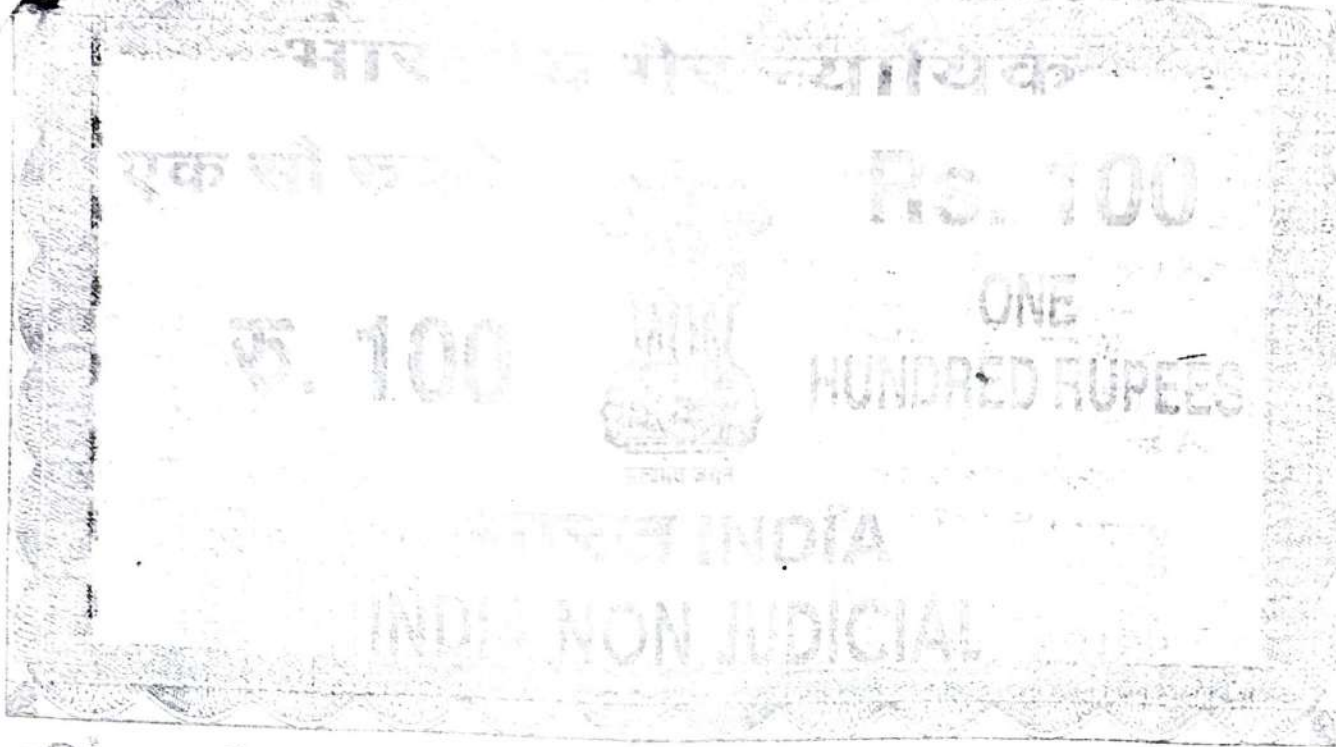


S.N-1503/24.

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I-1510/24.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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8-577311/24
 2/02/24
 KSZM

DEVELOPMENT POWER OF ATTORNEY
AFTER
EXECUTION OF DEVELOPEMNT AGREEMENT

KNOW ALL MEN BY THESE PRESENT,

1) **MISS KABITA KARMAKER** alias **Kabita Karmakar**, Pan No.CYNPK4288F, Aadhaar No.8609 1673 9628, Voter I.D. No.CDK3468022,

2) **MISS SAMITA KARMAKAR**, Pan No.DCVPK9794R, Aadhaar No.2396 2982 0756, Voter I.D. No.XVM 25176 70, both are D/o Late Kishori Lal Karmakar, both are residing at-261, Durgabari Road, 1 NO. Jhil Par, P.O. NewBarrackpore, Present P.S.- NewBarrackpore Previously

Ghola (Khardah), Kolkata -700131, District- North 24 Parganas, 3) **SRI NIRMAL ROY**,

Pan No.AHGPR6790P, Aadhaar No.4960 0021 9003, Voter I.D. No.HCH1533744, S/o Late Niranjana Roy, Mother of Lt Namita Roy(Karmakar), residing at-8B, Krishna Das Pal Lane, Beadon Street, P.O.-Beadon Street, P.S.- Maniktala, Kolkata 700006, all are by faith - Hindu, by Nationality - Indian,

by Occupation- S.L. No.1 & 2 -House Hold Duties and S.L. No. 3- Business, all are called the **VENDORS /LAND OWNERS** hereinafter referred to as the **PRINCIPALS/ EXECUTANTS** send greetings and do hereby nominate authorize, and Constitute

and Constitute

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20 FEB 2024

constitute attorney and appoint jointly and severally in our place and stead **SRI RITESH KUMAR SINHA**, Proprietor of **ADITYA ENTERPRISE** Pan No.CYNPS3576G, Aadhaar No.2181 5057 8586, Voter I. D. Card No. MQS1914969, S/o Lal Govind Prasad Sinha, office at - 26/132A/6/A Graham Road,5/27, Azadgarh, 2nd floor, P.O.-Regent Park, P.S.-Jadavpur, Kolkata -700040 and residing at also 44 Aswini Nagar P.O. Regent Park, P.S. Jadavpur, Kolkata 700040, by faith - Hindu, by Nationality- Indian, by Occupation-Business our true and on our behalf to do execute and perform or came to be done execute/executed and performed all or any of the following acts, deeds, and things relating to our property described in the Schedule A written hereunder.

WHEREAS that the PRINCIPLES /EXECUTANTS /Land Owners jointly and are lawfully seized and possessed or is otherwise well and sufficiently entitled to a piece and parcel of Bastu land measuring more or less 5 (Five) Cottahs 20(Twenty) Chittacks lying and situated in Mouja- Aharampur, J.L. No.35, Resa No.97, R.S. Khatian No.1247, C.S. Dag No.511,512, R.S.Dag No.511(P),& 1081(P),(As per deed), but Now R.S. Dag No.511 (as per Govt online website)L.R. Khatian No.1247, 559, L.R. Dag No.446, Municipal Holding No.261, Ward No.4, under NewBarrackpore Municipality, Present P.S NewBarrackpore Previously- Ghola(Khardah), Sub- Registry Office presently -Sodepur, previously- Barrackpore, Kolkata-700131 District North 24 Parganas morefully and particularly described in "A" schedule herein

WHEREAS that during her lifetime Gita Rani Karmakar W/o Late Kishori Lal Karmakar got the property Land measuring about 5 (Five) Cottahs 20(Twenty) Chittacks lying and situated in Mouja- Aharampur, J.L. No.35, Resa No.97, R.S. Khatian No.1247, C.S. Dag No.511,512, R.S.Dag No.511(P),& 1081(P),(As per deed), but Now R.S. Dag No.511 (as per Govt online website) L.R. Khatian No.1247, 559, L.R. Dag No.446, Municipal Holding No.261, Ward No.4, under NewBarrackpore Municipality, Present P.S NewBarrackpore Previously- Ghola(Khardah), Sub- Registry Office presently -Sodepur, previously- Barrackpore, Kolkata-700131 District North 24 Parganas morefully described in "A" schedule herein from the NewBarrackpore Co-Operative Homes Limited by virtue of a registered deed of Sale which was executed on 24th day of February2005 registered on 10.03.2005, registered at D.S.R.-I, North 24 Parganas Barasat, recorded in Book No.1, Volume No.47, Pages from 241 to 251, being/deed No.01218 for the year 2005.

WHEREAS that on the strength of the aforesaid deed, the said Gita Rani Karmakar become the absolute owner of the property morefully and particularly described in Schedule - A herein written and mutated his name in the local municipality and recorded his name in the L.R. record of right in L.R.Khatian No.559,1247 L.R. Dag No.446 and made building thereon and started to reside therein with his family members by paying rates and taxes upto date. During his peaceful possession, the said Gita Rani Karmakar died intestate on 22/12/2006. leaving behind her One Son Probal Kumar Karmakar (now deceased) and three daughter i) Kabita Karmakar alias Kabita Karmakar, ii) Samita Karmakar, and iii) Namita Roy (Karmakar) (now deceased), W/o Late Niranjn Roy as her legal heirs and successor in respect of the A schedule property. Subsequently the Probal Kumar Karmakar (now deceased) and Kabita Karmakar alias Kabita Karmakar, Samita Karmakar, iii) Namita Roy (Karmakar) (now deceased) W/o Lt Niranjn Roy become the absolute joint owner having 1/4th share each in respect of the A Schedule property and they mutated their name in the local Municipality by paying rates and taxes upto date. Needless to mention here that prior to death of Gita Rani Karmakar, his husband Kishori Lal Karmakar was died.

AND WHEREAS that thereafter Prabal Kumar Karmakar died intestate on 16/01/2020 being unmarried subsequently his share devolved upon his three sister namely Kabita Karmakar alias Kabita Karmakar, Samita Karmakar the PRINCIPLES /EXECUTANTS LAND OWNER No.1 and 2 herein and Namita Roy(Karmakar)(now deceased) W/o Lt Niranjn Roy. Thereafter one sister Namia Roy (Karmakar) W/o Lt Niranjn Roy was died intestate leaving behind his only one Son namely NIRMAL ROY the PRINCIPLE /EXECUTANT/LAND OWNER No.3 herein as legal heirs of successor in respect share left behind Namita Roy (Karmakar). That thereafter the Principle/Executant/Land owners No.1, 2 and 3 become the absolute joint owner of the A schedule property, and they mutated their names before the NewBarrackpore Municipality by paying rates and taxes upto-date and have been exclusively physical possessing over the same adversely openly and within knowledge and consent of the predecessor in title in interest.

AND WHEREAS the PRINCIPAL/Executant/Land Owners become the absolute joint owner and exclusive physical possession over the property specifically mentioned in Schedule "A" hereunder written and they have got every right to sell, transfer, mortgage etc the same to third party The "A" Schedule property is free from all acts manners of encumbrance, attachment, lien, charges mortgage litigation whatsoever and the Vendors/Land owners have got marketable title upon the said property and the Principal/Executant/Land Owners have also acquired good right title interest and possession over the said property.

AND WHEREAS the Principle/Executants Jointly decided to raise/construct a multistoried building on their said land describe in Schedule 'A' for residential and commercial purpose after obtaining proper sanctioned plan from the NewBarrackpore Municipality, but due to their financial incapability and paucity of cash money, they expressed their incapability to raise/construct multistoried building and for which they have approached to a reputed DEVELOPERS SRI RITESH KUMAR SINHA the party of the ATTORNEY herein in respect of their land morefully and particularly described in SCHEDULE 'A' hereunder written to which proposal the DEVELOPER consider and have hereto and agreed with some terms and condition shall be binding upon them along with their respective legal heirs executors administrators and legal representatives

AND WHEREAS We being the EXECUTANTS / PRINCIPALS/ LAND OWNERS herein entered into a registered Development agreement being/ vide No. 150101503/2024 dt 29.02.2024 with **SRI RITESH KUMAR SINHA, S/o Lal Govind Prasad Sinha,** Proprietor of Aditya Enterprise called the Developer therein of the Other Part) on the 29th day of February 2024 the Development agreement of the said property by constructing a multistoried building and to do all work including sale out the entire portion except the Owners allocation as mentioned in the said Development agreement and other erection and structure in the said property on the terms and conditions agreements and stipulations therein contained. AND According to the said Development agreement, the Land Owners the PRINCIPALS herein to entitle to get Owner's allocation from the Developer specifically mentioned in the said Development agreement.

AND WHWREAS in terms of the above Development agreement and as it is not possible for us to our pre-occupation to be available it is necessary for us, to appoint the said Developer **SRI RITESH KUMAR SINHA, S/o Lal Govind Prasad Sinha** for the sale, covey, transfer, alienate, grant of Flat/flats/Unit/shops/Car Parkings/Garage / Space/Godawon/Office/s etc and other commercial and residential space in the said multistoried building and other erections and structure in the said multistoried building in the said property to different buyers and to execute Agreement, Contracts Sale Deeds and all other related documents and papers as hereinafter mentioned.

Kabir
Kabita
Samita
Karma Kar.

Nirmal Roy

NOW KNOW ALL MEN BY THESE PRESENTS THAT We the above named PRINCIPALS do hereby nominate authorize, constitute attorney and appoint in our place and stead SRI RITESH KUMAR SINHA, as our true and lawful Attorneys for us, in our names and on our behalf to do execute & perform or come to be done, executed and performed all or any of the following acts, deeds and things relating to our said property described in the schedule A written hereunder.

1. To file suit, sign and verify the Complaint, Written Statement, Petition, Miscellaneous applications, Vakalatnama, Memo of Appeal or any other documents or papers in any proceedings relating to the said property or in any way connected therewith and to a compromise on any terms and to declare or affirm any affidavit, declaration thereto as our said attorneys may think fit and proper.
2. To defend possession manage and maintain the said property including the building or structure to be constructed thereon.
3. To prepare, sign verify and submit on our behalf over the all type of necessary applications, forms, Building Plans, Site Plan, Plans, Revised Site Plan, Revised Building plan or any plan as require time to time and all application in any respect including application for sanction of any plan, building plan revised site plan, revised building plan etc and other documents and others necessary papers in our names and on our behalf before the New Barrackpore Municipality and other authority/authorities for the propose of construction, beautification betterment, maintenance. Protection, preservation and/or any modification in the building plan revised site plan, revised building plan or any plan for construction in our said property and or obtaining completion certificate of the proposed building from the New Barrackpore Municipality or any other authority after its full construction and to take all effective steps with appropriate authorities if and when necessary in respect of the said property.
4. To us and take up such lawful ways and means for recovering and receiving and properties any of the said property.
5. To represent us and to take or discharge debts to pay off Government, revenue, Municipal, Taxes and dues and fees for sale permission, Sanctioned plan like building or buildings plan, and site plan or Revised site plan revised building plan or any plan etc from the Municipality and or other competent authorities and other taxes or charges as may be necessary from time to time.

6. To act deeds and things initiated any Criminal or Civil case/cases/ Suit any Appeal/ Revision, Writ petition or any petition, application or applications, Plaint, Written objection, Written statement etc and or any other law of provision and/or any other appropriate proceedings required against the aforesaid person or any persons and to appoint any advocates and/or to sign all Vakalatnama, Pleadings, Plaints Petition or Petitions or application or applications Written Statement, Written objection, Plaints, Amendment Petitions, Complaint, Cases & any applications and or Petitions and depose and Affidavit, Verification and/or etc on our behalf and to represent us with this regards before the above mentioned any or any Competent Court of Law or in any proceedings/Criminal/ Civil cases or quasi civil or quasi criminal cases or any type Taxation, Gst etc.
7. To commence prosecute, enforce defend, answer and or to oppose or actions and other legal proceedings and demands any of the matters concerning the said property or any part thereof.
8. To appear and represent us before the New Barrackpore Municipality and its appellate authority, Ld Courts of all Civil (Junior or Senior Division) and Criminal, Revenue, Rent Controller, District Judges, Addition District Judges, or any Fast Track, Sub divisional Court, All type of S.D.O, B.D.O, D.M, A.D.M, A.D.M & L.R.O, Land Tribunal, rent Control or its Tribunal, All type of Magistrate Court, Fast track Court, Sessions Court, Dist Court, Addl Dist Court, District Consumer Dispute Redressal Forum, and its all appellate authority i.e. State and National Commission Tax Commissioner, Taxation Court, All type Tribunal and its all appellate authority, All benches of Hon'ble High Court and Supreme Court, all type of Judicial Magistrate Court, all type of Administrative officer, Arbitrators, Co-operative office, A.R.C.S. Registrar of Co-operative or its Appellate authorities New Barrackpore Police station or any other Police authorities or other statutory Authorities i.e. West Bengal State Electricity Distribution Company Limited, Income Tax/Wealth/GST Tax authority, HIRA/RERA Department, Fire Brigade, all Department of New Barrackpore Municipality and Revenue Office, B.L.& L.R.O. S.D.L.& L.R.O. and other Govt, Private, undertaking Govt office and offices and local body/bodies as and when would be required for the purpose of construction and protection of multistoried building on the said landed property described in the A schedule hereunder written and/or for any other purpose or purposes including repairing, beautification etc. or otherwise of the building or premises and for all practical purposes only in relation to and on concerning the said property specifically mentioned in schedule hereunder written.

9. To develop the said A schedule landed property by making construction of building thereon after obtaining sanctioned building plan sanctioned revised building plan from the competent authority subject to supply all require papers and document by us to our attorneys.
10. To prefer any appeal to any proper Court /Office /Appellate authority/authorities Municipal Authorities against any order, judgment, decree or order in respect of any Suit, application, Case, Suits, action, proceedings and to prosecute discontinue adjustment or settle the same as to said attorney shall appear on our behalf and represent us.
11. To retain engage Advocate, Attorneys Council and the legal practitioners as the said Attorney thinks fit and shall sign or execute all retainers, Vakalatnama, Warrants, Plaints, Written Statement, Petition or Petitions, Appeal or Appeals Writs or any type of application etc. and all other papers and documents as may be necessary to be signed and the said Attorney shall think fit and also shall verify the same when occasion shall arise.
12. To accept arise receive all papers, Letters, Summons, articles, money or moneys, V.P.S. Postal articles including moneys and to appear and submit any Municipality, Electricity department Police Station, B.L.&L. R.O. all type of Government office, Private Office and officers or its higher authority/authorities And all type Courts, Tribunal all its appellate authority as the Case may be relating to the said Property and to develop the said property by obtaining necessary permission, Building Plan or revised building plan and Plans etc and by appoint Engineers workers etc.
13. To concur in doing any of the acts and things hereinbefore mentioned in conjunction with any other person or persons interested in the holding.
14. To deposit or withdraw fees, documents and monies on any form or manner from any Court or office, department/s person or person's authority or authorities as the case may be and give good valid receipts and discharge thereof.
15. To appear and represent us before the New Barrackpore Municipality, Notary Public, Sub-Registrar, District Sub-Registrar, Additional District Sub-Registrar, Registrar of Assurance, or any Ld court of Magistrates, Judge or Judges and/or other officer/officers, Tribunals or any type authority/authorities having jurisdiction and to present for registration and to acknowledge and register all the deeds, instruments and writings perfected, executed and signed by the said attorney/s in any manner concerning the said property or its part as aforesaid.

16. To appoint/ engage architects/Civil engineers other experts of the preparation of layout for all type of plans, sketches, blueprints of proposed construction of multistoried building as per existing law, rules and order of the Government/ local authorities to submit those before appropriate authorities for necessary permission after getting those approved by concerned authority/authorities and to proceed with the construction work as per the permitted plans without objection or intervention from any concern whatsoever.
17. To our Attorney shall be entitled to sign and represent us over the building Plan, site plan, revised site plan, revised building plan and all type plans, for making multistoried building and also for increasing the floor or floor and amalgamate the adjacent plot of the mentioned below A schedule property and all necessary applications form/forms and represent us on our behalf and apply and obtain the same alongwith for necessary Certificates of Completion and /or Occupancy Certificate from the NewBarrackpore Municipality and/or any other department /departments and shall be entitled to apply and obtain necessary assessment /permission of the new building before and/or after its completion from the local Municipality or any other departments on our behalf.
18. To deposit all fees, charges, Municipal Taxes and Govt. rents in respect of our property or proposed building to the NewBarrackpore Municipality and/or any other authority/ authorities and to the authority concern of Govt. Serestha and accept proper receipts thereof and the Attorneys shall maintain, preserve and protect our property in proper manner from any encroachment and dispossession etc.
19. The said attorney is empowered to sell, lease, rent, lien mortgage or get project loan etc. of the property detailed in the schedule below which belongs to ourself in such manner as they thinks proper and expedient.
20. To execute and/or negotiate and/or enter into any agreement, agreement for sale of memorandum of understanding for sale of the said property and/or any documents on our behalf and to receive earnest money and full amount of consideration from the intending purchaser/s. The said Attorney is also empowered or authorized to dispose or to sellout his allocated Flats ,Shops, Garage/Office and Godown/unit/space and other commercial and residential space and to receive the total consideration from them and in that case no permission is required from us and to that effect we have no objection for the same through this deed.

21. To sign and execute deed of Sale, or Deed of Conveyance, or Conveyances or other deeds, gift etc instrument or documents Agreement or Agreement for sale for the purpose of transferring the flat shop Garage/office/Godown or any other commercial and residential space allocated portion except owners allocation in the building to be constructed by our attorney on the landed property describe in schedule A herein written to the intending purchaser or purchasers and to accept the consideration against such sale or transfer on our behalf and to present such deed as aforesaid before the appropriate all type of Registration office/authority for Registration and get the same registered and to endorse registration receipts and to do all things necessary for completing Registration at the said document.
22. To receive full consideration for sale out the Flat/Flats/Unit/Units, apartment/apartments Shop,/Godawon/Garages/ Parking/s Office/residential/commercial space etc of the respective allocated portion in the building namely "PROBAL APARTMENT" to be constructed on the land and to grant receipt/receipts thereof and to discharge his duty and responsibility to the intending Purchaser/Purchasers of the Flat/ Flats/Units /apartment/ apartments/Garage/Car Parking /Office/ unit/Godawon/ residential/commercial space etc out of the Developer's allocation by the attorney.
23. To negotiate for sale, lease or disposal of the proportionate share in the land on which the said multi-storied building will be constructed together with all easements rights and appurtenances thereto with any person or persons of the choice of our Attorney in respect of the said multi-storied building to be constructed in the said property at any price and on such terms and conditions as the said Attorney shall think fit and proper and for that purpose to sign execute and perfect all types Agreements, Contracts, deeds and other writings and papers relating to the said sale, lease, gift, rents mortgage equitable mortgage or disposal as aforesaid containing such covenants and conditions as the said Attorney shall think fit and proper except owners allocation .
24. To sign and execute, and present any such deeds, deed of sale, or Deed of Conveyance or Conveyances or deed of gift or any agreement or agreement for sale or other document or documents respective sale of the said property consisting Flat/Shop/Garages/Office/Godawon/or Commercial or residential space/units except the owners allocation for registration, and such documents being executed by its to admit execution thereof and receipt of consideration for sale before the all type of Sub-Registrar or District Registrar or A.D.S.R or Registrar of Assurance having authority for, and to have its registered according to law, and to do all other acts, deed, and things, which the said attorney shall consider necessary for transfer and/or conveyance of the property or any part thereof, mentioned in the SCHEDULE hereunder written to such Purchaser or Purchasers as fully and effectually in all respects.

25. To receive all moneys whether by way of earnest money or payment or payments of installments or full payment of consideration with sale, Lease or disposal of Flats or Units, Garage/Shop/s/ Offices or residential/commercial space etc in the said multi-storied building as well as proportionate share in the land in the said property except owners allocation and to grant valid and effectual receipts and discharge therefore.
26. To sign and execute all necessary Agreement, Agreement for sale Contracts, Sale Deeds or Deed of conveyances or any other deed/deeds and other related Documents and Writings in respect of all Flats or Units, Garage/Shop/Office or residential/commercial space etc in the said multi-storied building except Owner's allocated portion in terms of the said registered Development Agreement to be erected and constructed in the said property and sell out/let out or any kind transfer/sale/gift/lien/mortgage in favour of different buyers/person/persons of the said flats or Units/ Garage /Shop/Office or residential/commercial space etc in such form and consisting of such covenants and conditions and at such price or consideration money, as our said Attorney shall think fit and proper.
27. To execute the respective Agreement, Contracts, Sale Deeds or Deed of Conveyances and other related documents and writings, to resolve the price or consideration money payable respectively by various purchasers in respect of his allocated respective Flats, or Units Garage/Shop/Office/s or residential/commercial space etc in the said multi-storied building in the said property except owner's allocation and to give valid receipts and discharge therefore.
28. To register necessary Agreements, Agreement for sale, Contracts, sale Deeds or Conveyances and any kind deeds and other related documents and writings as may be executed and appear before the appropriate Registration or Sub-Registration, A.D.S.R. or District Registration office and Registrar of Assurance by the said Attorney in respect of the Property or any of the purpose herein (except owners allocation) and to appear and represent us before the authorities having jurisdiction and to sign execute and submit papers and documents relating thereto or in respect of the said property describe in Schedule hereunder written.
29. Besides this, out of us i.e three Land Owner/Principals herein any one Land Owner intends to sell out his allocated Flat/ Garage/Shop or residential or commercial space out of their Own Owners allocation in favour any buyer/s in that event signature of other Land owners as Confirming Party shall be require and in that case, this ATTORNEY shall sign and represent as Confirming party on

behalf of the said other Land Owner the Executants herein .For all or any of the purposes herein before stated to appear and represent us before the authorities having jurisdiction and to sign execute and submit papers and Relating documents in respect of our property described in the Schedule hereunder written

AND GENERALLY to do and execute all deeds and things mentioned or not mentioned in our names on our behalf and We are the Principles doth hereby ratify, confirm, and agree to ratify and confirm all and whatever in acts, deeds and things that the said attorney shall lawfully do or came to do done in relation to and concerning our said property described in the Schedule hereunder written keeping us always free from all encumbrances relating thereto and We specifically made it clear that all power delegated by us as hereinabove to the ATTORNEY shall be unlimited to the said property or its part only.

SCHEDULE 'A' REFERRED HEREIN ABOVE
(THE PROPERTY UPON WHICH THE POWER IS GIVEN)

ALL THAT piece and parcel of **BASTU** land measuring about **5(Five) Cottahs 20 (Twenty) Sqft more or less** out of which **Land 1 Cottahs more or less in L.R. Khatian No.559 and Land 4 Cottah 20 Sqft more or less in L.R. Khatian No.1247**, both of L.R. Dag No.446, total equivalent to 8 decimal more or less and now 100 Sqft pucca structure thereon, but thereon shall be erected one G+4 storied pucca building under name and style as **PROBAL APARTMENT** lying and situated in Mouja- Aharampur, J.L. No.35, Resa No.97, R.S. Khatian No.1247, C.S. Dag No.511,512, R.S.Dag No.511(P), & 1081(P)(As per deed), but Now R.S. Dag No.511 (as per Govt online website), **L.R. Khatian No.1247, 559, L.R. Dag No.446**, Municipal Holding No.261, adjacent 25ft wide Durga Bari Road, 1No. Jhil Par, Ward No.4(8), under New Barrackpore Municipality, Present P.S -New Barrackpore Previously- Ghola(Khardah), Sub- Registry. Office presently -Sodepur, previously- Barrackpore, Kolkata-700131 District North 24 Parganas., which is butted and bounded by -

Butted and Bounded by

ON THE NORTH	:	Property of Subrata Singha & Partha Singha & Ors.
ON THE SOUTH	:	Plot of Tarak Nath Bakshi
ON THE EAST	:	Plot of Anil Kumar Mukherjee.
ON THE WEST	:	25 feet wide Durga Bari Road.

With all easement rights, appurtenances, advantages, facilities, privileges available on/attached with the said plot of land.

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Kabita Karmakar
Kabita Karmakar
Sarmita Karmakar
Nirmal Roy

SCHEDULE- B
OWNER'S ALLOCATION

That the Landowners will get three residential use Flat complete in all respect in different floor of the propose building and Cash money as Owner's allocation from the Developer as follows :-

- b) That the LAND OWNERS jointly will get Rs.40,00,000/-(Forty Lakh) in part by part out of which Rs.3,00,000/-(Three Lakh) each One Lakh, already received by the Land Owners at the time of execution of the Mou from the Developer and Rs.3,00,000/- each one Lakh further will be paid at the time of execution and registration of the Development agreement to the Land Owners and Balance amount will be paid by the Developer in different instalment since the end Second roof casting to till end of the project.
- c) Out of three Flat, Land Owners will get 2(Two) Flat one is measuring 900 (Nine Hundred) Sqft more or less as covered area South West side and another is 800 (Eight Hundred) Sqft more or less as covered area North West side of the First floor and remaining one Flat measuring 800 (Eight Hundred) Sqft more or less as covered area South East side of the Second floor as per sanctioned building plan. All those flats will be handed over to the Land Owners by the Developers complete in all respect in habitable condition within Twenty Eight month from the day of starting of the building alongwith three collapsible Gate with common facilities and amenities with lift Common Entrance with common roof etc as common use right in the proposed building under the name style as "PROBAL APARTMENT" shall be erected on the land the 'A' schedule herein written.. The expenses of preparation of Parcha and Other document including cost of Khazana/Tax before execution of the development agreement and cost of Paint for inner portion of the above Flats and extra work etc shall be born upon the LandOwners, but if shall paid by the Developer, the Developer shall at liberty to adjust the such expenses from the balance money which will be get by the Land Owners from the Developer.
- d) Besides this that at the time of delivery of Owner's allocation, if found the area will be excess from above mention allocated area, in that event the excess area will be purchase @ market price from the Developer and if lesser/shortage, in that event, the lesser/shortage area will be adjusted in any floor of the proposed building mentioned above.

वसुधैव कुटुम्बकम्
Kabitā Karmakar.
Kabitā Karmakar.

Nirmal Roy

SCHEDULE 'C'
DEVELOPER'S ALLOCATION

That the **DEVELOPER'S Allocation** shall mean 60% or **ENTIRE BALANCE OF THE CONSTRUCTED AREA** consisting of several Flat/flats/Shop/Shops/ Garages /CarParking/ office/Godawon/Commercial & residential area/units/pace etc (except the above mentioned Owners allocation) of the G+4 storied pucca building namely "PROBAL APARTMENT" constructed on the land described in 'A' Schedule herein written shall belonging to the Developer and the Developer shall every right to retain the same or sell and/or any kind of transfer, mortgage, lease, sale out, let out or transfer the same in any manner permitted by law alongwith proportionate share of land attached to such Flats/Unit/Units/ Shop/shops /Garages/ Godawon/ commercial /residential area/space/units etc without any claim, hindrance or objection from the LAND OWNERS hereto and/or dispose of the same to intending buyer/buyers upon receive the consideration price without any objection or obstruction by or on behalf of the LAND OWNERS above named or any other person on behalf of the LAND OWNERS.

IN WITNESS WHEREOF We the Principles/Executants and Attorneys therein have hereunto set and subscribed our respective hands and seals on this

SIGNED, SEALED AND DELIVERED
in the presence of :

1. *Rajash Deka*
288, Durgabari Road
NAD Barrack pore
Kt- 700131.

1. Kabita Karmaker.
@Kabita Karmaker.

2. Samita Karmakar.

3. Nirmala Roy

2. Joy Sankar
INojhupan New banna Kpor
Kt- 700131

SIGNATURE OF THE PRINCIPLES/
EXECUTANTS /LAND OWNERS

ADITYA. RISE

Ritesh Kumar Sinha

Proprietor

ACCEPTED THE POWER

ADITYA ENTERPRISE

Ritesh Kumar Sinha

Proprietor

SIGNATURE OF ATTORNEY

Drafted by :-

Jayanta De
(JAYANTA DEY)

Advocate

Barasat Judges court

Composed by :

Parimal Biswas
(Parimal Biswas)

Madhyamgram

Name... Kabita Karmakar alias Kabita Karmakar

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Kabita Karmakar Kabita Karmakar

Signature of the Presentant
Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name... Samita Karmakar

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



All the above fingerprints are of the above named person and attested by the said person.

Samita Karmakar

Signature of the Presentant

(3) Name... Nirmal Roy

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Nirmal Roy

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

ORDER RULE 44A OF THE I.R. ACT 1908

Name Ritesh Kumar Sinha

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Ritesh Kumar Sinha

ডান হাত

Ritesh Kumar Sinha

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



PHOTO
PEST

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

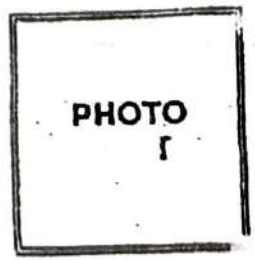


PHOTO
PEST

ডান হাত

Sathu Midra

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

Major Information of the Deed

Deed No :	I-1501-01510/2024	Date of Registration	29/02/2024
Query No / Year	1501-8000571311/2024	Office where deed is registered	
Query Date	29/02/2024 4:31:08 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Jayanta Dey Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9800212959, 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. 3,000/-	Rs. 50,17,496/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150101503/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



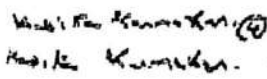


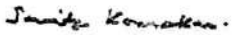



District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Durga Bari Road (New Barrackpore Municipality), Mouza: Aharampur, Premises No: 261, , Ward No: 4, Holding No:261, 1 NO JHIL PAR Pin Code : 700131

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-446	LR-559	Bastu	Bastu	1 Katha	1,000/-	7,91,999/-	Width of Approach Road: 25 Ft., Adjacent to Meta Road, , Project Name :
L2	LR-446	LR-1247	Bastu	Bastu	4 Katha 20 Chatak	1,000/-	41,57,997/-	Width of Approach Road: 25 Ft., Adjacent to Meta Road, , Project Name :
TOTAL :					10.3125Dec	2,000 /-	49,49,996 /-	
Grand Total :					10.3125Dec	2,000 /-	49,49,996 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	1,000/-	67,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1,000 /-	67,500 /-	



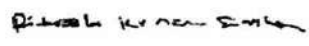
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Miss KABITA KARMAKER, (Alias: Miss Kabita Karmakar) Daughter of Late KISHORI LAL KARMAKAR Executed by: Self, Date of Execution: 17/12/2023 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office	 29/02/2024	 LTI 29/02/2024 Captured	Signature  29/02/2024
261 DURGABARI ROAD 1 NO JHIL PAR ROAD, City:- New Barrackpore, P.O:- NEWBARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CYxxxxxx8F, Aadhaar No: 86xxxxxxxx9628, Status :Individual, Executed by: Self, Date of Execution: 17/12/2023 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				
2	Name Miss SAMITA KARMAKAR Daughter of Late KISHORI LAL KARMAKAR Executed by: Self, Date of Execution: 17/12/2023 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office	 29/02/2024	 LTI 29/02/2024 Captured	Signature  29/02/2024
261 DURGABARI ROAD 1 NO JHIL PAR ROAD, City:- New Barrackpore, P.O:- NEWBARRACKPORE, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DCxxxxxx4R, Aadhaar No: 23xxxxxxxx0756, Status :Individual, Executed by: Self, Date of Execution: 17/12/2023 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				
3	Name Mr NIRMAL ROY (Presentant) Son of Late NIRANJAN ROY Executed by: Self, Date of Execution: 17/12/2023 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office	 29/02/2024	 LTI 29/02/2024 Captured	Signature  29/02/2024
8B KRISHNA DAS PAL LANE BEADON STREET, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx0P, Aadhaar No: 49xxxxxxxx9003, Status :Individual, Executed by: Self, Date of Execution: 17/12/2023 , Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Office				



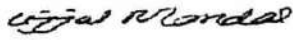
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ADITYA ENTERPRISE 26/132A/6/A, GRAHAM ROAD AZADGARH, City:- Not Specified, P.O:- REGENT PARK, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: CYxxxxxx6G,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 RITESH KUMAR SINHA Son of Mr LAL GOVIND PRASAD SINHA Date of Execution - 17/12/2023, , Admitted by: Self, Date of Admission: 29/02/2024, Place of Admission of Execution: Office	 Feb 29 2024 5:42PM	 Captured LTI 29/02/2024	 29/02/2024
44 ASWINI NAGAR,, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CYxxxxxx6G, Aadhaar No: 21xxxxxxxx8586 Status : Representative, Representative of : ADITYA ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Ujjal Mondal Son of Debendra Nath Mondal Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 29/02/2024	 Captured 29/02/2024	 29/02/2024
Identifier Of Miss KABITA KARMAKER, Miss SAMITA KARMAKAR, Mr NIRMAL ROY, Mr RITESH KUMAR SINHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Miss KABITA KARMAKER	ADITYA ENTERPRISE-0.55 Dec
2	Miss SAMITA KARMAKAR	ADITYA ENTERPRISE-0.55 Dec
3	Mr NIRMAL ROY	ADITYA ENTERPRISE-0.55 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Miss KABITA KARMAKER	ADITYA ENTERPRISE-2.8875 Dec
2	Miss SAMITA KARMAKAR	ADITYA ENTERPRISE-2.8875 Dec
3	Mr NIRMAL ROY	ADITYA ENTERPRISE-2.8875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Miss KABITA KARMAKER	ADITYA ENTERPRISE-33.33333300 Sq Ft
2	Miss SAMITA KARMAKAR	ADITYA ENTERPRISE-33.33333300 Sq Ft
3	Mr NIRMAL ROY	ADITYA ENTERPRISE-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Durga Bari Road (New Barrackpore Municipality), Mouza: Aharampur, Premises No: 261, , Ward No: 4, Holding No:261, 1 NO JHIL PAR Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 446, LR Khatian No:- 559	Owner:শিউ ব্যারাকপুর কো:আ: কলেশী গোস্বামী, Gurdian:শি: গড়ে ডেয়ার, Address:কাল, 2, হরেক্ষ লেঠ লেন, কলিকাতা- , Classification:বন্ড, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 446, LR Khatian No:- 1247	Owner:শ্যাম ৩৩ শ্যাম রেভিনিউ, Gurdian:ডিমার্দেট , Address:শিউ , Classification:বন্ড, Area:0.07000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150101510 / 2024

On 29-02-2024

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 13:53 hrs on 29-02-2024, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Mr NIRMAL ROY , one of the Executants.

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 50,17,496/-

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

Execution is admitted on 29/02/2024 by 1. Miss KABITA KARMAKER, Alias Miss Kabita Karmakar, Daughter of Late KISHORI LAL KARMAKAR, 261 DURGABARI ROAD 1 NO JHIL PAR ROAD, P.O: NEWBARRACKPORE, Thana: Ghola, , City/Town: NEW BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 2. Miss SAMITA KARMAKAR, Daughter of Late KISHORI LAL KARMAKAR, 261 DURGABARI ROAD 1 NO JHIL PAR ROAD, P.O: NEWBARRACKPORE, Thana: Ghola, , City/Town: NEW BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession House wife, 3. Mr NIRMAL ROY, Son of Late NIRANJAN ROY, 8B KRISHNA DAS PAL LANE BEADON STREET, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by cast: Hindu, by Profession Business

Identified by Ujjal Mondal, , Son of Debendra Nath Mondal, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-02-2024 by Mr RITESH KUMAR SINHA, PROPRIETOR, ADITYA ENTERPRISE, 26/132A/6/A, GRAHAM ROAD AZADGARH, City:- Not Specified, P.O:- REGENT PARK, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Ujjal Mondal, , Son of Debendra Nath Mondal, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

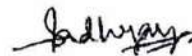
Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M() = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 5268, Amount: Rs.100.00/-, Date of Purchase: 22/02/2024, Vendor name: SUBRATA CHATTERJEE



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2024, Page from 35009 to 35032

Serial No 150101510 for the year 2024.



Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad Upadhyay
Date: 2024.03.04 18:01:54 +05:30
Reason: Digital Signing of Deed.

Rajendra Prasad Upadhyay) 04/03/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

West Bengal.