

925/23

I-893/23



पश्चिम बंगाल WEST BENGAL

AM 891552

Certify that the document is attested to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

Asst. District Sub-Registrar
Bidhanagar, (Salt Lake City)

18 APR 2023

DEVELOPMENT POWER OF ATTORNEYAFTER REGISTERED DEVELOPMENT AGREEMENTDate of Execution on 18th Day of April, 2023

KNOW ALL MEN BY THESE PRESENTS THAT, MR. UMESH PRASAD JAISWAL [PAN : ACRPJ8733A] & [AADHAR NO. 2912 1327 8639] son of Late Durga Prasad Shaw alias Jaiswal, by Religion - Hindu, by Occupation - Business, residing at 32E/1B, Gora Chand Road, P.S.- Burtolla, Kolkata- 700006, West Bengal, hereinafter absolutely called and referred to as the "PRINCIPAL" do hereby nominate, constitute and appoint **MA BHAGAWATI UDYOG**, a Proprietorship firm having its office at Flat-F1, 3rd Floor, Utsav Apartment, No. 3 Govt. Colony, P.S. English Bazar, P.O.+District : Malda, Pin - 732101, being represented by its proprietor **SANANDA GHOSH** [PAN-AIDPG3302L] & [AADHAAR NO. 2878 0854 2035] daughter of Rathindra Nath Roychoudhury, residing at 170 Sarat Ghosh Garden Road, Dhakuria, West Bengal- 700031, as true and lawful Attorney for us in my name and on my behalf to do and execute and perform or cause to be done executed and performed the acts, deeds and things hereinafter appearing:

Sananda Ghosh

94070

SOLD TO
OF
BY
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2017

SUMANTA TRIPATHI
Advocate
Baroda Judges' Court
24 Dec 2022

14 DEC 2022

14 DEC 2022



Adm. District Sub-Registrar
Bidhanagar, (Salt Lake City)

18 APR 2023

Identify by me
Dipankar Paul
S/o. Late Anup Kumar Paul
C-51/5, Bairakhi Abason,
Salt Lake, Sec-II, Kol-700091.
P.O. Seck Bhondan
P.S. East Bidhanagar.
Aadhaar No - 505713667614

WHEREAS, the **Principal** hereto, is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Sali land measuring an area of 15 (fifteen) Decimals or 9 (nine) Cottah 1 (one) Chittack 9 (nine) Sq.ft. under the Jurisdiction of Addi. District Sub-Registration office at Bidhan Nagar (Salt Lake City) and at **Mouza - Gopalpur, Police Station - Airport** in the District of North 24 Parganas, C.S. Dag No. 5319, R.S. Dag No. 3543 under C.S. Khatian No. 1721, R.S. Khatian No. 1773, J.L. No. 2, R.S. No. 140, Touzi No. 125B/1. The land is Rayat Dhakhali Swattwa under the Government of West Bengal, which he purchased by virtue of one **Deed of Conveyance dated 16th day of January, 2003** which was recorded in Book No. I, Volume No. 167, Page from 64 to 79, Being No. 02919 for the year 2003.

AND WHEREAS, by virtue of out-right purchase the Landowner / Principal herein became the absolute owner of the aforesaid property and since then they have been enjoying the right, title and interest of the aforesaid property and they also possessed the right, title and interest to sell, transfer, assign, gift, mortgage etc. at my own desire and desires.

AND WHEREAS I/Principal herein in view of the above have entered into a **Registered Development Agreement** in respect of the aforesaid land and more fully described in the Schedule hereinafter written owned by us with the **MA BHAGAWATI UDYOG**, a Proprietorship firm having its office at Flat-F1, 3rd Floor, Utsav Apartment, No. 3 Govt. Colony, P.S. English Bazar, P.O. + District : Malda, Pin - 732101, being represented by its proprietor **SANANDA GHOSH** [PAN-AIDPG3302L] & [AADHAAR NO. 2878 0854 2035] daughter of Rathindra Nath Roychoudhury, residing at 170 Sarat Ghosh Garden Road, Dhakuria, West Bengal- 700031, on certain terms and conditions recorded therein and the said **Development Agreement** has been registered on **18.04.2023** registered in the office of the A.D.S.R. Bidhannagar (Salt Lake City), New Town, North 24 Pgs and recorded in Book No. I, Volume No. X , Being No. **150400883** for the year 2023.

AND WHEREAS, with reference to the above Registered Agreement for Development, for smooth development work, I, the Principal/Landowner hereto, am appointing the said Developer as my true, authorized and lawful Attorney for my name and on my behalf to do, exercise and perform all and every or any of the deeds, matter and things as hereinafter appearing:

Sananda Ghosh

1. To look after, protect, manage, and control my property, in my name and on my behalf.
2. To appear and represent before the Authorities of Competent Authorities, Competent Authority, WBSEDCL, Income Tax Department Authorities, Authorities under the Town and Country Planning Act, Airport Authority of India, Registrar of Assurances, Kolkata, District Registrar, Additional District Sub-Registrar Rajarhat and before all other Statutory and local bodies and any Competent Court of Law as and when necessary for the purpose of construction of new building/s and do all the needful activities as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, shops, garages, spaces, commercial spaces from the **Developer's Allocations** as mentioned earlier.
3. To pay any tax or taxes in respect of my property if stand un-paid or dues of any nature in Government or Semi Government Departments on my behalf and to receive any benefit, compensation, demurrage etc. from the Government or Semi-Government Offices, Panchayat or Settlement Office, WB HIDCO Ltd., NKDA etc. in my names and on my behalf.
4. To apply, obtain electricity, gas, water connection, sewerage connections and permissions from the appropriate Authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery copy of title deeds concerning the said premises and also other papers and documents as may be required by the appropriate Authorities and to appoint Engineers, Architects and other Agents and Sub-Agents/Contractors for the aforesaid purpose as the said Attorney may think fit and proper.
5. To enter into any Agreement for Sale, Memorandum of Understanding for Sale of Flat/s, units and / or car parking spaces, commercial spaces from within the **Developer's Allocation** in the said new constructed building/s in favour of my of the intending buyer/buyers in the terms of the said Registered Agreement for Development.
6. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding for sale of flats/s, shop/s, units and/or car parking spaces, commercial spaces in the said new building/s in favour of my of the indenting Purchaser/s relating to Developer's Allocation.
7. That the Developer shall have full power and absolute authority to sell out from **Developer's Allocation** flats/garages/spaces/portions of the said G+4 storied building to any intending purchaser or purchasers at its sole discretion on the basis of this

Registered Development Power of Attorney executed by the **Landowner** in favour of the Developer herein empowering them to receive any amount from any Purchaser and/or Purchasers in its own name by executing Agreement for Sale on the strength and terms of this Development Agreement and General Power of Attorney as aforesaid.

And it is also noted that the Developer shall enjoy and or exercise all the power and authority conferred upon him by the aforesaid Development and General Power of attorney stated above only after giving physical possession of owners allocation to the Landowners duly completed in all respect and having procured completion certificate.

8. To receive the consideration money in cash or by cheques / bank draft from the intending Purchaser/Purchasers for booking of flat/s, shops/garages, units, commercial spaces and/or car parking space etc. only relating to **Developer's Allocation** and to grant receipts thereof.
9. To act, do all the needful according to the conditions mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, garages covered spaces and car parking spaces within the **Developer's Allocation**.
10. To appoint Advocates for undertaking lawful activities with regard to the aforesaid housing project. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portions thereof.
11. To sign, verify and file application, forms, documents and papers before the Municipality or before any other Statutory Authorities for the purpose of maintenance, protection and preservation of my said property and to institute, defend and prosecute any suit or other actions and proceedings in any matter in any matter in any court of law and to appoint Advocates, to sign, execute vakalatnama, plaint, written statement, petition, affirm affidavits and other pleadings and also to present memorandum of appeal, notice and execute decree or orders, to compromise and withdraw of suits in my name and on my behalf as my said Attorney may deem think fit and proper.

A N D, I do hereby agree to ratify and confirm whatsoever acts, deeds and things lawfully will be done by the said Attorney in terms of Development Agreement, which shall be construed as acts, deeds and things done by us to all intents and purposes as if I was personally present.

THE FIRST SCHEDULE ABOVE REFERRED TO(THE ENTIRE LAND)

ALL THAT, piece and parcel of Sali land measuring an area of 15 (fifteen) Decimals or 9 (nine) Cottah 1 (one) Chittack 9 (nine) Sq.ft. under the Jurisdiction of Addi. District Sub-Registration office at Bidhan Nagar (Salt Lake City) and at Mouza - Gopalpur, Police Station - Airport in the District of North 24 Parganas, C.S. Dag No. 5319, R.S. ^{LR} Dag No. 3543 under C.S. Khatian No. 1721, R.S. ^{LR} Khatian No. 1773, J.L. No. 2, R.S. No. 140, Touzi No. 125B/1. The land is Rayat Dhakhali Swattwa under the Government of West Bengal, Butted and bounded as follows:

ON THE NORTH : R. S. Dag No. 3542,
 ON THE SOUTH : R. S. Dag No. 3541,
 ON THE EAST : Road (44th Rajarhat Rd from Salua to Gopalpur)
 ON THE WEST : R.S. Dag No. 3544 & R.S. Dag No. 3553,
 MEASUREMENT : North: 92'-0" Feet. South : 98'-0" Feet,
 East : 68'-0" , West : 72'-0" Feet.

IN WITNESS WHEREOF, the parties hereto have set and subscribed his respective hands and seals, the day, month and year first above written.

Signed and delivered by the above
 named LAND OWNER at Kolkata in
 the presence of :

Umesh Prasad Jaiswal

SIGNATURE OF LANDOWNER

WITNESSES

1. *Dilip Chakraborty*
 Bikash Bhawan,
 Salt Lake City, Kot-700091
2. *Dipankar Paul*
 C-51/5, Barshaki Akash,
 Salt Lake, Sec. II, Kot-700091.

Signed, sealed and delivered by the above
 named Developer/Attorney at Kolkata in the
 Presence of witnesses referred above:

Ma Bhagwati Udyog
Sananda Ghosh
 Proprietor

ATTORNEY

Drafted by

Sumanta Tripathi
Sumanta Tripathi
 B.A., LL.B., ADVOCATE
 HIGH COURT, CALCUTTA
 ENROLL. NO. WB/1056/2011
 Mob-9830707565

Sananda Ghosh

UNDER RULE 44A OF THE I.R. ACT, 1908

L.H. BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS



Umesh Prasad Jaiswal



Attested: Umesh Prasad Jaiswal



Sananda Ghosh



Attested: Sananda Ghosh

Attested:

Attested:

Major Information of the Deed

Deed No :	I-1504-00893/2023	Date of Registration	18/04/2023
Query No / Year	1504-8000983165/2023	Office where deed is registered	
Query Date	18/04/2023 11:36:04 AM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sumanta Tripathi High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830707665, 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. 1/-	Rs. 2,85,86,248/-		
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]:- 150400883/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

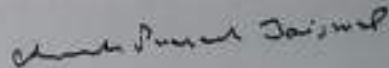
Land Details :

District: North 24-Parganas, P.S.- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Gopalpur, Pin Code : 7000

District: North 24 Parganas, Block: Airport, Municipality: Bidhan Nagar,
Rajarhat Road(salua-gopalpur), Mouza: Gopalpur, Pin Code : 7000

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3543	LR-1773	Bastu	Shail	9 Katha 1 Chatak 9 Sq Ft	1/-	2,85,86,248/-	Width of Approach Road: 44 Ft, Adjacent to Metal Road, . Project Name :
Grand Total :					14.9738Dec	1 /-	285,86,248 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Umesh Prasad Jaiswal Son of Late Durga Prasad Shaw Alias Durga Prasad Jaiswal Executed by: Self, Date of Execution: 18/04/2023 Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office			
		18/04/2023	LTI 18/04/2023	18/04/2023

32E/1B, Gora Chand Road, City:- Not Specified, 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.:: acxxxxxx3a, Aadhaar No: 29xxxxxxxx8639, Status :Individual, Executed by: Self, Date of Execution: 18/04/2023
Admitted by: Self, Date of Admission: 18/04/2023 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ma Bhagawati Udyog Utsav Apartment, No-3 Govt. Colony, Flat No: F1, 3rd Floor, City:- Not Specified, P.O:- English Bazar, P.S:- English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.:: alxxxxxx2I, 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
	Sananda Ghosh (Presentant) Daughter of Rathindra Nath Roychoudhury Date of Execution - 18/04/2023, , Admitted by: Self, Date of Admission: 18/04/2023, Place of Admission of Execution: Office  Apr 18 2023 12:18PM  LTI 18/04/2023  18/04/2023 170, Sarat Ghosh Garden Road, Dhakuria, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: Alxxxxxx2L, Aadhaar No: 28xxxxxxxx2035 Status : Representative, Representative of : Ma Bhagawati Udyog (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipankar Paul Son of Late Anup Kumar Paul C-51/5, Baisakhi Abasan, Salt Lake City, Block/Sector: II, City:- Not Specified, P.O:- Sech Bhawan, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091	 18/04/2023	 18/04/2023	 18/04/2023
Identifier Of Mr Umesh Prasad Jaiswal, Sananda Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Umesh Prasad Jaiswal	Ma Bhagawati Udyog-14.9738 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Gopalpur, Pin Code : 7000

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3543, LR Khatian No:- 1773		Owner Name not selected by applicant.

On 18-04-2023

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 12:07 hrs on 18-04-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Sananda Ghosh .

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 2,85,86,248/-

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

Execution is admitted on 18/04/2023 by Mr Umesh Prasad Jaiswal, Son of Late Durga Prasad Shaw Alias Durga Prasad Jaiswal, 32E/1B, Gora Chand Road, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mr Dipankar Paul, . , Son of Late Anup Kumar Paul, C-51/5, Baisakhi Abasan, Salt Lake City, Sector: II, P.O: Sech Bhawan, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Others

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

Execution is admitted on 18-04-2023 by Sananda Ghosh, Proprietor, Ma Bhagawati Udyog, Utsav Apartment, No-3 Govt. Colony, Flat No: F1, 3rd Floor, City:- Not Specified, P.O:- English Bazar, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Indetified by Mr Dipankar Paul, . , Son of Late Anup Kumar Paul, C-51/5, Baisakhi Abasan, Salt Lake City, Sector: II, P.O: Sech Bhawan, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Others

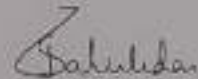
Payment of Fees

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 94070, Amount: Rs 100.00/-, Date of Purchase: 14/12/2022, Vendor name: J Chatterjee



Sukanya Talukdar

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 36435 to 36449

being No 150400893 for the year 2023.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2023.04.25 17:45:04 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2023/04/25 05:45:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)