entitled to sell portion or portions of the property, excluding of our allocated portions of the property which morefully described in the schedule "B" below, to any intending Purchaser or Purchasers and also receive the advance money of consideration money.
15. Be it stated that our true and lawful Attorney will do any act, deeds and things in respect of the said property described in the Schedule - "A" below, to go any Court of Civil, Criminal, High Court, Land Ceiling Office, Local Police Station,

Municipality or in any office or offices, authority or authorities relating to the said property on our behalf.

16. To receive from the intending purchaser or Purchasers any earnest money and/or advance or advances and also the balance of Purchase money and to good, valid receipt and also the balance of purchase money and to good and to good, valid receipt and discharge for the same which will protect the Purchaser or Purchasers in respect of the Developer's allocated portion described in Schedule - "C" herein below.
17. To sign, execute and deliver any conveyances of the said property in favour of the intending Purchaser or Purchasers or their nominee or nominees in respect of Developer's allocation only.
18. To advertise in the newspapers for obtaining purchaser or purchasers for selling the Developer's allocated flats/commercials spaces and car parking spaces (if any) in the proposed building.
19. To engage and appoint our Solicitor(s), Advocate(s) or Counsel(s) to act and plead and otherwise conduct any case in the matter as our said Attorney may think proper.
20. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before any Additional District - Sub-Registrar, District Registrar, Registrar of Assurances Kolkata or Registrar having authority for and to have the said consideration registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property to the purchaser or Purchasers as fully and effectually in respect of Developer's allocated portion described in Schedule - "C" herein below as I can do the same ourselves.
21. To apply for and on obtained sanction of electric - connection, water-connection, sewerage and drainage connection or any other connection related to our property on our behalf and sign al papers, forms, applications and / or documents related thereto and to pay all fees towards sanction of the same.

22. To institute, defend and prosecute enforce or resist any suit or other actions and proceedings, appeals in any court of law within the jurisdiction of our property including criminal, revenue, civil and all or any other statutory authority and for which to execute warrant of attorney, to sign Vakalatnama, appoint Advocate and other authority, to act and plead to sign and verify plaints, written-statements, petitions and other pleadings including pleadings under Article 226 of the Constitution of India, etc.
23. To affix sign board or install any Hoarding on the said premises in the name of our said attorney.

AND We hereby agree to ratify and confirm all and whatsoever other act or acts which our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the powers and authority so being conferred upon its under and by virtue of the power and / or authority contained herein by these presents.

SCHEDULE - "A"

(DESCRIPTION OF LAND)

ALL THAT piece and parcel of Bagar land measuring area 1 (One) Cottahs 14 (Fourteen) Chittacks 30 (Thirty) sq. ft. be the same a little more or less, lying and situated at Mouza - Atghara, J.L.No.10, R.S. No. 133, Touzi No. 10, comprised in Khatian No. 88, 354 & 325 appertaining to R.S/L.R. Dag No. 697 under L.R. Khatian No. 3353, within Police Station Rajarhat now Baguiati under Rajarhat Gopalpur Municipality, under Ward No. 06 at present Bidhannagar Municipal Corporation, Ward No. 06, in the District of North 24 Parganas, (Road Name Atghara Purba Para) which is buttled and bounded as follows :-

ON THE NORTH	: By	Land of Amita Hazra & Land of Sumitra Das
ON THE SOUTH	: By	Land of Kajal Das & Land of Dag No. 698
ON THE EAST	: By	22' Feet Corporation Road
ON THE WEST	: By	Land of Ramjan Ali

SCHEDULE - "B"

(Description of the Owners' Allocation)

OWNERS ALLOCATION The Owners herein shall be entitled to get Two numbers of Flats measuring a Covered area 825 sq. ft. each i.e. the total 1650 sq. ft. from the proposed new building so to be constructed by the Developer upon the land described in the First Schedule herein under written on the basis of the plan to be sanctioned by Bidhannagar Municipal Corporation together with the proportionate undivided share of land along with the right to use of all common spaces and areas parts, amenities and facilities of the said proposed new G+4 storied building.

SCHEDULE "C"

(Description of the Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities, common parts and common amenities of the building and the said property absolutely shall be the property of the developer together with the absolute right on the part of the developer to enter into agreement for sale with intending purchaser/purchasers teamsters by and mode of transfer of property act and/or lease, let out or in any manner with the same subject to fulfillment and observe of all the terms and conditions contained to these presents.

IN WITNESS WHEREOF We, hereunto set and subscribed our respective hands on this 25th day of January, 2024.

SIGNED, SEALED AND DELIVERED

By the Executants In the Presence of

WITNESSES

1. Jayanta Das
S/o late Sunil Das.
28, Ramkali Mukherjee Ln.
K01-58

M. P. ENTERPRISE

Mita Partner
Paramita Bose.

Partner

Signature of the principal

Accept the Power

2. Amit Das
Teghari, K01-157

BHUMI CONSTRUCTION
Sanjib Kumar Bhowmik
Proprietor

Signature of the Attorney

Drafted by

Krishna Das
Advocate

Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98

Major Information of the Deed

Deed No :	I-1523-01356/2024	Date of Registration	25/01/2024
Query No / Year	1523-8000222300/2024	Office where deed is registered	
Query Date	25/01/2024 5:00:12 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	AMIT KUMAR DAS , BARASAT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9874410940, Status :Seller/Executant		
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. 1/-	Rs. 39,84,750/-		
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]:- 152301349/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purbapara(Atghara), Mouza: Atghara, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-697	LR-3353	Bastu	Bagan	1 Katha 14 Chatak 30 Sq Ft	1/-	39,84,750/-	Width of Approach Road: 22 Ft., , Project Name :
Grand Total :					3.1625Dec	1 /-	39,84,750 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M P ENTERPRISE 181/5, A PC ROAD, SHYAMBAZAR, City:- , P.O:- SHYAMBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BHUMI CONSTRUCTION NK-75,NISHIKANAN TEGHORIA, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: Alxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Mita Pal Daughter of Shri JAYANTA PAL Date of Execution - 25/01/2024, , Admitted by: Self, Date of Admission: 25/01/2024, Place of Admission of Execution: Office	Photo  Jan 25 2024 6:07PM	Finger Print  LTI 25/01/2024	Signature  25/01/2024
28, R.M Lane,Sinhi, City:- , P.O:- Baranagar, P.S:-Sinhi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWxxxxxx3L, Aadhaar No: 83xxxxxxxx9428 Status : Representative, Representative of : M P ENTERPRISE (as PARTNER)				
2	Name Smt Paramita Bose Wife of Shri Aloke Bose Date of Execution - 25/01/2024, , Admitted by: Self, Date of Admission: 25/01/2024, Place of Admission of Execution: Office	Photo  Jan 25 2024 6:09PM	Finger Print  LTI 25/01/2024	Signature  25/01/2024
171/5, A P C Road Shyambazar, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: apxxxxxx0n, Aadhaar No: 77xxxxxxxx8160 Status : Representative, Representative of : M P ENTERPRISE (as PARTNER)				
3	Name Shri Sanjib Kumar Biswas (Presentant) Son of Late Nirendra Nath Biswas Date of Execution - 25/01/2024, , Admitted by: Self, Date of Admission: 25/01/2024, Place of Admission of Execution: Office	Photo  Jan 25 2024 6:11PM	Finger Print  LTI 25/01/2024	Signature  25/01/2024
NK-75, NISHIKANAN, TEGHORIA, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: aixxxxxx9e, Aadhaar No: 32xxxxxxxx9982 Status : Representative, Representative of : BHUMI CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri AMIT KUMAR DAS Son of Shri DILIP DAS , AE 43/1 ARJUNPUR, City:- , P.O:- D B NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	 Captured	 Captured	

	25/01/2024	25/01/2024	25/01/2024
Identifier Of Smt Mita Pal, Smt Paramita Bose, Shri Sanjib Kumar Biswas			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	M P ENTERPRISE	BHUMI CONSTRUCTION-3.1625 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purbapara(Atghara), Mouza: Atghara, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 697, LR Khatian No:- 3353	Owner:এম দি এটারপ্রাইজ, Gurdian:পার্টনার , Address:নিজ , Classification:বাগান, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152301356 / 2024

On 25-01-2024

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 17:46 hrs on 25-01-2024, at the Office of the A.D.S.R. RAJARHAT by Shri Sanjib Kumar Biswas .

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 39,84,750/-

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

Execution is admitted on 25-01-2024 by Smt Mita Pal, PARTNER, M P ENTERPRISE, 181/5, A PC ROAD, SHYAMBAZAR, City:- , P.O:- SHYAMBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Shri AMIT KUMAR DAS, , Son of Shri DILIP DAS, , AE 43/1 ARJUNPUR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Execution is admitted on 25-01-2024 by Smt Paramita Bose, PARTNER, M P ENTERPRISE, 181/5, A PC ROAD, SHYAMBAZAR, City:- , P.O:- SHYAMBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Shri AMIT KUMAR DAS, , Son of Shri DILIP DAS, , AE 43/1 ARJUNPUR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Execution is admitted on 25-01-2024 by Shri Sanjib Kumar Biswas, PARTNER, BHUMI CONSTRUCTION, NK-75,NISHIKANAN TEGHORIA, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Shri AMIT KUMAR DAS, , Son of Shri DILIP DAS, , AE 43/1 ARJUNPUR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 44665, Amount: Rs.100.00/-, Date of Purchase: 24/01/2024, Vendor name: M GHOSH

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 62919 to 62936
being No 152301356 for the year 2024.



25
Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.02.08 14:22:21 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 08/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.