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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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29/12/23
ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is admitted to
Registration The [Signature] Sheet and the
endorsement [Signature] required to this document
are the part of [Signature] [Signature]
Additional Registrar
of Assurances II, Kolk

29 DEC 2023

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
AGREEMENT

2699 15-12-23
1000/1

PARAJ BARMAN
ADVOCATE
Enrollment No.-WB-1573/2003
Sealdah Court, Kolkata-14

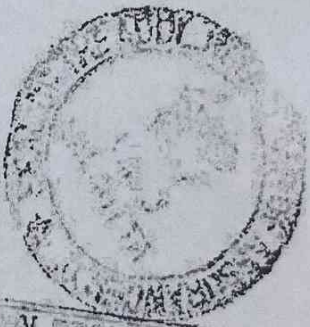
কর্তৃপক্ষের নিকট
সিদ্ধান্ত প্রদানের
নিমিত্ত
স্বাক্ষরিত
তারিখঃ ১৫-১২-২৩
স্বাক্ষরঃ [Signature]
পরিচয়ঃ [Signature]
জমিদার-স্বত্বাধীকারী, জেলা-মির্জাপুর

PARAJ BARMAN
ADVOCATE
Enrollment No.-WB-1573/2003
Sealdah Court, Kolkata-14

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REGISTRAR
SEALDAH COURT, KOLKATA
29 DEC 2023

M/S B.K ENTERPRISE a Proprietorship firm, having its registered office at BB1/6, Deshbandhu nagar, P.S – Baguiati, Kolkata – 700059, District 24Pgs.North, represented by its sole proprietor **SRI BABLU KARMAKAR**, son of Sri Biswanath Karmakar, [Pan No. ALLPK0694E] [Aadhaar No.- 9554 7627 7085], Mob No.9903048454, by occupation – Business, by faith – Hindu, by Nationality Indian, residing at A/AS 40, Arjunpur Charaktala Road, P.O – Deshbandhunagar, P.S – Baguiati, Kolkata – 700059, **SEND GREETINGS.**

Recitals & Background of the Premises :

WHEREAS one SRI LABANI KANTA MITRA , was the absolute owner of All that piece and parcel of land measuring about .86 acre more or less, lying and situated at Mouza – Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, Police Station - Airport , District North 24-Parganas .

AND WHEREAS said SRI LABANI KANTA MITRA, sold out All that piece and parcel of Land measuring about .86 acre more or less, lying and situated at Mouza — Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, Police Station - Airport, District North 24-Parganas by virtue of a Deed of Sale dated 08.11.1954, registered at SRO-Cossipore Dum Dum, recorded in Book No. 1, Being No. 6294, for the year 1954, to one SRI KHAGENDRA NATH GANGULY, son of Late Pulin Behari Ganguly.

AND WHEREAS said SRI KHAGENDRA NATH GANGULY became the owner of All that piece and parcel of Land measuring about .86 acre more or less, lying and situated at Mouza — Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, Police Station - Airport, District North 24-Parganas situated at Mouza - Gopalpur, J. L. No. 02, R.S. No. 140, Touzi No. 125B/1, comprised in C.S Dag No. 3454 and 3454/3921, C.S Khatian No. 537 & 1529, Police Station - Airport , District North 24-Parganas.and he mutated his name in the record of BL & LRO under R.S. Khatian No. 969, 1641 and **R.S. Dag No. 2461 and 2462.**



AND WHEREAS said KHAGENDRA NATH GANGULY died intestate, leaving behind him, his wife namely SMT. GOURI GANGULY and his three sons namely SRI SAIENDRA NATH GANGULY, SRI PROBIR KUMAR GANGULY and SRI SUBIR KUMAR GANGULY and his four daughters namely SMT. BHARATI CHATTERJEE, SMT. KALPANA CHATTERJEE, SMT. LAXMI MUKHERJEE, SMT. RUPALI GHOSHAL as his only legal heirs and successors of the aforesaid property.

AND WHEREAS said SMT. GOURI GANGULY, SRI SAIENDRA NATH GANGULY, SRI PROBIR KUMAR GANGULY, SRI SUBIR KUMAR GANGULY, SMT. BHARATI CHATTERJEE, SMT. KALPANA CHATTERJEE, SMT. LAXMI MUKHERJEE, SMT. RUPALI GHOSHAL, became the joint owners of All that piece and parcel of land measuring about .86 acre more or less, lying and situated at Mouza-Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/11, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S, Khatian No. 969, 1641 and **R.S. Dag No. 2461 and 2462**, within the limits of the Police Station - Airport and within the jurisdiction of District North 24-Parganas.

AND WHEREAS said SMT. GOURI GANGULY, SRI SAIENDRA NATH GANGULY, SRI PROBIR KUMAR GANGULY, SRI SUBIR KUMAR GANGULY, SMT. BHARATI CHATTERJEE, SMT.KALPANA CHATTERJEE, SMT LAXMI MUKHERJEE, SMT. RUPALI GHOSHAL, jointly sold out All that piece and parcel of land measuring **about 11 cottahs 08 chitacks 34 sq.ft.** more or less along with two storied building out of land measuring about .86 acre more or less, lying and situated at Mouza - Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S, Khatian No. 969, 1641 and **R.S. Dag No. 2461 and 2462**, Police Station - Airport and within the jurisdiction of District - North 24-Parganas, by virtue of Deed of sale, dated 18.12.1995, registrar at the office of R.A Delhi, recorded in Book No. 1, Volume No, 1382, pages from 58 to 72, being No. 3332, for the year 1995 to SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASENJIT PAUL, son of Sri Hemanta Kumar Paul, SMT. SWAPNA PAUL, wife of Sri Hemanta Kumar Paul, SRI KARTICK SIKDER, son of Sri Shibdas Sikder, MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder.



Government of West Bengal
Office of the A.R.A. - II KOLKATA, District: Kolkata
W.B. FORM NO. 1504

Query No / Year	19028003199908/2023	Serial No/Year	1902021068/2023
Transaction id	0003399126	Date of Receipt	29/12/2023 4:41PM
Deed No / Year	I - 190218318 / 2023		
Presentant Name	SANJIB KUNDU		
Principal	B. K. ENTERPRISE		
Attorney	MAA BHABATARINI GROUP		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction			
Total Setforth Value	Rs. 0/-	Market Value	Rs. 92,47,502/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 73/-	Fees Articles	E, I, M(a), M(b)
Standard User Charge	300/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190218310/2023		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	M Dutta	2699	15/12/2023	100/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	73/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	300/-
Requisition Form Fee	50/-

*Total Amount Received by Cash Rs. 423/-

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -

II KOLKATA

Kolkata, West Bengal

AND WHEREAS said SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASENJIT PAUL, son of Sri Hemanta Kumar Paul, SMT. SWAPNA PAUL, wife of Sri Hemanta Kumar Paul, SRI KARTICK SIKDER, son of Sri Shibdas Sikder, MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder, became the joint owners of All that piece and parcel of land measuring about **11 cottahs 08 chitacks 34 sq.ft. more or less** along with two storied building lying and situated at Mouza — Gopalpur, J. L. No. 02, R.S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3454 and 3454/3921, C. S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and **R.S. Dag No. 2461 and 2462**, Police Station - Airport and within the jurisdiction of District - North 24-Parganas.

AND WHEREAS said SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASANTA PAUL, son of Sri Hemanta Kumar Paul, SMT. SWAPNA PAUL, wife of Sri Hemanta Kumar Paul, SRI KARTICK SIKDER, son of Sri Shibdas Sikder, MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder, jointly sold out All that piece and parcel of land measuring **about 07 Cottahs 04 chittaks more or less** along with two storied building measuring about 750 sq.ft. more or less out of their total land, comprise in **R.S/L.R Dag No.2461** along with two storied building by virtue of Deed of sale, dated 15.06.2004, registered at the office of ADSR -Bidhannagar salt Lake City recorded in Book No. 1, Volume No. 350, pages from 246 to 271, being No. 05762, for the year 2005 to **MS. PAYAL SINHA**, daughter of Mr. Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha.

AND WHEREAS said SRI HEMANTA KUMAR PAUL, son of Late Basudev Paul, SRI PRASENJIT PAUL, son of Sri Hemanita Kumar Paul, SMT. SWAPNA PAUL, wife of Sri Hemanta Kumar Paul, SRI KARTICK SIKDER, son of Sri Shibdas Sikder, MRS. SIKHA SIKDAR, wife of Sri Kartick Sikder, also sold out All that piece and parcel of land measuring **about 03 Cottahs 08 Chittaks more or less** along with structure measuring about 100 sq. ft. more or less out of their remaining plot of land lying and situated at Mouza — Gopalpur, J.L. No. 02, R.S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641, **R.S/L.R Dag No.2461** within the limits of the Bidhannagar Municipal Corporation

(formerly Rajarhat Gopalpur Municipality), Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas , by virtue of Deed of sale, dated 15.06.2004, registered at the office of ADSR -Bidhannagar salt Lake City recorded in Book No. 1, Volume No. 171, Pages from 51 to 74, being No. 02817, for the year 2005 to **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha.

AND WHEREAS by virtue of aforesaid two Deed said **MS. PAYAL SINHA**, daughter of Mr. Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, became the joint owners of All that piece and parcel of land measuring about **10 cottahs 12 chittaks more or less along** with two storied building lying and situated at Mouza — Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/I1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and **R.S. Dag No. 2461 and 2462**, within the limits of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas and they mutated their names in Rajarhat Gopalpur Municipality being Holding No. RGM.5/45, BL-G, Purbachal (in the name of **MR. DIPENDRA PROSAD SINHA** and **MS. PAYAL SINHA**) and Being Holding No. RGM.5/305, BL-G, Purbachal (in the name of **MR. DIPENDRA PROSAD SINHA**), under Ward No. 05, and they also recorded their names in the record of BL & LRO under **L.R. Khatian No. 23034** (in favour of **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha) and **L.R.Khatian No. 23035** (in favour of **MS. PAYAL SINHA**, daughter of Mr. Dipendra Prosad Sinha) .

AND WHEREAS said **MS. PAYAL SINHA**, daughter of Mr.Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, land owners. being interested and desirous to have better user of their aforesaid total land measuring 10 Cottahs12 Chittacks more or less by develop by way of raising multistoried building thereon, entered into a Development Agreement, dated 24.12.2018, registered in the office of ADSRO at Bidhannagar, recorded in Book No. J, Volume No. 1504-2018, pages from 95882 to 95912, Being No. 150402458, for the year 2018, with "**M/S. B.K. ENTERPRISE**", a proprietorship firm, represented by its proprietor namely **SRI BABLU KARMAKAR** son of Sri Biswanath Karmakar, the Developer therein.

AND WHEREAS said **MS. PAYAL SINHA**, daughter of Mr.Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, land owners also executed a Development Power Of Attorney, executed on 24.12.2018, registered on 01.09.2019, registered in the office of ADSRO at Bidhannagar, recorded in Book No. I, Volume No. 1504-2019 , pages from 1292 to 1320, Being No. 150400029, for the year 2019, in favour of "M/S. B.K. ENTERPRISE", the Developer therein.

AND WHEREAS said **MS. PAYAL SINHA**, daughter of Mr.Dipendra Prosad Sinha & **MR. DIPENDRA PROSAD SINHA**, son of Late Kalidas Sinha, the owners/vendors therein sold, transferred, and conveyed ALL THAT piece and parcel of Bastu land measuring about **10 cottahs 12 chittaks more or less** along with two storied building measuring about a covered area 1660 Sq.ft. more or less (i.e. GROUND FLOOR = 830 Sq.ft. + FIRST FLOOR = 830 Sq.ft.) lying and situated at Mouza - Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and **R.S. Dag No. 2461 and 2462, under L.R. Khatian No. 23034 & 23035**, within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation, ward No. 4, Kolkata - 700136, Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, **Road : Purbachal Tentultala**, North 24-Parganas along with all easement rights, more fully and particularly described in the SCHEDULE hereunder written, by way of Deed of Conveyance duly registered on 10/02/2023 at A.R.A-I, recorded in Book No.I, Volume No. 1901 – 2023, Pages from 40494 to 40521, being No. 1901-01067 for the year 2023 in favour of **M/S B.K ENTERPRISE the Owner herein**.

AND WHEREAS after purchasing the aforesaid property said **M/S B.K ENTERPRISE** became the sole owner of ALL THAT piece and parcel of Bastu land measuring about 10 cottahs 12 chittaks more or less along with two storied building measuring about a covered area 1660 Sq.ft. more or less (i.e. GROUND FLOOR = 830 Sq.ft. + FIRST FLOOR = 830 Sq.ft.) lying and situated at Mouza - Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 and **R.S. Dag No. 2461 and 2462, under L.R. Khatian No.**

23034 & 23035, within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation, ward No. 4, **Road : Purbachal Tentultala**, Kolkata - 700136, Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas and has been enjoying and possessing the same with good right and full and absolute power of Ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by herself or by entering into any Development agreement with others.

AND WHEREAS I, entered into a Registered Development Agreement with **MAA BHABATARINI GROUP (Pan No.ABXFM2340K)** a Partnership firm having its office at Sarat Pally, Rajarhat Gopalpur, P.O – R.Gopalpur, P.S – Narayanpur, (previously Airport), Kolkata – 700 136, Dist – North 24 Parganas, represented by its Partners **(1) SRI SANJIB KUNDU (Pan No. BXMPK1441F)**, Aadhar No.5230 2327 6616, Mob No.9330404595, son of Sri Subodh Kundu, **(2) SMT RAJARSHREE KUNDU (Pan No. CREPK5739H)**, Aadhar No.9453 9562 4345, Mob No.6291858540, wife of Sri Sanjib Kundu, both 1 & 2 residing at Sarat Pally, Rajarhat Gopalpur, P.O – R.Gopalpur, P.S – Narayanpur, (previously Airport), Kolkata – 700 136, Dist – North 24 Parganas, **(3) SRI SURANJAN DEY (Pan No.AGAPD6307P)**, Aadhar No. 3236 6738 6541, Mob – 7699530556 son of Netai Chandra Dey, **(4) SMT SUPARNA DEY, (Pan No.BUSPD1333G)**, Aadhaar No.9287 3719 5815, Mob No.9733699540, wife of Sri Suranjan Dey, both 3 & 4 residing at South Astana Road, Jirakpur, Basirhat, P.O – Basirhat(R.S), P.S – Basirhat, North 24 Parganas, West Bengal – 743412, all are by faith Hindu, by occupation – Business, by Nationality – Indian, on 29th day of December 2023 duly registered at the office at A.R.A-~~T~~KOLKATA, being **Deed No. 18310** for the year 2023 for development of the said property by construction of a G+5 storied building and other erection and structure in the said property on the terms, conditions, agreements and stipulations therein contained.

AND WHEREAS In terms of said registered Development Agreement on the 29th day of December 2023 and it is not possible for myself to be available due to my previous occupation so it is necessary for myself to appoint the said **(1) SRI SANJIB KUNDU (Pan No. BXMPK1441F)**, Aadhar No.5230 2327

6616, Mob No.9330404595, son of Sri Subodh Kundu, (2) **SMT RAJARSHREE KUNDU** (Pan No. CREPK5739H), Aadhar No.9453 9562 4345, Mob No.9330404595, wife of Sri Sanjib Kundu, both 1 & 2 residing at Sarat Pally, Rajarhat Gopalpur, P.O – R.Gopalpur, P.S – Narayanpur, (previously Airport), Kolkata – 700 136, Dist – North 24 Parganas, (3) **SRI SURANJAN DEY** (Pan No.AGAPD6307P), Aadhar No. 3236 6738 6541, Mob – 7001807091, son of Netai Chandra Dey, (4) **SMT SUPARNA DEY**, (Pan No.BUSPD1333G), Aadhaar No.9287 3719 5815, wife of Sri Suranjan Dey, both 3 & 4 residing at South Astana Road, Jirakpur, Basirhat, P.O – Basirhat(R.S), P.S – Basirhat, North 24 Parganas, West Bengal – 743412, for the sale of flats, shops, car parking space, godown space, and other commercial spaces in the said multi storied building and other erections and structure in the said, multi storied building in the said property to different buyers and to enter into and execute Agreements, Contracts, Sale Deeds and all other related documents and papers within developer's allocation only as hereinafter mentioned.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that I, **M/S B.K ENTERPRISE** a Proprietorship firm, having its registered office at BB1/6, Deshbandhu nagar, P.S – Baguiati, Kolkata – 700059, District 24Pgs.North, represented by its sole proprietor **SRI BABLU KARMAKAR**, son of Sri Biswanath Karmakar, [Pan No. ALLPK0694E] [Aadhaar No.- 9554 7627 7085], by occupation – Business, by faith – Hindu, by Nationality Indian, residing at A/AS 40, Arjunpur Charaktala Road, P.O – Deshbandhunagar, P.S – Baguiati, Kolkata – 700059, the above named Appointer/ Principal has nominated, constituted and appointed and also I do hereby nominate, and appoint (1) **SRI SANJIB KUNDU** (Pan No. BXMPK1441F), Aadhar No.5230 2327 6616, son of Sri Subodh Kundu, (2) **SMT RAJARSHREE KUNDU** (Pan No. CREPK5739H), Aadhar No.9453 9562 4345, wife of Sri Sanjib Kundu, both 1 & 2 residing at Sarat Pally, Rajarhat Gopalpur, P.O – R.Gopalpur, P.S – Narayanpur, (previously Airport), Kolkata – 700 136, Dist – North 24 Parganas, (3) **SRI SURANJAN DEY** (Pan

No.AGAPD6307P), Aadhar No. 3236 6738 6541, son of Netai Chandra Dey, (4) SMT SUPARNA DEY, (Pan No.BUSPD1333G), Aadhaar No.9287 3719 5815, wife of Sri Suranjan Dey, both 3 & 4 residing at South Astana Road, Jirakpur, Basirhat, P.O – Basirhat(R.S), P.S – Basirhat, North 24 Parganas, West Bengal – 743412, Partners of **MAA BHABATARINI GROUP (Pan No.ABXFM2340K) a Partnership firm having ice at Sarat Pally, Rajarhat Gopalpur, P.O – R.Gopalpur, P.S – Narayanpur, (previously Airport), Kolkata – 700 136, Dist – North 24 Parganas, to be my Lawful Attorney for myself in my name and on behalf of myself to do all or any of the acts, deeds, matters, and things whatsoever relating to the 'SCHEDULE' hereinafter mentioned that is to say.**

1. To look after and manage the said property in such manner as our said Attorney shall think fit and proper in terms of the said registered Agreement dated 29th day of December 2023.
2. To appear and represent us before the authorities of Rajarhat Gopalpur Municipality / Bidhannagar Municipal Corporation for Plan sanction, W.B.S.E.B/ C.E.S.C, Income Tax Department Authority, Authority of Town and Country Planning, Airport Authority, as and when required for the purpose of maintenance, protection and preservation of my property.
3. To apply for obtaining Electricity, Gas, Water, Sewerage orders, and permission from the necessary authorities in respect of the multi-storied building in the said property and to sign and execute the necessary documents as my said Attorney shall think fit and proper.
4. To appoint Engineers, Architects, surveyors, Supervisors, Care-takers, Carpenters, Plumbers, Durwans and all other persons required for the construction of said multi-storied building in the said property at such wages, remunerations, fees or other payments and on such terms and conditions as my said Attorney/Attorneys shall think fit and proper.

5. To apply for mutation, conversion to the B.L.R.O or L.R.O office for the schedule property.
6. To mortgage the built up area of the new building under the Developer's Allocation either in part or in full to obtain construction loan strictly for purpose of the successfully completing the Project, as mentioned in the said Development Agreement.
7. To pay all Municipal and other statutory taxes, rates and charges in respect of the said property during the construction of the said multi – storied building since the date Development agreement dated 29/12/2023 till of delivery of land owner's allocation of the constructed building.
8. To apply and obtain necessary certificate of completion and occupancy certificate from the concerned Bidhannagar Municipal Corporation and shall be entitled to apply and obtain necessary assessment of the new building after its completion from the Bidhannagar Municipal Corporation.
9. To commence, prosecute, enforce, defend, answer and oppose all action, demands and other legal proceedings touching any of the matter concerning said multi-storied building.
10. To sign, declare and / or affirm any plaint, written statement, petition, affidavit, verification, and vakalatname, memo of appeal or any other documents or papers in any proceedings relating to said multi-storied building in the said property.

11. To appear before the Bidhannagar Municipal Corporation, in connection with my Property and obtain necessary sanction plan on behalf of myself by executing necessary documents for construction of a multi-storied building .
12. To enter into any Agreement for Sale or Memorandum of understanding and / or any other instrument and documents in respect of selling of flat in the said multi-storied building except owner's allocation portion in terms of the said registered Development Agreement dated 29/12/2023 to be erected and constructed in the said property in favour of different buyers of the flat, shop, car parking space in such form and consisting of such covenants and conditions and at such price or consideration money as my said Attorney shall think fit and proper. To receive the earnest money or part of the consideration and to issue the money receipt and to receive cash, cheque or draft from the intending Purchaser/Purchasers for sale or disposal of flats of Developer's Allocation or units in the said multi-storied building as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharge therefore.
13. To appear before the office of District Registrar Barasat, A.D.S.R Barasat, Sub-Registrar Bidhannagar (Saltlake City) or the Office of Registrar of Assurance, Kolkata for the purpose of selling flat in the said multi-storied building except owner's allocation portion in terms of the said registered Development Agreement dated 29/12/2023 Constructed in the said property or any part thereof and to execute and register the necessary Deed of Conveyance / Conveyances and deliver the possession of the said flat in favour of the said purchaser/ Purchasers.

14. To sign or execute all necessary Agreement, Contract, Sale Deed, or Conveyance and other related document in respect of all flats in the said multistoried building except owner's allocation portion in terms of the said registered Development Agreement dated 29/12/2023 to be erected and constructed in the said property in favour of different buyers of the flat, shop, car parking space in such form and consisting of such covenants and conditions and at such price or consideration money as my said Attorney shall think fit and proper.
15. To execute and perform all such assurances acts deeds matters and things that may be expedient or found necessary for completion of the sale of various flats of the said Developer's allocation in the said multi-storied building in the said property as effectually and we could ourselves do if we are present in person.
16. To make representation to government, Military, Railways, Public Bodies, Authorities and persons concerned relating to the said property and / or the said multi-storied building and all matters relating thereto.
17. It is hereby expressly declared that all costs charges and expenses to be spent and incurred in performance of the powers and authorities hereby conferred shall be paid and born by my said Attorney / Attorneys and shall be treated as the cost of construction of the said multi-storied building in the said property.

AND GENERALLY to act as my Attorney or agent in relation to all matters touching our said property as I would personally represent notwithstanding the special power of attorney, in that particular behalf as contained in these presents.

AND I, do hereby ratify and confirm and agree to undertake to ratify and confirm all acts, matters deeds and things whatsoever by the said Attorney or Agents appointed under this Power of in that hereinabove contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other in pursuance of the development agreement dated 29/12/2023

THE SCHEDULE ABOVE REFERRED TO
(Description of the Land)

ALL THAT piece and parcel of Bastu land measuring about 7 Cottahs 4 Chittack more or less comprised in R.S/L.R Dag No.2461 and Bastu land measuring about 3 Cottahs 8 Chittack more or less comprised in R.S/L.R Dag No.2462 i.e. **total 10 cottahs 12 chittaks more or less in two R.S/L.R Dag Nos. 2461 & 2462**, along with two storied building measuring about a covered area 1660 Sq.ft. more or less (i.e. GROUND FLOOR = 830 Sq.ft. + FIRST FLOOR = 830 Sq.ft.), lying and situated at Mouza - Gopalpur, J. L. No. 02, R. S. No. 140, Touzi No. 125B/1, comprised in C.S. Dag No. 3454 and 3454/3921, C.S. Khatian No. 537 & 1529, R.S. Khatian No. 969, 1641 **under L.R. Khatian No. 23034 & 23035**, within the limits of the Rajarhat Gopalpur Municipality, being Holding No. RGM.5/45, BL-G & RGM.5/305, BL-G, Purbachal, under Ward No. 05, at present Bidhannagar Municipal Corporation, ward No. 4, **Road : Purbachal Tentultala**, Police Station - Airport and within the jurisdiction of A. D. S. R. Bidhan Nagar, North 24-Parganas, Kolkata – 700136. This is butted and bounded by:

ON THE NORTH	: part of Dag No.2462, 2461
ON THE SOUTH	: part of Dag No.2462
ON THE EAST	: 19' wide Municipal Road
ON THE WEST	: part of Dag No.2457

IN WITNESS WHEREOF the executants hereunto have set and subscribed their hands and seals on the 29th day of December 2023 in presence of Witnesses:

1. Shoujit Kumar
A/AS-40 Anandpur
KOL - 59

M/S. B.K. ENTERPRISE

Balendu Kumar

Proprietor

Signature of the Appointers

2. Ananta Singh
Kolkata - Mob. 196

We are agreed to act in accordance

With this Power of Attorney

MAA BHABATARINI GROUP

Banjib Kumar

Partner

MAA BHABATARINI GROUP

Ananta Singh

Partner

MAA BHABATARINI GROUP

Swarnjan Dey

Partner

MAA BHABATARINI GROUP

Suparna Dey

Partner

Signature of the Attorney Holders

Drafted and prepared

In our office:

PARAJ BARMAN

Paraj Barman

(Advocate)

39, Chinar Park, Kolkata - 157

Sealdah Court, Enrollment No. WB-1576/2003

Mob - 9831141856

 **BAR COUNCIL OF WEST BENGAL**
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 2, KRISANSANKAR ROY ROAD, CALCUTTA-700 001
 PHONES : 248-8358/7230
IDENTITY CARD



BAR COUNCIL OF WEST BENGAL BAR COUNCIL OF WEST BENGAL
Name **PARAJ BARMAN** **Advocate**
Father's/Mother's Name **PANKAJ KR. BARMAN**
 U. K. Mazumdar. Chairman
 CHAIRMAN EX-COMMITTEE CHAIRMAN

Paraj Barman

Card No **B-5195**

Address Recorded on the Roll **Chinar Park**
Rajarhat Road, Hatlara, Kolkata-700 059

Present Address **-Do-**

Enrolment No **F-1113/03**

Date of Enrolment **24.11.03** Date of Birth **11.07.79**

15 Date 6.12.03. *[Signature]*
 Secretary/Assistant Secretary

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
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

 Baldev Kumar	LH					
	RH.					

ATTESTED :- Baldev Kumar

 Sanjit Singh	LH					
	RH.					

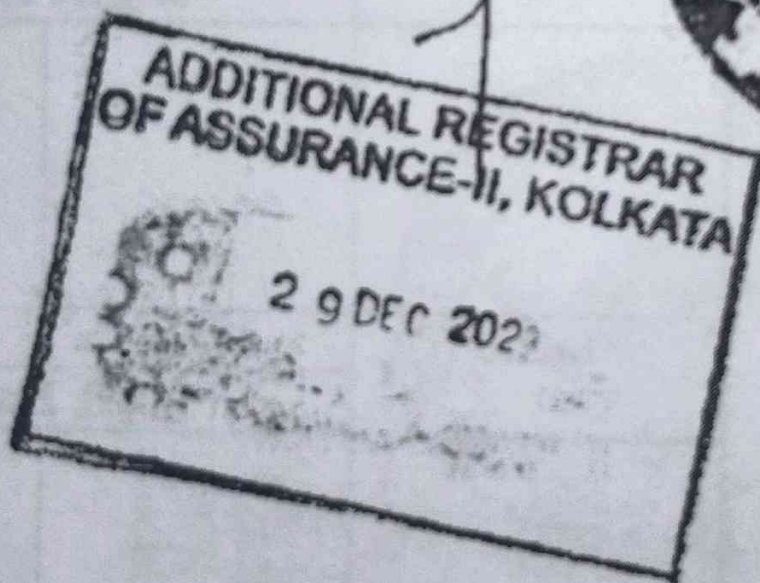
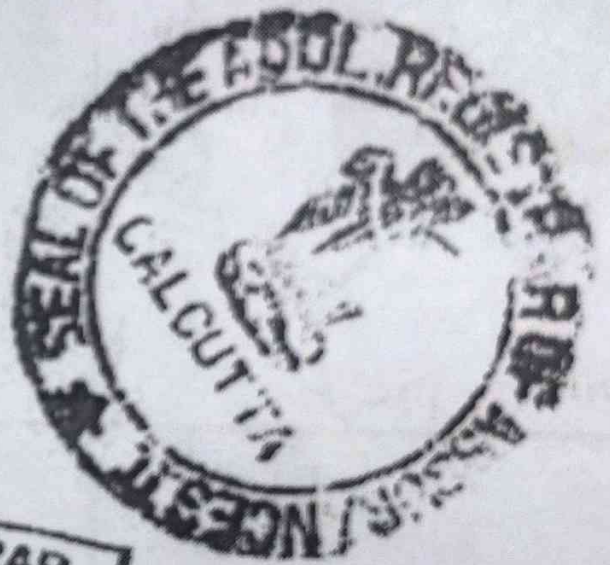
ATTESTED :- Sanjit Singh

 राजनी सिंह	LH.					
	RH.					

ATTESTED :- राजनी सिंह

SPECIMEN FORM FOR TEN FINGER PRINTS

SL No.	Signature of the Executants / Presentants					
 Suranjan Dey	Suranjan Dey					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
 SuParina Dey	SuParina Dey					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
Affix passport size photo						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



Major Information of the Deed

Deed No :	I-1902-18318/2023	Date of Registration	29/12/2023
Query No / Year	1902-8003199908/2023	Office where deed is registered	
Query Date	29/12/2023 4:01:53 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PARAJ BARMAN Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831141846, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 92,47,502/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 73/- (Article:E, M(a),)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190218310/2023 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: Purbachal Tentultala, Mouza: Gopalpur, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2461	LR-23034	Bastu	Bastu	7 Katha 4 Chatak		54,81,001/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2462	LR-23035	Bastu	Bastu	3 Katha 8 Chatak		26,46,001/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			17.7375Dec	0/-	81,27,002/-	
		Grand Total :			17.7375Dec	0/-	81,27,002/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1660 Sq Ft.	0/-	11,20,500/-	Structure Type: Structure
	Gr. Floor, Area of floor : 830 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 830 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1660 sq ft	0/-	11,20,500/-	

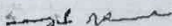
Principal Details :

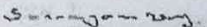
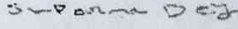
Sl No	Name,Address,Photo,Finger print and Signature
1	B. K. ENTERPRISE BB1/6, DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: ALxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA BHABATARINI GROUP Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: ABxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name BABLU KARMAKAR Son of Biswanath Karmakar Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office	Photo 	Finger Print  Captured LTI 29/12/2023	Signature  29/12/2023
A/AS 40, Arjunopur Charaktala Road, City:- Not Specified, P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B. K. ENTERPRISE (as PROPRIETOR)				
2	Name SANJIB KUNDU (Presentant) Son of Subodh Kundu Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office	Photo 	Finger Print  Captured LTI 29/12/2023	Signature  29/12/2023
Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx1F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA BHABATARINI GROUP (as PARTNER)				

Name	Photo	Finger Print	Signature
RAJARSHREE KUNDU Wife of Sanjib Kundu Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office	 Dec 29 2023 4:32PM	 Captured LTI 29/12/2023	 29/12/2023
Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CRxxxxxx9H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA BHABATARINI GROUP (as PARTNER)			
SURANJAN DEY Son of Netai Chandra Dey Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office	 Dec 29 2023 4:33PM	 Captured LTI 29/12/2023	 29/12/2023
South Astana Road, Jirakpur, Basirhat, City:- Not Specified, P.O:- Basirhat, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743412, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA BHABATARINI GROUP (as PARTNER)			
SUPARNA DEY Wife of Suranjana Dey Date of Execution - 29/12/2023, , Admitted by: Self, Date of Admission: 29/12/2023, Place of Admission of Execution: Office	 Dec 29 2023 4:34PM	 Captured LTI 29/12/2023	 29/12/2023
South Astana Road, Jirakpur, Basirhat, City:- Not Specified, P.O:- Basirhat, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743412, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA BHABATARINI GROUP (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARAJ BARMAN Son of Mr PANKAJ KUMAR BARMAN SEALDAH COURT, City:- , P.O:- ENTALLY, P.S:-Entally, District:-South 24- Parganas, West Bengal, India, PIN:- 700014	 29/12/2023	 Captured 29/12/2023	 29/12/2023
Identifier Of BABLU KARMAKAR, SANJIB KUNDU, RAJARSHREE KUNDU, SURANJAN DEY, SUPARNA DEY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	B. K. ENTERPRISE	MAA BHABATARINI GROUP-11.9625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	B. K. ENTERPRISE	MAA BHABATARINI GROUP-5.775 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	B. K. ENTERPRISE	MAA BHABATARINI GROUP-1660.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purbachal Tentultala, Mouza: Gopalpur, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2461, LR Khatian No:- 23034	Owner: বীণেশ্বর ব্রহ্মা মিনহা, Gurdian: মৃত কানিন্দ্রা মিনহা, Address: নিজ , Classification: বাগ, Area: 0.09000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2462, LR Khatian No:- 23035	Owner: গাজেন মিনহা, Gurdian: দ্বিবেশ ব্রহ্মা মিনহা, Address: নিজ , Classification: বাগ, Area: 0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190218318 / 2023

On 29-12-2023

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 11:47 hrs on 29-12-2023, at the Office of the A.R.A. - II KOLKATA by SANJIB KUNDU .

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 92,47,502/-

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

Execution is admitted on 29-12-2023 by BABLU KARMAKAR, PROPRIETOR, B. K. ENTERPRISE, BB1/6, DESHBANDHU NAGAR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr PARAJ BARMAN, , Son of Mr PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 29-12-2023 by SANJIB KUNDU, PARTNER, MAA BHABATARINI GROUP, Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr PARAJ BARMAN, , Son of Mr PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 29-12-2023 by RAJARSHREE KUNDU, PARTNER, MAA BHABATARINI GROUP, Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr PARAJ BARMAN, , Son of Mr PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 29-12-2023 by SURANJAN DEY, PARTNER, MAA BHABATARINI GROUP, Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr PARAJ BARMAN, , Son of Mr PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 29-12-2023 by SUPARNA DEY, PARTNER, MAA BHABATARINI GROUP, Sarat Pally, Rajarhat Gopalpur, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Mr PARAJ BARMAN, , Son of Mr PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2699, Amount: Rs.100.00/-, Date of Purchase: 15/12/2023, Vendor name: M Dutta

hmg

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

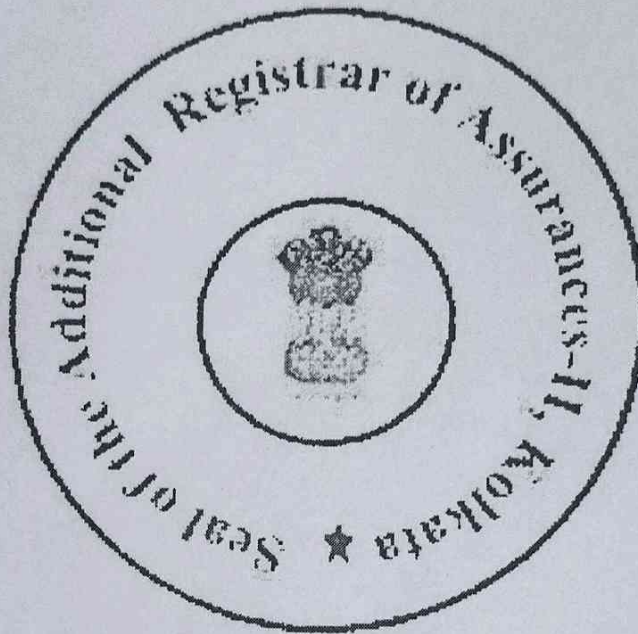
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 13637 to 13661

being No 190218318 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2024.01.15 18:01:30 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 15/01/2024

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.