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14/3/23 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

8/678778/23

AP 055386

*[Signature]*  
Additional District Sub-Registrar,  
Rajarhat, New Town, North 24-Pgs

14 MAR 2023

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER REGISTERED DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS** shall come, that I am **SMT. REKHA GUPTA** [PAN NO-AGTPG3367M & AADHAAR NO-533288249467] wife of Sri Bhanu Kumar Gupta, by faith Hindu, by nationality Indian, by occupation House wife, residing at - **Dashadrone, Swamiji Association, P.O-Rajarhat Gopalpur, P.S-Baguiati, District-North 24 Parganas, Kolkata-700136, State of West Bengal, India**, hereinafter referred to as the **PRINCIPAL/EXECUTANT/LAND OWNER** herein the owner and possessors of **ALL THAT** a plot of Bastu Vacant land measuring about as per deed total **05 Cottahs- 00 Chittak- 04 Sq. ft.** as per physical possession **04 Cottahs- 05 Chittaks- 15 Sq. ft.**, out of which **03 Cottahs- 05 Chittaks- 29 Sq. ft.** comprised in the **R.S/L.R Dag No-273** & **01 Cottahs- 10 Chittaks- 20 Sq. ft.** comprised in the **R.S/L.R Dag No-274** corresponding to the C.S Dag No-243 & 244, in the **L.R Khatian No-2800, 2833 & 3695**, corresponding to the L.R Khatian No-298, 1245, 3667 & 3665 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at **Mouza-Dashadrone, J.L No-4**, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Baguiati previously Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, in the Ward No-5, Locality of Sukanta Park, more particularly mentioned and described in the **SCHEDULE-A** hereunder written.

175223

No. .... Sold to A. Chatterjee (Adv)

Address..... High Court

Rs..... Call.

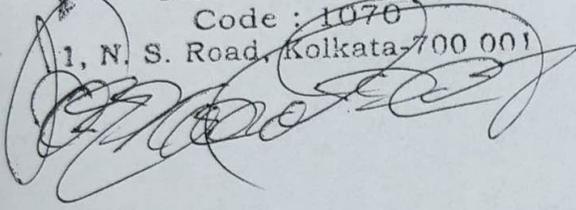
Date..... 30 JAN 2023

**SIPRA DEY**

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001



Additional District Sub-Registrar,  
Rajaraj, New Town, North 24-Pgs

14 MAR 2023

**1. BACKGROUND, REPRESENTATIONS, AND WARRANTIES REGARDING TITLE OF THE LAND OWNER IN RESPECT OF THE "SAID PROPERTY": -**

**1.(a).** One Bhabarani Mondal wife of Sashi Bhushan Mondal of - Salua, was the absolute purchased then after recorded owner of land more or less 49 decimals, comprised in the R.S Dag No-274, 273 & 275 corresponding to the C.S Dag No-244, 243 & 245, in the L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

**(b).** By a registered deed of sale registered and executed at the office of the A.D.S.R Bidhannagar, Salt Lake City, copied therein in the Book No-I, Volume No-35, Pages from 205 to 210, being the Deed No-1933 for the year 1991, the said Bhabarani Mondal, has granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft., comprised in the R.S/L.R Dag No-273 & 274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, unto and in favour of Biswa Ranjan Ghosh son of Late Abani Kumar Ghosh of 16, Ghosh Lane, Kolkata, therein the absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

**(c).** That subsequently to the aforesaid purchased said Biswa Ranjan Ghosh, has owned, seized and possessed of in respect of the aforesaid plot of land in the R.S/L.R Dag No-273 & 274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, in respect of the aforesaid plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft.

**(d).** By a registered deed of sale registered and executed at the office of the A.D.S.R. Bidhannagar, Salt Lake City, copied therein in the Book No-I, Volume No-81, Pages from 327 to 334, being the Deed No-3561 for the year 1996, the said Biswa Ranjan Ghosh, has granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft., comprised in the R.S/L.R Dag No-273 & 274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi), corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Bidhannagar Municipal Corporation previously Rajarhat Gopalpur Municipality, and in favour of Smt. Kalyani Patra wife of Ashok Kumar Patra of 245B, Maniktala Main Road, Kolkata, therein the absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(e). By a registered deed of sale registered and executed at the office of the A.D.S.R. Bidhannagar, Salt Lake City, copied therein in the Book No-I, CD Volume No-8, Pages from 12215 to 12232, being the Deed No-8558 for the year 2008, the said Smt. Kalyani Patra, has granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft., comprised in the R.S/L.R Dag No-273 & 274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi), corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, and in favour of Rekha Gupta wife of Bhanu Kumar Gupta, herein the **LAND OWNER** absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(f). That in consequence to the aforesaid purchased said Rekha Gupta, has owned, seized and possessed of **ALL THAT** a plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft., comprised in the R.S/L.R Dag No-273 & 274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi), corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(g). That subsequently said Smt. Rekha Gupta, herein the **LAND OWNER** mutated and conversation Shali to Bastu land her name in the **L.R Khatian No-2800**, at the office of the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the **R.S/L.R Dag No-273 & 274**, in respect of the aforesaid plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft..

2.(a). **Other** land One Bhabarani Mondal wife of Sashi Bhushan Mondal of – Salua, was the absolute purchased then after recorded owner of land more or less 49 decimals, comprised in the R.S Dag No-274, 273 & 275 corresponding to the C.S Dag No-244, 243 & 245, in the L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(b). By a registered deed of sale registered and executed at the office of the A.D.S.R. Bidhannagar, Salt Lake City, copied therein in the Book No-I, Volume No-82, Pages from 399 to 406, being the Deed No-3712 for the year 1990, the said Bhabarani Mondal, has granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about Total 01 Cottahs- 12 Chittaks- 00 Sq. ft., out of which 15 Chittaks- 15 Sq. ft. comprised in the R.S/L.R Dag No-273 & 12 Chittaks- 30 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the

C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, unto and in favour of Dhiman Chatterjee son of Tarak Nath Chatterjee of 3B, Srishtidhar Dutta Lane, Kolkata, therein the absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(c). That subsequently said Dhiman Chatterjee, therein the mutated his name in the L.R Khatian No-1245, at the office of the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the R.S/L.R Dag No-273 & 274, in respect of the aforesaid plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft..

(d). **By** a registered deed of sale registered and executed at the office of the A.D.S.R. Bidhannagar, Salt Lake City, copied therein in the Book No-I, CD Volume No-2, Pages from 1939 to 1950, being the Deed No-0879 for the year 2012, the said Dhiman Chatterjee, has granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about Total 01 Cottahs- 12 Chittaks- 00 Sq. ft., out of which 15 Chittaks- 15 Sq. ft. comprised in the R.S/L.R Dag No-273 & 12 Chittaks- 30 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-1245 corresponding to L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, and in favour of Rekha Gupta wife of Bhanu Kumar Gupta, herein the **LAND OWNER** absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(e). **That** in consequence to the aforesaid purchased said Rekha Gupta, has owned, seized and possessed of **ALL THAT** a plot of land measuring about Total 01 Cottahs- 12 Chittaks- 00 Sq. ft., out of which 15 Chittaks- 15 Sq. ft. comprised in the R.S/L.R Dag No-273 & 12 Chittaks- 30 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-1245 corresponding to L.R Khatian No-298 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(f). That subsequently said Smt. Rekha Gupta, herein the **LAND OWNER** mutated and conversation Shali to Bastu land her name in the **L.R Khatian No-2833**, at the office of the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the **R.S/L.R Dag No-273 & 274**, in respect of the aforesaid plot of land measuring about 01 Cottahs- 12 Chittaks- 00 Sq. ft..

**3.(a).** By a registered deed of Exchange registered and executed at the office of the A.D.S.R Bidhannagar, Salt Lake City, copied therein in the Book No-I, Volume No-111, Pages from 286 to 304, being the Deed No-01831 for the year 2005, one Ashok Saha

son of Radheyshyam Saha therein the First Party and Papia Maity & her sister Dalia Maity both daughter of Panchanan Maity therein the Second Party, has jointly assigned, assured and transferred under the exchange of their property, after execution deed of exchange the first party Ashok Saha transfer his property **ALL THAT** a plot of land measuring about total 01 Cottahs- 08 Chittaks- 04 Sq. ft., out of which 01 Cottahs- 04 Chittaks- 00 Sq. ft. comprised in the R.S/L.R Dag No-273 & 04 Chittaks- 04 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi) corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, unto and in favour of Papia Maity & her sister Dalia Maity both daughter of Panchanan Maity therein the Second Party, the absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

**(b). That** in consequence to the aforesaid exchange said Papia Maity & her sister Dalia Maity, has jointly owned, seized and possessed of **ALL THAT** a plot of land measuring about total 01 Cottahs- 08 Chittaks- 04 Sq. ft., out of which 01 Cottahs- 04 Chittaks- 00 Sq. ft. comprised in the R.S/L.R Dag No-273 & 04 Chittaks- 04 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi) corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality, absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

**(c).** That subsequently said Papia Maity & her sister Dalia Maity, therein the mutated their name in the L.R Khatian No-3667 & 3665, at the office of the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the R.S/L.R Dag No-273 & 274, in respect of the aforesaid plot of land measuring about 01 Cottahs- 08 Chittaks- 04 Sq. ft.

**(d). By** a registered deed of sale registered and executed at the office of the A.D.S.R. Rajarhat, New Town, North 24 Parganas, copied therein in the Book No-I, Volume No-1523-2022, Pages from 312780 to 312796, being the Deed No-152307224 for the year 2022, the said Papia Maity alias Papia Dasgupta and her sister Dalia Maity, has jointly granted, sold, conveyed, assigned, assured and transferred **ALL THAT** a plot of land measuring about total 01 Cottahs- 08 Chittaks- 04 Sq. ft., out of which 01 Cottahs- 04 Chittaks- 00 Sq. ft. comprised in the R.S/L.R Dag No-273 & 04 Chittaks- 04 Sq. ft. comprised in the R.S/L.R Dag No-274 corresponding to the C.S Dag No-243 & 244, in the L.R Khatian No-298 (Krishi) corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at Mouza-Dashadrone, J.L No-4, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, unto in favour of Rekha Gupta wife of Bhanu Kumar Gupta, herein the **LAND OWNER** absolutely and forever free from all encumbrance, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(e). That subsequently said Rekha Gupta, herein the **LAND OWNER** mutated and conversation Shali to Bastu land her name in the **L.R Khatian No-3695**, at the office of the B.L & L.R.O at Rajarhat in respect of the aforesaid plot of land in the **R.S/L.R Dag No-273 & 274**, in respect of the aforesaid plot of land measuring about 01 Cottahs- 08 Chittaks- 04 Sq. ft.

(f). **That** in consequence to the aforesaid three several deed of purchased said Rekha Gupta, has owned, seized and possessed of **ALL THAT** a plot of Bastu Vacant land measuring about as per deed total **05 Cottahs- 00 Chittak- 04 Sq. ft.** as per physical possession 04 Cottahs- 05 Chittaks- 15 Sq. ft., out of which 03 Cottahs- 05 Chittaks- 29 Sq. ft. comprised in the **R.S/L.R Dag No-273** & 01 Cottahs- 10 Chittaks- 20 Sq. ft. comprised in the **R.S/L.R Dag No-274** corresponding to the C.S Dag No-243 & 244, in the **L.R Khatian No-2800, 2833 & 3695**, corresponding to the L.R Khatian No-298, 1245, 3667 & 3665 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at **Mouza-Dashadrone, J.L No-4**, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Baguiati previously Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, in the Ward No-5, Locality of Sukanta Park, absolutely and forever free from all encumbrances, charges, liens, les pen dens, claims and/or demands whatsoever, **AND**

(g).**That** with a view to develop the "**Said Property**" by constructing multi-storied building in accordance with the building plan by the local Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, the **LAND OWNER** herein approached to the **DEVELOPER** herein to construct the said Multi-storied Building thereon and the Developer herein after taking proper searching and fully satisfied the title and others related documents of the property has accepted the proposal of the **LAND OWNER** and agreed to accepted herein in the terms and conditions appearing hereunder.

(4). That with a view to develop the said land by constructing of a multi-storied building I am the **Principal/LAND OWNER** have made a Registered Development Agreement dated **13<sup>th</sup> day of March, 2023**, with Developer namely **URBAN BUILDERS [PAN NO-AAHFU7015L]** a Partnership firm having its registered office at - Shop No-44, Ground Floor, Dashadrone Super Market, Dashadrone, P.O-Rajarhat Gopalpur, P.S-Baguiati, District-North 24 Parganas, Kolkata-700 136, State of West Bengal, India, represented by its Partners namely, (1). **MR. DEBASISH NATH [PAN NO-AELPN4717L & AADHAAR NO251585655022]** son of late Ajit Nath, by faith Hindu, by nationality Indian, by occupation Business, residing at - Dashadrone, Check Post, P.O-Rajarhat Gopalpur, P.S-Baguiati, District-North 24 Parganas, Kolkata-700 136, State of West Bengal, India, and (2). **MRS. PRIYANKA MAJHI [PAN NO-CDMPM7381K & AADHAAR NO214425844158]** daughter of Sambhunath Majhi, by faith Hindu, by nationality Indian, by occupation Business, residing at - Dashadrone, Majhipara, P.O-Rajarhat Gopalpur, P.S-Baguiati, District-North 24 Parganas, Kolkata-700 136, State of West Bengal, India, duly registered before the **A.D.S.R Rajarhat, Newtown**, and the same recorded in **Book No-I**, being **Deed No- 3871** for the year **2023** under some

terms and conditions mentioned thereon and now we here by appointed said Developer **URBAN BUILDERS [PAN NO-AAHFU7015L]** a Partnership firm having its registered office at - Shop No-44, Ground Floor, Dashadrone Super Market, Dashadrone, P.O-Rajarhat Gopalpur, P.S-Baguiati, District-North 24 Parganas, Kolkata-700 136, State of West Bengal, India, represented by its Partners namely, **(1). MR. DEBASISH NATH [PAN NO-AELPN4717L & AADHAAR NO251585655022]** son of late Ajit Nath, by faith Hindu, by nationality Indian, by occupation Business, residing at - Dashadrone, Check Post, P.O-Rajarhat Gopalpur, P.S-Baguiati, District-North 24 Parganas, Kolkata-700 136, State of West Bengal, India, and **(2). MRS. PRIYANKA MAJHI [PAN NO-CDMPM7381K & AADHAAR NO214425844158]** daughter of Sambhunath Majhi, by faith Hindu, by nationality Indian, by occupation Business, residing at - Dashadrone, Majhipara, P.O-Rajarhat Gopalpur, P.S-Baguiati, District-North 24 Parganas, Kolkata-700 136, State of West Bengal, India, as our true and lawful constituted attorney in our behalf to do execute and perform all acts, deeds and things as follows: -

1. To look after and maintain the schedule mentioned property and to enter in possession or to hold, defend of the land and to manage and to administer the said land or every part thereof.
2. To construct the proposed multi storied building upon the said property mentioned in the schedule herein below in accordance with the sanctioned plan in our names and to sign on our behalf in the proposed Site Plan, Building Plan, Revised plan and/or any modifications of plan or plans and to renew the plan if required and to file and obtain the same and other documents, applications, statements, declarations, occupancy certificate, undertakings, valuations, writings, permissions, verifications, objection if any and to take all other necessary steps relating to land from the competent Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation all are in respect of construction and to complete the proposed building.
3. To negotiate on terms for and to agree and to enter into and conclude any agreement for sale and/or to sell Developer allocation of the proposed building as per terms of aforesaid development Agreement as mentioned therein in the **Schedule-C** of the said Development Agreement and herein in the **Schedule-C** of this power of attorney except our allocation more particularly mentioned and described in the Schedule-B there under in the said Development Agreement and herein in the Schedule-B written hereunder to any purchaser/purchasers at such price which agreed upon and/or cancel or cancel or repudiate the same in the manner they deems fit and proper.
4. To appear and represent before the appropriate authorities including Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, Fire Bridge, West Bengal Police and all other competent authority or authorities of Government of West Bengal relating to proposed constructional work.
5. To take delivery of title deeds and other documents relating to land and submits photocopy of the same concerning the premises and also other papers may be required

by the concerned authority and to appoint Engineer, architect and other agent, sub-contractor for the aforesaid purpose as the said attorney shall think fit and proper.

6. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.

7. To develop the said premises making construction of building thereon as per plan which to be approved and sanctioned by the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, and for that purpose to demolish and/or remove the existing house building and/or structure if any whatsoever in nature on the premises.

8. To apply for obtaining electricity (transformer and meter), water supply, sewerage, drainage and/or other connection of any other utility to the said premises and/or to make alternative arrangement thereon and for that purpose to sign, execute, submit and/or deposit Money before the appropriate authorities of all papers, application, documents and other acts, matters or things as may be deem fit and proper by the said attorney.

9. To use, shift or re-adjust the existing electricity connection in the said premises in such manner, as the said attorneys as may be deem fit and proper.

10. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof and To appear and represent us before all authorities including those under the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation for fixation and/or finalization of annual valuation of the said premises and for that purpose to sign, execute and submits necessary papers and documents and/or to do all other acts, deeds and things as the said attorney as may be deem fit and proper.

11. To pay all rents, taxes, charges, expenses and other outgoings whatsoever payable and/or account of the said premises or any part thereof from the up to date.

12. To apply for and obtained the completion certificate from the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation.

13. To pay any surcharge or penalty to the competent authority if so charged it that is the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation or any other competent authority.

14. To entered into an agreement for sale with the intending purchaser/purchasers and to receive the earnest money or the full amount of the consideration from the intending purchaser/ purchasers and to sign, execute all agreement, deeds or conveyance or conveyances on the part of Developer allocation more particularly mentioned and described in the **Schedule-C** hereunder written except owners' allocation.

15. To allow the intending purchaser or purchasers to inspect the photocopies of all documents relating to the said property.

16. To enter into an agreement for sale with the intending purchaser/purchasers except the portion of owners allocation in the said building to be constructed upon the said premises and to receive all consideration money or earnest money or deposits in respect of any portions of the proposed building save and except principles allocation as stated in the said Development agreement and also to receive realize and obtain payment of all or any money which may hereafter become payable to us said attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said attorney shall think fit and proper

17. To institute, commence, prosecute, carry on or resist of all suits and other actions concerning the said property or any part thereof or concerning anything in which the principals herein may be parties in any Court in Civil, Criminal, Revenue or Revisional or Revenue jurisdiction of the High Court, under Article 226 of the constitution of India, etc before income Tax authorities and to sign and verify all complaints, written statements, accounts, inventories accept service of all summons, Notice and other Judicial process to execute any Judgement, Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokalatnama or any kind of affidavit.

18. To sale, transfer of the said premises or any part thereof and for that purpose to sign and execute all deeds or instruments to obtained loan and financial accommodation from any bank, Financial Institution, person or persons as the same may be on such terms and conditions as the said attorneys shall think, fit and proper for the Developer allocations save and except the owner's allocation.

19. To settle, adjust, compound, compromise or submit to arbitration in any manner relating to all actions, suits, accounts, claims and disputes relating to the said land or property between ourselves and other person or persons compounds or compromise the same.

20. To appear and/or to represent before the registrar/ Sub-Registrar, Registrar of Assurances and/or any other offices at any jurisdiction all times which may be necessary before them for registration of the sale deed, assignment, lease, mortgage of the respective flats, shops, garage and others units to be constructed on the land mentioned in the schedule hereunder and to do all acts which our said attorney shall consider necessary for conveying the Developer's allocation or relating to it to the respective purchaser/purchasers as fully and effectually in all respects as We could do the same ourselves as per Registered Development Agreement dated **13<sup>th</sup>** day of **March, 2023** being **Deed No- 3871** for the year **2023**.

21. To appoint Architect, Civil Engineer, Structural Engineer labour, labour contractor, Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be required for construction of the proposed building.

22. To sign all paints, petition, application, forms, affidavit etc. and to file the same in any Court of Law or any other offices, if required and to appear in any suit, proceedings, motion, L.A. office etc. on our behalf and to file the statement or objection, affidavit-in opposition etc. if required, in connection with the land mentioned in the Schedule herein below.

23. To ask for demand, recover, receive and collect all money due and payable in connection with the Developer's allocation, save and except owner's allocation of the proposed building from the intending purchaser/purchasers or any other person or persons in connection with the said building or construction and to settle, compromise or compound any debt or claim whatsoever.

24. To sale, transfer, convey and to deliver the possession of flat/flats, garage etc. from the allocated share of the Developer except the allocated share of us, with undivided proportionate share of land with building along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which our constituted attorney shall think best, fit.

25. To receive compensation payable in respect of any acquisition and/or requisition of the said premises or any part thereof for the Developer allocation.

26. To file and submit all declarations, statements, applications and/or to return to the competent authority or any other concerned authorities in connection with the matters wherein contained and to do all such acts, things, deeds which are necessary for the aforesaid purpose and which our constituted attorney shall think best fit and proper. And the principals herein do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by our said attorney which shall be construed as our acts, deeds and things done by us to all intents and purpose and if the principals herein personally present even notwithstanding the facts that no expressed power on that behalf is contained in these presents.

**SCHEDULE-A OF THE LAND ABOVE REFERRED TO**  
**"Said Property"**

**ALL THAT** a plot of Bastu Vacant land measuring about as per deed total **05 Cottahs-00 Chittak- 04 Sq. ft.** as per physical possession 04 Cottahs- 05 Chittaks- 15 Sq. ft., out of which 03 Cottahs- 05 Chittaks- 29 Sq. ft. comprised in the **R.S/L.R Dag No-273** & 01 Cottahs- 10 Chittaks- 20 Sq. ft. comprised in the **R.S/L.R Dag No-274** corresponding to the C.S Dag No-243 & 244, in the **L.R Khatian No-2800, 2833 & 3695**, corresponding to the L.R Khatian No-298, 1245, 3667 & 3665 corresponding to the R.S Khatian No-171 corresponding to the C.S Khatian No-170, at **Mouza-Dashadrone, J.L No-4**, Re. Sa. No-150, Touzi No-2998 Hal 10, Pargana Kalikata, P.S-Baguiati previously Rajarhat, in the District North 24 Parganas, under the Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation, in the Ward No-5, Locality of Sukanta Park, which is butted and bounded by: -

- On The North : Plot No-4.**  
**On The South : Mouza of Atghara.**  
**On The East : 10' Ft. Wide Common Passage/Corporation Road.**  
**On The West : 16'-6" Ft. Wide Common Passage/Corporation Road.**

**SCHEDULE-B OF THE "LAND OWNER ALLOCATION"**  
**ABOVE REFERRED TO**

That on completion of the construction of the proposed multi-storied building and its permitted extension [if any] in the manner as stated herein below with quality materials the Land Owner will be entitled to get as Flats, parking and others spaces including proportionate share of stair, stair area, lift area, cantilevers, verandahs/balconies and privy as follows: -

[i]. The owners shall be allotted 50% constructed area over the till G+IV storied building as per sanction plan including the proportionate undivided share of stair, stair case, lift, lift lobby and together with proportionate share over all common areas of the newly constructed building and land. After such decision being finalized the Developer shall deliver the specific possession of the same being the allocated share of the Owner to the Owner on its completion.

[ii]. Also has got a sum of **Rs.10,00,000/- (Rupees Ten Lakhs) only** as security deposit at the time of execution of the Development Agreement which shall be refunded by the Land Owner to the Developer without any interest at the time of getting her physical vacant possession along with possession letter.

**SCHEDULE-C OF THE "DEVELOPER ALLOCATION"**  
**ABOVE REFERRED TO**

**That** save and except the aforesaid Allocated share of the Land Owner, the rest area of the building together with the proportionate undivided share of Stair, stair case, lift and lift lobby and together with all common undivided share over land and building shall be the Allocated share of the Developer who shall exclusively transfer the same to the third party against consideration and which is more particularly mentioned and described in the Schedule-C hereunder written and hereinafter referred to as the Allocated share of the Developer.

IN WITNESS WHEREOF we, the Attorney/Executants/Land Owners hereto set and subscribed our hands and executed this Development Power of Attorney on this 13<sup>th</sup> 14<sup>th</sup> day of **March, 2023**.

**Signature of the Witnesses: -**

1. *Sanchait Mondal*  
Charpark, Kol-157

ATTESTED :-

2. *Poltu Mallick*  
Dashadrone,  
Rajarhat Road,  
Kol - 700136.

*Rekha Gupta*  
Signature of the Principal/  
Executant/Land Owner

URBAN BUILDERS

*Debasish Das*  
Partners

URBAN BUILDERS

*Priyanka Das*  
Partners

Signature of the Developer/  
Attorney

Drafted by me and contents of this Deed read over and explained to the Parties in English, Hindi & Bengali.

*A. Chatterjee*  
A.CHATTERJEE(Adv.)

F-1201/1196/2005

HIGH COURT CALCUTTA

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908  
N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH.					

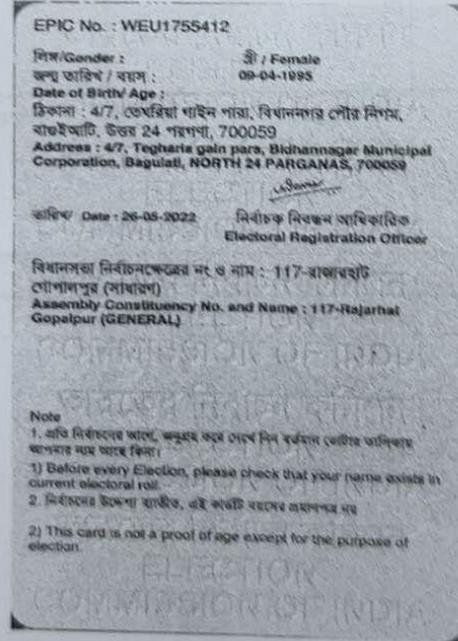
ATTESTED :- ✓ *Rekha Gupta*

	LH					
	RH.					

ATTESTED :- ✓ *Ashish Verma*

	LH					
	RH.					

ATTESTED :- ✓ *Poojanka Mishra*



Sanchaita Mondal

## Major Information of the Deed

Deed No :	I-1523-03891/2023	Date of Registration	14/03/2023
Query No / Year	1523-8000678778/2023	Office where deed is registered	
Query Date	14/03/2023 2:41:35 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	J MUKHERJEE CHINAR PARK,Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9830215796, 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. 2/-	Rs. 61,49,327/-		
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]:- 152303871/2023 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: Sukanta Park(Dasodrone), Mouza: Dasadrone, , Ward No: 5 Pin Code : 700136

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-273	LR-2800	Bastu	Bastu	3 Katha 5 Chatak 29 Sq Ft	1/-	41,18,889/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-274	LR-2833	Bastu	Bastu	1 Katha 10 Chatak 20 Sq Ft	1/-	20,30,438/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>8.2592Dec</b>	<b>2 /-</b>	<b>61,49,327 /-</b>	
		<b>Grand Total :</b>			<b>8.2592Dec</b>	<b>2 /-</b>	<b>61,49,327 /-</b>	

**Principal Details :**

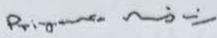
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mrs REKHA GUPTA (Presentant)</b> Wife of Mr BHANU KUMAR GUPTA Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office	 14/03/2023	 LTI 14/03/2023	 14/03/2023
DASHADHONE, SWAMIJI ASSOCIATION, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx7M, Aadhaar No: 53xxxxxxxx9467, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>URBAN BUILDERS</b> Shop No-44, Ground Floor, Dashadrone Super Market, Dashadrone, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr DEBASISH NATH</b> Son of Late AJIT NATH Date of Execution - 14/03/2023 , , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office	 Mar 14 2023 4:29PM	 LTI 14/03/2023	 14/03/2023
Dashadrone. Check Post, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7L, Aadhaar No: 25xxxxxxxx5022 Status : Representative, Representative of : URBAN BUILDERS (as PARTNER)				

Name	Photo	Finger Print	Signature
<b>Mrs PRIYANKA MAJHI</b> Daughter of SAMBHUNATH MAJHI Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office			
	Mar 14 2023 4:28PM	LTI 14/03/2023	14/03/2023
Dashadrone, Majhipara, City:- , P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CDxxxxx1K, Aadhaar No: 21xxxxxxx4158 Status : Representative, Representative of : URBAN BUILDERS (as PARTNER)			

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mrs SANCHAITA MONDAL</b> Wife of Mr SUBHADIP MONDAL , DG 4/7 TEGHRIA GAYEN PARA, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059			
	14/03/2023	14/03/2023	14/03/2023
Identifier Of Mrs REKHA GUPTA, Mr DEBASISH NATH, Mrs PRIYANKA MAJHI			

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs REKHA GUPTA	URBAN BUILDERS-5.53208 Dec

### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs REKHA GUPTA	URBAN BUILDERS-2.72708 Dec

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sukanta Park(Dasodrone), Mouza: Dasadrone, , Ward No: 5 Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 273, LR Khatian No:- 2800	Owner:রেখা গুপ্তা, Gurdian:ভানু কুমার গুপ্তা, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 274, LR Khatian No:- 2833	Owner:রেখা গুপ্তা, Gurdian:ভানু কুমার গুপ্তা, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152303891 / 2023

On 14-03-2023

**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 15:59 hrs on 14-03-2023, at the Office of the A.D.S.R. RAJARHAT by Mrs REKHA GUPTA ,Executant.

**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 61,49,327/-

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

Execution is admitted on 14/03/2023 by Mrs REKHA GUPTA, Wife of Mr BHANU KUMAR GUPTA, DASHADHONE, SWAMIJI ASSOCIATION, P.O: RAJARHAT GOPALPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife

Indetified by Mrs SANCHAITA MONDAL, , , Wife of Mr SUBHADIP MONDAL, , DG 4/7 TEGHRIA GAYEN PARA, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-03-2023 by Mr DEBASISH NATH, PARTNER, URBAN BUILDERS (Partnership Firm), Shop No-44, Ground Floor, Dashadrone Super Market, Dashadrone, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mrs SANCHAITA MONDAL, , , Wife of Mr SUBHADIP MONDAL, , DG 4/7 TEGHRIA GAYEN PARA, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-03-2023 by Mrs PRIYANKA MAJHI, PARTNER, URBAN BUILDERS (Partnership Firm), Shop No-44, Ground Floor, Dashadrone Super Market, Dashadrone, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mrs SANCHAITA MONDAL, , , Wife of Mr SUBHADIP MONDAL, , DG 4/7 TEGHRIA GAYEN PARA, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Law Clerk

**Payment of Fees**

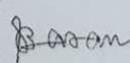
Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**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 175223, Amount: Rs.100.00/-, Date of Purchase: 30/01/2023, Vendor name: SIPRA DEY

  
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 1523-2023, Page from 137777 to 137796

being No 152303891 for the year 2023.



Digitally signed by SANJOY BASAK  
Date: 2023.03.23 16:16:34 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/03/23 04:16:34 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)