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DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL THESE MEN BY THESE PRESENTS that We, 1. **SRI KAMAL KUMAR MUKHERJEE**, (AADHAAR- 3082 7600 9105), (PAN - BGDPM2078Q), son of Late Jiban Krishna Mukherjee, by faith-Hindu, by Nationality-Indian, by Occupation - Retired person, residing at 8 No Balaram Bose Ghat Road Bhawanipore, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, West Bengal, 2. **SMT. SASWATI DEVA RAYA**, (AADHAAR - 9710 0999 4392), (PAN - AHGPR8677K), daughter of Late Sunil Kumar Mukherjee, wife of Jayanta Bhushan Deva Raya, by faith-Hindu, by Nationality-Indian, by Occupation - Home maker, residing at Flat G01, Ground floor, 217 Bus Stop, Siddha Town, Rajarhat, Kolkata - 700136,

District - 24 Parganas (North), West Bengal, **3. SMT. ANINDITA MUKHERJEE, (AADHAAR - 8808 1225 2503), (PAN - AKNPM9610P)**, daughter of Late Bimal Kumar Mukherjee, wife of Goutam Mukherjee by faith-Hindu, by Nationality-Indian, by Occupation - Home maker, residing at 8 No Balaram Bose Ghat Road Bhawanipore, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, West Bengal, **4. SRI ANINDYA KUMAR MUKHERJEE, (AADHAAR - 6233 1808 0980), (PAN - BUWPM7999D)**, son of Late Bimal Kumar Mukherjee, by faith-Hindu, by Nationality-Indian, by Occupation service in private sector, residing at 8 No Balaram Bose Ghat Road Bhawanipore, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, West Bengal, hereinafter jointly called and referred as the **OWNERS/EXECUTORS/ PRINCIPALS, SEND GREETINGS:-**

WHEREAS one Nilmony Mukherjee received the Piece and parcel of some landed property by virtue of Umalnamah from Raja Suborno Roy Chowdhury in the year 1850 and during seized and possessed said Nilmony Mukherjee died intestate leaving behind his wife Baddabani and two sons namely Annada Prasad Mukherjee and Harihar Mukherjee as his only surviving legal heirs and successors.

AND WHEREAS during enjoyment of the said property, Baddabani died intestate leaving behind her two sons namely Annada Prasad Mukherjee and Harihar Mukherjee as her only surviving legal heirs and successors and after demise if said Baddabani his two sons jointly seized and possessed of the said property with free from all encumbrances.

AND WHEREAS during this period due to some financial crisis said Harihar Mukherjee Mortgaged the landed property measuring about 3 Cottah 12 Chittack alongwith structure standing thereon at premises no 53, Iswar Ganguly Lane, P.S. - Kalighat, Kolkata - 700026, to his elder brother namely Annada Prasad Mukherjee by virtue of a Deed of Mortgage which was registered before the Sub-registrar Alipore and recorded being Deed no. I-2397, dated 29th July, 1908.

AND WHEREAS thereafter said Harihar Mukherjee died intestate leaving behind his wife namely Indu Prova Devi and two sons namely Jiban Krishna Mukherjee and

Tulsi Charan Mukherjee as his only surviving legal heirs and successors, and during this period said Indu Prova Devi filed a suit before the District Judge at Alipore vide Case no. 78 of 1910, under Act VIII, for release the share of her husband and looked upon the two minor sons namely Jiban Krishna Mukherjee and Tulsi Charan Mukherjee, and also concern about the financial loss of Annada Prasad Mukherjee, Learned Court was pleased to settled the matter by passing an order/decree regarding the said property (morefully and particularly mentioned therein) wherein the said entire landed property alongwith structure was divided into two separate nos. like 53A and 53B according to the separate plan annexed with the order/decree.

AND WHEREAS by virtue of that court order / Decree and the said plan annexed therein said Indu Prova Devi, Jiban Krishna Mukherjee and Tulsi Charan Mukherjee, became the joint owners of the landed property measuring about 2 Cottah alongwith structure situated at 53A, Iswar Ganguly Lane and said Annada Prasad Mukherjee became the owner of landed property remaining area situated at 53B, Iswar Ganguly Lane respectively.

AND WHEREAS thereafter said Indu Prova Devi died intestate leaving behind her two sons namely Jiban Krishna Mukherjee and Tulsi Charan Mukherjee as her only surviving legal heirs and successors and during seized and possessed of the said property said Tulsi Charan Mukherjee sold his undivided 50% share out of entire the landed property measuring about 02 Cottah alongwith 500 Sq.ft pucca structure standing thereon lying and situated at 53A, Iswar Ganguly Lane, Kolkata - 700026, to Jiban Krishna Mukherjee by virtue of Bengali Deed of Sale which was registered before the District Sub-registrar at Alipore and recorded in Book no. - I, Volume no. 44, Pages from 265 to 268, being no. 3454, for the year 1922 and accordingly said Jiban Krishna Mukherjee became the sole and absolute owner of the said entire landed property measuring about 02 Cottah alongwith structure standing thereon situated at 53A, Iswar Ganguly Lane, Kolkata - 700026.

AND WHEREAS during enjoyment of the said property said Jiban Krishna Mukherjee died intestate leaving behind his wife namely Labanya Lata Devi, and six sons namely Anil Kumar Mukherjee, Sunil Kumar Mukherjee, Bimal Kumar

Mukherjee, Nirmal Kumar Mukherjee, Amal Kumar Mukherjee, Kamal Kumar Mukherjee as his legal heirs and successors as per Hindu Successions Act and accordingly they became the joint owners of the said property by mutated their name before the Kolkata Municipal Corporation and enjoyed the property with free from all encumbrances and paid taxes on regular basis.

AND WHEREAS during enjoyment of the said property on 16th April, 1991 said Labanya Lata Devi, died intestate leaving behind her six sons namely Anil Kumar Mukherjee, Sunil Kumar Mukherjee, Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee, Amal Kumar Mukherjee, Kamal Kumar Mukherjee as her only surviving legal heirs and successors as per Hindu Successions Act and accordingly they became the joint owners of the said property and enjoyed the property with free from all encumbrances and paid taxes on regular basis.

AND WHEREAS during enjoyment of the said property on 23rd March, 1999 said Sunil Kumar Mukherjee, died intestate leaving behind his wife namely Meera Mukherjee and one married daughter namely Saswati Deva Raya as his only surviving legal heirs and successors as per Hindu Successions Act, and thereafter on 15th November, 2002, Smt. Meera Mukherjee also died intestate leaving behind her only married daughter namely Saswati Deva Raya as her only surviving legal heirs and successors as per Hindu Successions Act.

AND WHEREAS during enjoyment of the said property on 05th May, 2013 said Anil Kumar Mukherjee in a status of bachelor died intestate leaving behind his married niece namely Saswati Deva Raya, and four brothers namely Bimal Kumar Mukherjee, Nirmal Kumar Mukherjee, Amal Kumar Mukherjee, Kamal Kumar Mukherjee as his only legal heirs and successors as per Hindu Successions Act, and his share devolved upon his legal heirs as per law.

AND WHEREAS during enjoyment of the said property on 15th October, 2018 said Nirmal Kumar Mukherjee in a status of bachelor died intestate leaving behind his married niece namely Saswati Deva Raya, and three brothers namely Bimal Kumar Mukherjee, Amal Kumar Mukherjee, Kamal Kumar Mukherjee as his only surviving

legal heirs and successors as per Hindu Successions Act, and his share devolved upon his legal heirs as per law.

AND WHEREAS during enjoyment of the said property on 22nd December, 2022 said Bimal Kumar Mukherjee died intestate leaving behind his wife namely Mridula Mukherjee and one married daughter namely Anindita Mukherjee and son namely Anindya Kumar Mukherjee as his only surviving legal heirs and successors as per Hindu Successions Act, his share devolved upon his legal heirs as per law.

AND WHEREAS during enjoyment of the said property on 21st July, 2023 said Amal Kumar Mukherjee in a status of bachelor died intestate leaving behind his two married niece namely Saswati Deva Raya, and Anindita Mukherjee, one Sister In-Law Mridula Mukherjee one Nephew namely Anindya Kumar Mukherjee and one brother namely Kamal Kumar Mukherjee, as his only legal heirs and successors as per Hindu Successions Act, and his share devolved upon his legal heirs as per law.

AND WHEREAS thereafter on 15th July, 2024 said Mridula Mukherjee also died intestate leaving behind her one married daughter namely Anindita Mukherjee and son namely Anindya Kumar Mukherjee as her only surviving legal heirs and successors as per Hindu Successions Act, his share devolved upon his legal heirs as per law.

AND WHEREAS being the legal heirs and the present land owners said Saswati Deva Raya became the owner of 1/3rd share, Kamal Kumar Mukherjee became the owner of 1/3rd share, and Anindita Mukherjee and Anindya Kumar Mukherjee jointly became the owner of the 1/3rd share upon the entire property morefully and particularly mentioned in the schedule "A" written hereunder.

AND WHEREAS presently the land owners herein during jointly seized and possessed their aforesaid property intended to develop their said property by constructing a multi-storied building structure thereupon, consisting with several self-contained flats and space etc., and due to lack of their sufficient funds and also incapability to make construction and found no other alternative option, they approached to a Developer namely Ravi Khatik, the Developer herein, to construct

the new proposed building at the cost of the Developer on the property described in the Schedule- "A" below as per sanctioned plan to be sanctioned by the Kolkata Municipal Corporation, on certain terms and conditions to which the owners agreed.

AND WHEREAS the owners herein intends to develop their aforesaid property for residential exploitation of their land including better facilities for living but due to insufficient fund for construction of the said Multi Storied building at the said landed property, the Principal herein being the Owners of the said property entered into a Development Agreement with the developer namely **SRI RAVI KHATIK (PAN - AXVPK7286L), (AADHAR - 963628063841)**, son of Shyam Lal Khatik, aged about 37 years, by faith-Hindu, by Nationality - Indian, by Occupation-Business, by nationality-Indian residing at 4 no. Hume Road, P.O.+ P.S. - Kalighat, Kolkata - 700026, West Bengal, which was registered at the office of D.S.R - III, at Alipore, South 24-Paraganas and duly recorded in Book No. - I, Volume No. , Pages from to , Being No. *J- 03491* , for the year 2025 for construction and development of the said landed property at the terms, conditions and consideration mentioned therein.

AND WHEREAS as per terms of the said Development Agreement it is agreed that the owners/executors/principals herein will execute a Registered Power of Attorney in favour of the Developer to facilitate the Construction works.

NOW KNOW WE ALL MEN BY THESE PRESENTS that we **1. SRI KAMAL KUMAR MUKHERJEE, (AADHAAR - 3082 7600 9105), (PAN - BGDPM2078Q)**, son of Late Jiban Krishna Mukherjee, residing at 8 No Balaram Bose Ghat Road Bhawanipore, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, West Bengal, **2. SMT. SASWATI DEVA RAYA, (AADHAAR- 9710 0999 4392), (PAN - AHGPR8677K)**, daughter of Late Sunil Kumar Mukherjee, wife of Jayanta Bhushan Deva Raya, residing at Flat G01, Ground floor, 217 Bus Stop, Siddha Town, Rajarhat, Kolkata - 700136, District - 24 Parganas (North), West Bengal, **3. SMT. ANINDITA MUKHERJEE, (AADHAAR - 8808 1225 2503), (PAN - AKNPM9610P)**,

daughter of Late Bimal Kumar Mukherjee, wife of Goutam Mukherjee, residing at 8 No Balaram Bose Ghat Road Bhawanipore, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, West Bengal, **4. SRI ANINDYA KUMAR MUKHERJEE, (AADHAAR - 6233 1808 0980), (PAN - BUWPM7999D)**, son of Late Bimal Kumar Mukherjee, residing at 8 No Balaram Bose Ghat Road Bhawanipore, Post Office - Bhawanipore, Police Station - Kalighat, Kolkata - 700025, West Bengal, the Owners/Executors/Principals above named doth hereby make, nominate, constitute retain and appoint and has made nominated, constituted, retained and appointed the said developer namely **M/S. SHREE LAXMI DEVELOPERS**, a Proprietorship firm, having its registered office at 6 No. Tinkari Ghosh Lane, Kolkata - 700026, represented by its sole Proprietor **SRI RAVI KHATIK (PAN -AXVPK7286L), (AADHAR - 963628063841)**, son of Shyam Lal Khatik, aged about 37 years, by faith-Hindu, by Nationality - Indian, by Occupation-Business, by nationality-Indian residing at 4 no. Hume Road, P.O. + P.S. - Kalighat, Kolkata - 700026, West Bengal, hereinafter referred to as the said **ATTORNEY** to act in our name and on our behalf and to do all or any of the Acts, Deeds, matters and things namely :-

1. To enter upon, hold, occupy and possesses the said plot of lands i.e. **ALL THAT** the piece or parcel of land area measuring an area of 2 Cottah a little bitmore or less together with an old dilapidated dwelling structure measuring about 500 sq.ft. standing thereon situate and lying at the Municipal Premises No 53A, Iswar Ganguly Lane, bearing KMC Assessee no - 110831301223, Police Station - Kalighat, Kolkata - 700026, District - 24Parganas South under K.M.C Ward Number 083 of the Kolkata Municipal Corporation, District- 24-Paraganas(South) Sub-Registry Office at Alipore for construction of multistoried Building **TOGETHER WITH** all user and easement right and all other rights, benefits facilities and appurtenances attached herein and hereto and the building to be constructed thereat in compliance with the

sanctioned building plan, more fully described in Schedule hereunder written hereinafter referred to as the "Said Plot of Lands" and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

2. To take charge or look after, manage and administer the said Plot of Lands or portion thereof as the said attorney shall think proper.
3. To appear and represent the Executors before the K.M.C, B.L. & L.R.O., and Zila Parisahd 24- Parganas (South) and Police Authorities, Fire Brigade Authority, W.B.S.E.B. Authorities, Urban Land Ceiling Authorities and other Government Authorities and/or departments, Central or State in connection with the development of the said Plot of Lands and/or construction of the proposed multistoried building in the terms of sanctioned building plan and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.
4. To demolish or cause to be demolished the sheds and other structure whatsoever lying erected at the said plot of lands or portions thereof.
5. To apply for and obtain all necessary sanctions, permissions, No Objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the B.L. & L.R.O. and Zila Parishad, K.M.C, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said plot of lands thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.
6. To appoint Chartered engineers, Architects, Valuers, surveyors, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Masons, Durwans, Chowkidars, Labour and other employees and staff for the Development of the said Plot of Lands and discharge or release or terminate any of them at his own desire. To pay their salary wages, remuneration fees and other charges as the **ATTORNEY** shall think fit and proper.

7. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the B.L. & L.R.O. and Zila Parishad, K.M.C, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time be necessary or required for the development of the said plot of lands and/or demolition of the existing structures comprised in the said plot of lands and/or construction of the new multistoried building in or upon the land comprised in the said plot of land and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.
8. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said plot of lands and/or the new multistoried building and other structures that may hereafter be created and the same in such name or names as the said Attorneys or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.
9. To apply before the B.L. & L.R.O., Zila Parishad and K.M.C authorities or any other equivalent competent authority for sanction for plan/plans and/or other allied causes for the development of the said plot of lands in the form of buildings. To submit map, drawing, and design, modification and amendments for the proposed residential building, if necessary for the approval, sanction, certifications from the appropriate Govt. Authorities. The B.L. & L.R.O., Zila Parishad and K.M.C authorities, municipality, fire Brigade, Health Development and other Govt. Authorities and/or departments for the purpose of Development of the said plot of lands and for construction of residential building being said contract apartment, flats and other spaces etc. or upon the said purpose to make affirm verify and submit all necessary, application, petitions/maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, security, and other papers and documents as the said **ATTORNEY** shall think fit and proper.

10. To make application for cement and steel and other materials and to take delivery of the same also to apply for electricity, water, sewerage etc. and other necessary connections to the building.
11. To execute any documents before the concern registry office for the purpose of amalgamation of the schedule "A" property morefully and particularly written hereunder.
12. To sign and execute all documents, returns, forms, plan, specifications, affidavits and all other papers as may be necessary to be submitted before any authority or authorities in connection with the development thereof or for construction of buildings, apartment flats and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rental other rates and taxes, other charges and on account therefore or relating to the said plot of lands as may from time to time be necessary and required.
13. To undertake and carry out the development of the said plot of lands and/or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the B.L. & L.R.O., Zila Parishad and K.M.C authorities and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.
14. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said plot of lands and/or the development thereof and/or construction of the proposed multistoried building and other structures in or upon the land comprised in the said plot of lands as per the plan sanctioned by the competent authorities and for the said purpose to do all acts deed matters and things as the said Attorney shall think proper.
15. To appear and to represent the principal before the appropriate Police Authorities and also to make or lodge complaints and diaries concerning all

matters arising out of the said plot of lands or portions thereof as may from time to time be necessary or required.

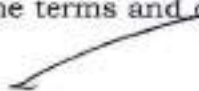
16. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said plot of lands and/or the land comprised therein and/or construction of the proposed multistoried building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.
17. To sign execute affirm and verify all plaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said attorney shall think proper.
18. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said plot of lands or portions thereof and/or the construction of the proposed multistoried building and the same on such terms and conditions and for such consideration as the said Attorney shall think proper.
19. To defend or contest or institute or prosecute all or any suits, applications, appeals, revisions and other legal proceedings civil or criminal by or against any person or party concerning of relating to the said plot of lands or the development of the said plot of lands and/or construction of the multistoried building apartments flats and other common spaces in or upon the said plot of lands or other matters there from and for the said purpose to do all acts, deeds, matters and things as may from time to time be necessary or required.
20. To enter into any compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said plot of lands and/or the development thereof and/or the construction of the multistoried building or other structures in or upon

the said plot of land on such terms and conditions as the said **ATTORNEY** shall think fit and proper.

21. To sign execute affirm and verify all or any plaint, petition, written statements, application, revisions, appeals, affidavits, bonds, declaration indemnities guarantees and other papers, documents as may be from time to time necessary or required to negotiate for attending discussion and to obtain necessary permission and/or sanction from the Competent Authority, West Bengal State Electricity Distribution Company Limited, and other duly constituted statutory and local bodies and authorities for developing the said plot of land by raising the construction of the proposed multistoried building comprising of flats apartments, common areas and other spaces as the said **ATTORNEY** shall think fit and proper.
22. To refer all or any disputes concerning or relating to the said plot of lands or portions thereof and/or the development thereof and/or construction of the proposed multistoried building to arbitration on such terms as the said attorney shall think proper.
23. To retain an appoint advocates and always for prosecuting and/or defending all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think just and proper.
24. To retain and appoint architects, engineers, contractor, masons, mysteries, electricians, Plumbers and security Guard and other employees or staff for carrying out the development of the said plot of lands and for the same pay such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.
25. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the B.L. & L.R.O., Zila Parishad and K.M.C authorities and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.

26. We also empower and authorize my Constituted Attorney **GENERALLY TO DO** all other acts, deeds and things as may become necessary from time to time for properly effectuating the construction and to achieve the object under the Development Agreement for mutual benefit and completion of deed of registration in favour of every purchaser.
27. Save and except the Owners allocation portion as per Development Agreement more fully mentioned in the **Schedule "B"** hereunder written the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats and other spaces of the developer's allocated portion only of the proposed new multistoried building to be erected in or upon the land comprised in the said plot of lands.
28. To receive and/or collect and realize payments as earnest or booking money from the intending purchasers the sale prices of flats, apartments, common spaces and common places including the proportionate share of land either in full or in part thereof and to sign and executed registered deeds of agreement, contracts, other deeds, documents and papers as may from time to time as necessary or required as the said **ATTORNEY** may think fit and proper against Developers Allocation in terms of Development Agreement as mentioned in the Schedule- "C".
29. To receive earnest money, advance money, booking money consideration money, whether in part or in full from said buyers in installments or in full in terms of the said agreement for sale to be entered into the final payment against the sale of the residential apartments, flats, common spaces and other spaces, of Developers Allocation in the proposed building to be constructed in or upon the said plot of lands in terms of the said Development Agreement and to give valid discharge hereof. The money so received by our constituted attorney under these presents will belong to him solely and the executrix of these presents shall have no claim whatsoever thereon. The executrix under these presents will have no right on that entire sale proceeds of the proposed building and its flats, apartments spaces etc.

whatsoever in nature thereby to be constructed thereon in due course, in respect of Developer's allocation.

30. To receive realize and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, and other spaces of the Developer's Allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
 31. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer of disposal of the several flats, and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's Allocation.
 32. Only after handing over peaceful possession of owners allocated portion, to appear before the appropriate registration authority and to present the agreement for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed building and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.
 33. To retain and appoint one or more labour constructor and suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.
 34. To select prospective buyers either individually or in groups as the said **ATTORNEY** may think fit and proper in the said proposed multistoried building morefully described in the said registered Development Agreement.
 35. This Power of Attorney shall continue to remain in force and valid and operative till the said proposed multistoried building at Schedule-"A" mentioned property, is fully completed according to the terms and conditions
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of the said Development Agreement till the final possession certificate is obtained from the Kolkata Municipal Corporation.

- 36.** No amendment deletion addition or other changes in any provision of this Agreement or waiver of any right or remedy herein provided will be effective unless specifically set forth in writing and signed by the parties hereto.
- 37.** This Agreement is and shall be co-existing with the registered development Agreement dated 25.02.2025 and likewise co-terminable and this Agreement shall subsist and remain in force only during the subsistence of the registered development Agreement. Neither party can continue or claim or enforce the continuance of this Agreement upon the non-existence, repudiation or expiry of the registered development Agreement dated 25.02.2025 nor will the Parties hereto be entitled to repudiate or cancel or bring to an end this Agreement during the subsistence or continuance of the registered development Agreement dated.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said Attorney shall think proper.

A N D we the said **APPOINTERS** above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATTORNEY** or any of them acting as aforesaid lawfully do.

A N D we the said **APPOINTERS** above named further declare that except the above mentioned **ATTORNEY**, no one will work/construct upon the schedule premises.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT the piece or parcel of Bastu land area measuring an area of 2 Cottah a little bit more or less together with an old dilapidated pucca structure measuring about 500 sq.ft. standing thereon situate and lying at the Municipal Premises No

53A, Iswar Ganguly Lane, P.O. + P.S. – Kalighat, Kolkata – 700026, District – 24Pgs (South), West Bengal, under K.M.C Ward Number 083, Assessece no. 110831301223, District- 24-Paraganas(South) Sub-Registry Office at Alipore which is butted and bounded by:-

ON THE NORTH	by	Premises no. 53B, Iswar Ganguly Lane
ON THE SOUTH	by	Building of others
ON THE EAST	by	Building of others
ON THE WEST	by	10 feet wide Iswar Ganguly Lane

THE SCHEDULE 'B' ABOVE REFERRED TO LAND OWNERS' ALLOCATION
LAND OWNERS' ALLOCATION shall mean Owners will be jointly allocated with minimum guaranteed built-up area of 600 sq.ft. or proportionate total area of final KMC sanction plan including any revision thereof on pro rata basis in 50:50 ratios whichever is more including a proportionate share in all common areas such as the staircase and lift together with proportionate undivided interest over the said soil, land including proportionate share & interest on all common areas, facilities and amenities attached thereto shall also be provided to the owners as "Owners allocation" at free of cost in the proposed Newly Constructed Building over the schedule "A" property by the "DEVELOPER" namely **M/S. SHREE LAXMI DEVELOPERS**, a Proprietorship firm, represented by its sole Proprietor **RAVI KHATIK**. The distribution of the said owners allocation shall be the said Kamal Kumar Mukherjee will obtain a residential flat measuring about 200 Sq.ft of built up area or more on the Ground floor on the front road side, Saswati Deva Raya will obtain a residential flat measuring about 200 Sq.ft of built up more on the First floor, Western side, and Anindita Mukherjee and Anindya Kumar Mukherjee will jointly obtain a residential flat measuring about 200 Sq.ft of built up or more on the First floor, western side, of the proposed multi storied building which shall be clearly

built up as covered premises and separately demarcated (subject to the sanction or approval of K.M.C) by the developer to the land owners at the time of delivery the land owners' allocation and Also, a sum of Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand) only shall be paid by the developer to the land owners as Consideration amount at the time of executing of this agreement for development, which will be divided into 3 shares (i.e, Rs. 1,50,000/- for Kamal Kumar Mukherjee, Rs. 1,50,000/- for Saswati Deva Raya, and Rs. 75,000/- for Anindita Mukherjee and Rs-75000/- for Anindya Kumar Mukherjee (All total Rs-150000/-) This Consideration amount shall be Non-refundable if the building is fully constructed within time refer clause no.15 as mentioned herein below. However, if the building is not constructed for whatsoever reason raise from the side of the developer or the agreement stands terminated for whatsoever reason raise from the side of the developer, then the total amount shall be refunded by the landlords to the developer without any interest thereon, subject to simultaneous fulfilment of the clause no.03 of the Developers indemnity of the development agreement dated 25.02.2025.


THE SCHEDULE 'C' ABOVE REFERRED TO DEVELOPER'S ALLOCATION

DEVELOPER'S ALLOCATION shall mean the rest of the constructed area of the proposed multistoried building except Land Owners Allocation in the proposed multi storied building including proportionate share of the common facilities as absolutely belong to the **DEVELOPER** after providing the Land Owners allocation as aforesaid and together with the absolute right on the part of the **DEVELOPER** and or prospective buyers and intending transferors, transferees, lease and or any way deal with the same but without in any way affecting the right and interest of the **LAND OWNERS**. It is specifically mentioned here that the allocation for tenant will be given out of the Developer's allocation.

IN WITNESS WHEREOF We, the parties above named and Attorney have hereunto set our respective hands and seals on this 25th day of February, 2025 (Two Thousand Twenty-five).

SIGNED AND DELIVERED by the
APPOINTER, above named at
Kolkata in the presence of:-

1.

 East
Bara Bari 700036

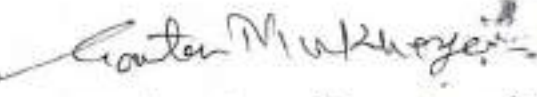
1. Kamal Bara Bari

2. Saranathi Devi Prasad

3. Anindita Mukherjee


[SIGNATURE OF THE EXECUTANT]

2.


Flat - 2B, Saranathi Apt,
Nabapally, 64, Brijraj
Laxmi Colony, Barasat,
N-24- Pgs. Pin- 700126.

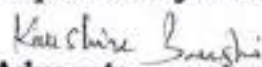
I accept this Power

THREE LAXMI DEVELOPERS













Proprietor

SIGNATURE OF THE ATTORNEY

**Drafted, Read over and
Explained by me in bengali:-**













Advocate
Alipore Criminal & Judges Court
Kolkata - 700027

17/2/25

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name.....KAMAL KUMAR MUKHERJEE.....

Signature.....Kamal Mukherjee.....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name.....SASWATI DEVA RAYA.....

Signature.....Saswati Deva Raya.....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name.....ANINDITA MUKHERJEE.....

Signature.....Anindita Mukherjee.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... ANINDYA KUMAR MUKHERJEE

Signature..... *Anindya Kumar Mukherjee*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... RAVI KHATRI

Signature..... *Ravi Khatri*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

Major Information of the Deed

Deed No :	I-1603-03502/2025	Date of Registration	25/02/2025
Query No / Year	1603-8000574290/2025	Office where deed is registered	
Query Date	25/02/2025 3:39:11 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	KAUSHIK BAKSHI Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836720253, 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. 2/-	Rs. 51,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303491/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



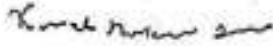


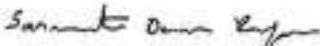


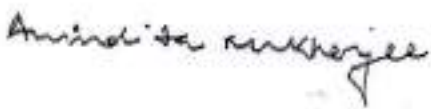
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ISWAR GANGULY LANE, , Premises No: 53A, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha	1/-	47,50,000/-	Width of Approach Road: 10 Ft., , Project Name :
Grand Total :					3.3Dec	1 /-	47,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,75,000 /-	

Principal Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KAMAL KUMAR MUKHERJEE Son of Late JIBAN KRISHNA MUKHERJEE Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office	 25/02/2025	 LTI 25/02/2025 Captured	 25/02/2025
BALARAM BOSE GHAT ROAD, 8, City:- Kolkata, P.O:- BHOWANIPUR, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: BGxxxxxx8Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office				
2	Name Mrs SASWATI DEVA RAYA Daughter of Late SUNIL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office	 25/02/2025	 LTI 25/02/2025 Captured	 25/02/2025
Siddha Town, GROUND FLOOR, Flat No: G01,, City:- Rajarhat-gopalpore, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AHxxxxxx7K,Aadhaar No Not Provided; Status :Individual, Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office				
3	Name Mrs ANINDITA MUKHERJEE Daughter of Late BIMAL KUMAR MUKHERJEE MUKHERJEE Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office	 25/02/2025	 LTI 25/02/2025 Captured	 25/02/2025
BALARAM BOSE GHAT ROAD, 8, City:- Kolkata, P.O:- BHOWANIPUR, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AKxxxxxx0P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr ANINDYA KUMAR MUKHERJEE Son of Late BIMAL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office	 <small>25/02/2025</small>	 Captured <small>LTI 25/02/2025</small>	 <small>25/02/2025</small>
BALARAM BOSE GHAT ROAD, 8, City:- Kolkata, P.O:- BHOWANIPUR, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: BUxxxxxx9D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREE LAXMI DEVELOPERS TINKARI GHOSH LANE, 6, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AXxxxxxx6L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAVI KHATIK (Presentant) Son of Mr SHYAM LAL KHATIK Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office </td> <td>  <small>Feb 25 2025 4:11PM</small> </td> <td>  Captured <small>LTI 25/02/2025</small> </td> <td>  <small>25/02/2025</small> </td> </tr> </tbody> </table> HUME ROAD, 4, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx6L,Aadhaar No Not Provided Status : Representative, Representative of : SHREE LAXMI DEVELOPERS (as PROPRIETOR)	Name	Photo	Finger Print	Signature	Mr RAVI KHATIK (Presentant) Son of Mr SHYAM LAL KHATIK Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office	 <small>Feb 25 2025 4:11PM</small>	 Captured <small>LTI 25/02/2025</small>	 <small>25/02/2025</small>
Name	Photo	Finger Print	Signature						
Mr RAVI KHATIK (Presentant) Son of Mr SHYAM LAL KHATIK Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office	 <small>Feb 25 2025 4:11PM</small>	 Captured <small>LTI 25/02/2025</small>	 <small>25/02/2025</small>						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAUSHIK BAKSHI Son of Mr BONOMALI BAKSHI ALIPORE POLICE COURT. City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 <small>25/02/2025</small>	 Captured <small>25/02/2025</small>	 <small>25/02/2025</small>

Identifier Of Mr KAMAL KUMAR MUKHERJEE, Mrs SASWATI DEVA RAYA, Mrs ANINDITA MUKHERJEE, Mr ANINDYA KUMAR MUKHERJEE, Mr RAVI KHATIK

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr KAMAL KUMAR MUKHERJEE	SHREE LAXMI DEVELOPERS-1.09989 Dec
2	Mrs SASWATI DEVA RAYA	SHREE LAXMI DEVELOPERS-1.09989 Dec
3	Mrs ANINDITA MUKHERJEE	SHREE LAXMI DEVELOPERS-0.55011 Dec
4	Mr ANINDYA KUMAR MUKHERJEE	SHREE LAXMI DEVELOPERS-0.55011 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr KAMAL KUMAR MUKHERJEE	SHREE LAXMI DEVELOPERS-166.65000000 Sq Ft
2	Mrs SASWATI DEVA RAYA	SHREE LAXMI DEVELOPERS-166.65000000 Sq Ft
3	Mrs ANINDITA MUKHERJEE	SHREE LAXMI DEVELOPERS-83.35000000 Sq Ft
4	Mr ANINDYA KUMAR MUKHERJEE	SHREE LAXMI DEVELOPERS-83.35000000 Sq Ft

Endorsement For Deed Number : I - 160303502 / 2025

On 25-02-2025

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:43 hrs on 25-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr RAVI KHATIK ..

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 51,25,000/-

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

Execution is admitted on 25/02/2025 by 1. Mr KAMAL KUMAR MUKHERJEE, Son of Late JIBAN KRISHNA MUKHERJEE, BALARAM BOSE GHAT ROAD, 8, P.O: BHOWANIPUR, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Retired Person, 2. Mrs SASWATI DEVA RAYA, Daughter of Late SUNIL KUMAR MUKHERJEE, Siddha Town, GROUND FLOOR, Flat No: G01,, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 3. Mrs ANINDITA MUKHERJEE, Daughter of Late BIMAL KUMAR MUKHERJEE MUKHERJEE, BALARAM BOSE GHAT ROAD, 8, P.O: BHOWANIPUR, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession House wife, 4. Mr ANINDYA KUMAR MUKHERJEE, Son of Late BIMAL KUMAR MUKHERJEE, BALARAM BOSE GHAT ROAD, 8, P.O: BHOWANIPUR, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Service

Indetified by Mr KAUSHIK BAKSHI, , Son of Mr BONOMALI BAKSHI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-02-2025 by Mr RAVI KHATIK, PROPRIETOR, SHREE LAXMI DEVELOPERS, TINKARI GHOSH LANE, 6, City:- Kolkata, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr KAUSHIK BAKSHI, , Son of Mr BONOMALI BAKSHI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

S.A. / 10/ST

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 14527, Amount: Rs.100.00/-, Date of Purchase: 24/02/2025, Vendor name: S DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 87899 to 87926

being No 160303502 for the year 2025.



Digitally signed by MD IYARAFIUN GAZI
Date: 2025.02.27 11:28:51 +05:30
Reason: Digital Signing of Deed.

(Md Iyarafiun Gazi) 27/02/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.