

POWER OF ATTORNEY

PROMOTER/DEVELOPER
AFTER REGISTERED DEVELOPMENT
AGREEMENT

BETWEEN

SRI ARUNAVA MITRA & 8 OTHERS
LANDOWNERS/FIRST PARTIES

AND

CITY VENTURE

..... ATTORNEY

Re.: **DEVELOPMENT THE PROPERT**
Mouza-Jhorehat, P.S.-Sankrail,
J.L. No. 30, R.S. Dag No. 721,
R.S. khatian No. 785, L.R.
Dag No. 767, L.R. Khatian
Nos. 6019, 6018, 5849, 6012,
6015, 6013, 6014, 6016 &
6017 within the area of
Jhorehat Gram Panchayet
District Howrah- 711302.

7/11/2023

7075/2023

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AF 025394

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of
Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

19 MAY 2023

GENERAL POWER OF ATTORNEY TO PROMOTER/DEVELOPER
AFTER REGISTERED DEVELOPMENT AGREEMENT

BY THIS DEVELOPMENT POWER OF ATTORNEY is made on this 19th day of May, 2023 **BETWEEN**

1. SRI ARUNAVA MITRA (PAN - DYNPM2814L) (AADHAAR - 6176 6651 6633) son of Late Amitava Mitra by occupation Retired ;

2. SMT. DIPALI MITRA (PAN-BIZPM5890A) (AADHAAR - 4940 7679 7852) wife of Late Amitava Mitra by occupation Pension Holder ;

[Handwritten signature]

5144 18.05.2023
Aruna & Mitra & others,
Shorehat Pachalpara, P.O. - Shorehat
Sankrail, Howrah - 71130

50/-

স্বাক্ষর

অরুণ সরকার
হাওড়া আলেকট্রিক
সংসদ কোর্ট কমপ্লেক্স

10/-



Rupak Dasgupta
S/o. Sri. Narayan Dasgupta
Judges' court Howrah
Howrah - 71101

LAW CLERK



3. SRI INDRANIL MITRA (PAN - CONPM8063A) (AADHAAR - 8291 8509 2158) son of Sri Kamal Mitra, by occupation Service ;

4. SMT. JABA MITRA (PAN - HNPPM6368J) (AADHAAR - 4376 1775 5342) wife of Late Swapn Mitra by occupation House hold Duties ;

5. SRI SUMANTA MITRA (PAN - AZQPM8107R) (AADHAAR - 4912 6876 0857) Son of late Swapn Mitra by occupation Service, No. 1 to 5 are by faith Hindu, by Nationality Indian, residing at Jhorehat Pachalpara, Post Office Jhorehat, Police Station Sankrail, District Howrah - 711302, West Bengal, India.

6. SMT. SUSMITA GHOSH (PAN - DPXPG6044H) (AADHAAR - 7984 6042 6568) wife of Sri Sanjib Ghosh D/o. Late Swapn Mitra by occupation House hold Duties, by faith Hindu, by Nationality Indian, residing at Nipoban 5th floor, Block - G, holding No. 9/N, Pubali, Ricksha Stand, Baguiati, Aswini Nagar, North 24 Parganas 700159, West Bengal, India.

7. SMT. ARPITA BARDHAN (PAN - BZAPB7481A) (AADHAAR - 8179 0513 1973) wife of Sri Shyamal Bardhan D/o. Late Swapn Mitra by occupation Household Duties, by faith Hindu, by Nationality Indian, residing at Village Shrirpara Jagannath Colony, Mandalpara, Bhatpara(M), Shyamnagar, North 24 Parganas-743127, West Bengal, India.

8. SMT. NANDITA MITRA (PAN - DEUPM9345P) (AADHAAR - 4724 0880 2556) wife of late Satyajit Mitra by occupation Household Duties, by faith Hindu, by Nationality Indian, residing at Flat No. 9, Block - B, 620, Rabindra Pally, Post Office Brahmapur, Police Station Bansdroni, District South 24 Parganas - 700096, West Bengal, India.

9. SRI SAAYAN MITRA (PAN - CPUPM4138N) (AADHAAR - 6540 9427 4376) son of late Satyajit Mitra by occupation Service, by faith Hindu, by Nationality Indian, residing at Flat No. 9, Block - B, 620,

Sumanta Mitra

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
19 MAY 2023

Rabindra Pally, Post Office Brahmapur, Police Station Bansdroni, District South 24 Parganas – 700096, West Bengal, India hereinafter called and referred to as the **“LAND OWNERS /APPOINTERS/ PRINCIPALS/EXECUTANTS & EXECUTRIX** do hereby nominated, appointed and constitute **“CITY VENTURE” (PAN – AASFC3889R)** having its Registered Office at Flat No.503, Ayaan Apartment, Andul Purbapara, Andul Mouri, P.S-Sankrail, Howrah-711302, represented by its Partners :-

(1)SRI PRITAM NAYEK (PAN-AOOPN7346E) (AADHAR – 8296 4703 7769) son of Sri Pankaj Nayek by faith Hindu, by occupation Business by Nationality Indian residing at Village – Prasastha, Post Office – Andul-Mouri, Police Station – Domjur, District Howrah-711302, West Bengal, India **and**

(2) SMT. NITI MISHRA (PAN : HZUPM0335L AND AADHAAR : 3977 8900.6214) w/o. Shri Rahul Kumar Mishra, by faith Hindu, by occupation business, by Nationality Indian residing at Chak Sikhari, Sant Ravidas Nagar, Uttar Pradesh - 221304 West Bengal, India hereinafter referred to as the **“DEVELOPER/ATTORNEY/SECOND PART”** our true and lawful attorney for us and on behalf as the same is now and hereinafter constituted from time to time to interest the following acts deeds and things.

ALL THAT piece and parcel of **one demarcated plot of Rayata Dakhali Swatwiya Sali at present Bastu by virtue of Amalgamation containing an area of land admeasuring 04 (four) Cottahs i.e. as per ROR (L.R.) 06 decimals** Bastu land with old dilapidate 900 Sqft. Partly two storied pucca Building with cemented floor & 200 Sqft. R.T. Shed Room out of 17 decimals comprised in R.S. Dag No. 721 under R.S. Khatian No. 785 corresponding to L.R. Dag No. 767 under L.R. Khatian No. 138, 2554, 5849 & 2639 of Mouza Jhorehat, J.L. No.30, under Police Station

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
19 MAY 2023

Sankrail, within the area of Jhorehat Gram Panchayet, District – Howrah 711302 **TOGETHER WITH** easementary right of 12' feet wide Gram Panchayet Road on the Northern side and the Eastern side of this plot of land inclusive all sorts of easement right, heredatements, appurtenants and amenities and privileged attached thereto morefully specifically described in the **Schedule** herein under below and referred to as the **TOTAL PROPERTY** herein after called the **"SAID PROPERTY FOR DEVELOPLMENT"**.

WHEREAS the **LAND OWNERS No. 1 Sri Arunava Mitra and No. 2 Smt. Dipali Mitra** have acquired as joint owners and occupiers in respect of a demarcated plot of **Rayata Mokorari Sthitiban Swatwiya 03 decimals equivalent 02 (two) cottahs Sali at present Bastu land** on the western side out of 04 (four) cottahs **equivalent to 6½ decimals** within the area of 17 decimals adjacent with the 12' feet wide Panchayet Road on the Northern side towards connected with the 12' feet wide Gram Panchayet Road on the Eastern side comprised in R.S. Dag No. 721 under R.S. Khatian No. 785 of Mouza Jhorehat, J.L. No.30, under Police Station Sankrail, within the area of Jhorehat Gram Panchayet, District – Howrah 711302 by virtue of inheritance from their predecessor Amitava Mitra who was acquired by a registered **Deed of Gift** from his mother **Smt. Suniti Mitra** on 12th day of January 1973 registered before the District Registrar Howrah duly recorded in the Book No. I, Volume No. 15, Pages 155 to 157 Being No.129 for the year 1973 having got mutated and recorded his name in the land reforms Record of Right of L.R. Khatian No. 138 as 03 decimals Sali land derived from L.R. Khatian No. 785.

AND WHEREAS the **LAND OWNER No. 3 Sri Indranil Mitra** has acquired as absolute sole owner & occupier in respect of a demarcated plot of **Rayata Mokorari Sthitiban Swatwiya** undivided area of land **1.4076 decimals** in the share of 0.0828 equivalent to **01(one) cottah** Sali at present Bastu land together with 200 Sqft. tiles shed room on the North east corner out of aforementioned 4(four) cottahs equivalent to **6½ decimals** within the area of 17 decimals adjacent with the 12' feet wide

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Gram Panchayet Road on the Northern side & 12' feet wide Panchayet Road on the Eastern side of this land comprised in R.S. Dag No. 721 under R.S. Khatian No. 785 corresponding to **L.R. Dag No. 767 under L.R. Khatian No. 385** of Mouza Jhorehat, J.L. No.30, under Police Station Sankrail, within the area of Jhorehat Gram Panchayet, District – Howrah 711302 morefully specifically described in the **“SECOND SCHEDULE”** herein under below by virtue of a Registered **Deed of Gift** dated 28th day of September, 2021 duly registered at the Office of the District Sub Registrar-II, Howrah and recorded in the Book No.1, Volume No. 0513-2021, pages 284195 to 284213 Being No. 051308329 for the year 2021 from his father **Sri Kamal Mitra** who was acquired partly undivided area of land 0.4076 acre by way of inheritance from his father and partly undivided area of land 1.0000 acre acquired by way of Registered **Deed of Gift** from his brother **Sri Prasanta Mitra** on 23rd day of August, 2005 duly registered at the Office of the Additional District Sub Registrar, Ranihati Howrah duly recorded in the Book No.1, Volume No. 51, pages 49 to 54 Being No. 2590 for the year 2005.

AND WHEREAS the party of the **LAND OWNERS No. 4 Smt. Jaba Mitra, No. 5 Sri Sumanta Mitra, No. 6 Smt. Susmita Mitra, No. 7 Smt. Arpita Bardhan** all predecessor of **Swapan Mitra** and **No. 8 Smt. Nandita Mitra No. 9 Smt. Sayan Mitra** both the predecessor **Satyajit Mitra** jointly acquired in respect of **Rayata Mokorari Sthitiban Swatwiya** undivided area of **01 deciemals equivalent 01 (one) cottah Sali at present Bastu land** on the South-East corner out of aforementioned 04 (four) cottahs **equivalent to 6½ decimals** within the area of 17 decimals adjacent with the 12' feet wide Panchayet Road on the Eastern side towards connected with the 12' feet wide Panchayet Road on the Northern side comprised in R.S. Dag No. 721 under R.S. Khatian No. 785 corresponding to **L.R. Dag No. 767 under L.R. Khatian Nos. 2554 and 2639** respectively of Mouza Jhorehat, J.L. No.30, under Police Station Sankrail, within the area of Jhorehat Gram Panchayet,

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District – Howrah 711302 by virtue of inheritance from their predecessors Swapna Mitra and Satyajit Mitra respectively.

On the strength of aforementioned three **separate Registered Deed of Gift and by virtue of inheritance** in the manner as aforesaid, the aforementioned present **LANDOWNERS Parties of the First Part being absolute joint owners & occupiers** comprised in R.S. Dag No. 721 under R.S. Khatian No. 785 have mutated & recorded their names in respect of their shares out of 04 cottahs equivalent to 6.5 decimals within the area of 17 decimals land in the present settlement Land Reforms Record of Right and also converted aforesaid Sali land to Bastu land in the following manners :

No. of Land Owner	NAME OF THE OWNERS	LR. DAG	LR. KH.	SHARE AS PER LR. KH.	AREA OF LAND AS PER SHARE OF LR.KH	AREA OF LAND		DATE WITH MEMO-NO.OF CONVERSION
						About Dec.	About Cottha	
01.	SRI ARUNAVA MITRA S/o. Late Amitava Mitra	767	6019	0.0833	1.4161	01	02	X/S-29/147/1 (2)SANK/2023 dt.20.02.2023
02.	SMT. DIPALI MITRTRA W/o. Late Amitava Mitra	767	6018	0.0833	1.4161	02		X/S-29/146/1 (2)SANK/2023 dt.20.02.2023
03.	SRI INDRANIL MITRA S/o. Sri Kamal Mitra	767	5849	0.0828	1.4076	02	01	Con./SANK- 470/07/923(2) /L.R.dated 10.04.2008
04.	SMT. JABA MITRA W/o. Late Swapna Mitra	767	6012	0.0104	0.1768	00	01	X/S-29/151/1 (2)SANK/2023 dt.20.02.2023
05.	SRI SUMANTA MITRA S/o. Late Swapna Mitra	767	6015	0.0104	0.1768	00		X/S-29/145/1 (2)SANK/2023 dt.20.02.2023
06.	SMT. SUSMITA GHOSH @ SUSMITA MITRA GHOSH D/o. Late Swapna Mitra.	767	6013	0.0105	0.1785	00		X/S-29/150/1 (2)SANK/2023 dt.20.02.2023
07.	SMT.ARPITA BARDHAN ARPITA-MITRA BARDHAN D/o. Late Swapna Mitra.	767	6014	0.0104	0.1768	00		X/S-29/148/1 (2)SANK/2023 dt.20.02.2023
08.	SMT. NANDITA MITRA W/o. Late Satyajit Mitra	767	6016	0.0208	0.3536	00		X/S-29/144/1 (2)SANK/2023 dt.20.02.2023
09.	SRI SAAYAN MITRA S/o. Late Satyajit Mitra	767	6017	0.0209	0.3553	01		X/S-29/149/1 (2)SANK/2023 dt.20.02.2023
TOTAL AREA OF LAND AS PER DEED 04 i.e. 6½ DECIMALS and AS PER RECORD OF RIGHTS 06 DECIMALS.				0.3328	5.6576	06	04	

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AND WHEREAS On the strength of aforementioned **four separate Registered Deed of Gift and by virtue of inheritance** in the manner as aforesaid, the present **LANDOWNERS viz. 1. SRI ARUNAVA MITRA 2. SMT.DIPALI MITRA 3. SRI INDRANIL MITRA 4. SMT. JABA MITRA 5. SRI SUMANTA MITRA 6. SMT. SUSMITA GHOSH 7. SMT. ARPITA BARDHAN 8. SMT. NANDITA MITRA 9. SRI SAAYAN MITRA** have been possessing in their respective separate demarcated portion which are contiguous and/or adjoining to each other and as the said properties of the first parties being adjacent properties, the parties have jointly, mutually agreed and or unanimously decided to Develop their respective properties by raising construction of (G+4) five multistoried building as upon their said land as per sanctioned plan for the sake of better convenience of development of the aforesaid properties and as such the said land owners have mutually amalgamated their said respective properties i.e. 3(three) plots of land delineated and demarcated on the map or plan annexed hereto marked with **PLOT NO. "A"** in the name of **Land owner No. 1. SRI ARUNAVA MITRA & No. 2. SMT. DIPALI MITRA AND PLOT NO. "B"** in the name of **Land Owner No. 3. SRI INDRANIL MITRA AND PLOT NO. "C"** in the name of **Land Owner No. 4. SMT. JABA MITRA, No.5.SRI SUMANTA MITRA, No.6. SMT. SUSMITA GHOSH, No. 7. SMT. ARPITA BARDHAN, No. 8. SMT. NANDITA MITRA and No. 9. SRI SAAYAN MITRA** have merged into **one compact plot of Rayata Mokarari Sthitiban Swatiya Sali** at present Bastu land admeasuring **04 cottahs equivalent to 6.5 decimals** out of 17 decimals comprised in R.S. Dag No. 721 under R.S. Khatian No. 785 corresponding to L.R. Dag No. 767 under L.R.Khatian Nos.138, 2554, 5849 & 2639 respectively of Mouza Jhorehat, J.L. No.30, under Police Station Sankrail, within the area of Jhorehat Gram Panchayet, District – Howrah 711302 inclusive all sorts of easement right of 12' feet wide Gram Panchayet Road on the Northern side and on the Eastern side the plot of land by executed a **DEED OF AMALGAMATION** on 22nd day of February 2022 registered before the office of the District Sub Registrar-II, Howrah duly recorded in the Book No. 1, Volume No. 0513-2023 Pages 39270 to 39301 Being No. 051301446 for the year 2023.



AND WHEREAS by virtue of the aforesaid four separate Registered Deed of Gift as well as by executed a registered **Deed of Amalgamation** Being No. 051301446 dated 22.02.2023 of District Sub Registrar Howrah in the manner as aforesaid the present **Land Owners/Principals/ Executants NO. 1. SRI ARUNAVA MITRITA, NO. 2. SMT. DIPALI MITRA, NO.3. SRI INDRANIL MITRA, NO. 4. SMT. JABA MITRA NO. 5. SRI SUMANTA GHOSH MITRA NO. 6, SMT. SUSMITA MITRA NO. 7. SMT. ARPITA BARDHAN NO. 8. SMT. NANDITA MITRA AND NO. 9. SMT. SAYAN MITRA** have jointly acquired all transferable right, title, in respect of **ALL THAT** piece and parcel of **one compact plot of Rayata Dakhali Swatwiya Sali at present Bastu land** containing an area of land admeasuring **04 (four) cottahs i.e. 6½ Decimals as per ROR (L.R.) 06 decimals** marked with plot Nos. **"A", "B", & "C"** comprised in R.S. Dag No. 721, under R.S. Khatian No. 785 corresponding to **L.R. Dag No. 767** under **L.R. Khatian Nos. 6019 & 6018** derived from L.R. Khatian No. 138 **AND L.R. Khatian No. 5849** derived from L.R. Khatian No. 385 **AND L.R. Khatian Nos. 6012, 6015, 6013, 6014, 6016 & 6017** derived from L.R. Khatian Nos. 2554 & 2639 respectively of Mouza Jhorehat, J.L. No. 30, Police Station Sankrail with in area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711 302 with all sorts of easementary right of 12' feet wide common passage Northern side towards connected with Eastern Side of this plot of land morefully specifically described hereunder in the **SCHEDULE** hereinafter referred to as the **TOTAL PROPERTY** hereinafter called the said property **FOR DEVELOPMENT** and enjoying the same without any interruption from any corner whatsoever with **FREE FROM ALL ENCUMBRANCES**.

AND WHEREAS due to inconvenience to look after, manage, control and develop the said property, We, the above named **APPOINTERS/ PRINCIPALS** being the Land owners & occupiers entered into an Agreement for Development on 19th day of May in the year 2023 with Developer **"CITY VENTURE"** a partnership firm being incorporated under the Partnership Act 1956 having its office at Village



and Post Office Jhorehat, Police Station Sankrail, District Howrah 711302, West Bengal, India being represented by its partners viz. **(1) SRI PRITAM NAYEK** son of Sri Pankaj Nayek residing at Village - Prasastha, Post Office - Andul-Mouri, Police Station - Domjur, District Howrah-711302, West Bengal, India **and (2) SMT. NITI MISHRA** W/o. Shri Rahul Kumar Mishra, residing at Chak Sikhari, Sant Ravidas Nagar, Uttar Pradesh -221304 West Bengal, India for raising the constructed building upon the said land as per residential cum commercial building plan to be sanction by the Howrah Zilla Parishad after demolishing the existing structure thereon which has been registered before the District Sub Registrar Office Howrah duly recorded in Book No. I. Volume 1904-2023 Being No. ~~190407063~~ 190407063 for the year 2023.

AND WHEREAS in order and in terms of the said Agreement for Development and also for avoid difficulties on the part of the said developer in the matter of effecting the said construction, and the ratio and/or allocation have been settled in between the parties herein which is morefully described in the above mentioned Agreement for Development, which is treated as part and parcel of this **POWER OF ATTORNEY**

Now it has become necessary to execute and grant Power of Attorney wherein and whereby we the Land owners/Principals want to appoint the said Developer **"CITY VENTURE"** a Partnership Firm as our lawful constituted attorney to do all acts, deeds, things and cause to be done and perform in respect of our said property in terms of the said Agreement for Development on our behalf.

NOW KNOWN WE ALL MEN by these presents that we, the above named appointers/principals/owners do hereby nominate, constitute and appoint the Developer **"CITY VENTURE"** a partnership firm being incorporated under the Partnership Act 1956 having its office at Village and Post Office Jhorehat, Police Station Sankrail, District

Sumanta Mishra

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Howrah 711302, West Bengal, India being represented by its partners viz. **(1) SRI PRITAM NAYEK** son of Sri Pankaj Nayek residing at Village – Prasastha, Post Office – Andul-Mouri, Police Station – Domjur, District Howrah-711302, West Bengal, India **and (2) SMT. NITI MISHRA** W/o. Shri Rahul Kumar Mishra, residing at Chak Sikhari, Sant Ravidas Nagar, Uttar Pradesh -221304 West Bengal, India as our true and lawful **ATTORNEY** to do all acts, things, perform, execute and cause to be done, executed and performed in respect of our property more fully and particularly described in the Schedule hereunder written as mentioned below in our name and on our behalf that is to say.

Sumantra Mishra

1. **To** develop, construct multi-storied building at our aforementioned landed property morefully particularly described in the Schedule hereunder written in terms of **Development Agreement** dated 19.05.2023 which has been registered before the Additional Registrar of Assurances – IV, Kolkata duly recorded in Book No. I, Being No. 190407063 , for the year 2023.
2. **To** engage Engineer, L.B.S., Designer, Masons, Architect, Labours and any other kind of technical know-how for the purpose of erection of the said construction and/or project at the said premises, for and on behalf of the land owners.
3. **To** demolish the existing structures and remove the same by way of sale or otherwise and to realize sale proceeds thereof.
4. **To** sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all the meassuages tender heriditaments premises or any part thereof and also take possession and to administer all the effects thereof in our names and on our behalf.
5. **To** sign on required papers or plan and to submit plan and other necessary papers before the Howrah Zilla Parishad or any other authority/authorities for the purpose of proposed multistoried building

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in respect of the said property and to sign all the necessary papers and documents to that effect and to obtain the sanctioned plan from the Howrah Zilla Parishad.

6. **To** provide finance and to supervise for making the construction of the proposed multistoried Residential cum Commercial building.

7. **To** negotiate on terms for and to agree to sell their allocated share of flats of the proposed construction, save & except owner's allocation as contained in the said Development Agreement dated 19.05.2023 to any intending purchaser at such price or prices which our said attorney in his absolute discretion thinks fit and proper, to agree upon and to enter into any agreement or agreements for sale/s and/or cancel and/or repudiate the same.

8. **To** receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance amount of consideration of such sale or sales and to give good, valid receipt and discharge for the same which will protect the said purchaser or purchasers.

9. **Upon** such receipt as aforesaid the attorney shall prepare and execute any Deeds or Deed of Sale, Deed of conveyance or conveyances on ownership basis or otherwise in favour of intending purchaser or purchasers or his/her/their nominee or nominees or partner or partners in respect of the Developer's allocations and to present such document/ any Deed and to register the same in any Registry office of the District Registrar, District Sub Registrar, Additional District Sub Registrar and in the Office of Registrar of Assurance, Kolkata to have them registered according to law. That the Attorney **"CITY VENTURE"** a partnership firm represented by its partners viz. (1) **SRI PRITAM NAYEK** son of Sri Pankaj Nayek and (2) **SMT. NITI MISHRA** W/o. Shri Rahul Kumar Mishra, shall act deed and things as per terms and conditions stipulated in the Agreement dated 19.05.2023 which has already been executed by and between ourselves and our said Attorney.



10. Subject to the compliance of the provisions Development Agreement dated 19.05.2023 to present any such Deed or Deeds of Sale, Conveyance or conveyances or other document or documents and to put signatures on it on our behalf for registration and to admit execution thereof and receive consideration before any sub-Registrar or Registrar having authority for and to have them according to law for Developer's allocated share only at the new masonry building on building on completion to such purchaser or purchasers as fully and effectually in all respects on our behalf, and he shall have right to enter into an agreement for sale with the prospective buyers at any time of his allocated share.

11. To institute suit/s or other legal proceedings or contest in any suits authorized by law and to sign any plaint, petition or other pleadings, vakalatname, warrant of attorney and to depose on our behalf and/or to execute in any decree or order.

12. To apply for permission of competent authority under provision of the Urban Land (ceiling & regulation) act, 1976 for sale of the undivided proportionate share of land in the said premises and/or Flats, if necessary and to execute, affirm and sign necessary declaration from and applications and to swear affidavit for such purpose and to submit the same and appear before the competent authority.

13. To appear before the Income Tax authority and to apply for obtaining clearance certificate if required.

14. To put or affix sign board on the said premises and to publish notification in the newspaper for inviting application for booking of the proposed flats.

15. To enter into the said premises with contractors, architects and other workmen for construction of the building or buildings and to do all necessary works in connection therewith.

16. The enter into the said premises for taking measurement of the land or building and to sign the proposed plan, application,



undertakings, declaration and other papers in connection therewith and to submit the same to the Howrah Zilla Parishad to get the said plan sanctioned, approved and/or modified or altered if necessary, and to pay necessary fees and also to obtain permission from all the authorities, required to be obtained for same and to obtain sanction and/or permission in my names and on my behalf and to represent me before Howrah Zilla Parishad, Police Department, Fire Brigade and other necessary authorities in connection therewith.

17. To apply for and obtain permission for steel, cement, brick and other building materials to be required for construction of the building and the appoint architect and contractor for construction of the Building in the said premises.

18. To apply for obtaining electricity, water, gas, telephone, telex, connection (temporary or permanent) and underground cables sewerage and drainage connection in the said premises.

19. To issue "No Objection" certificate on our behalf to any intending purchaser for any house building and/or commercial loan from any Bank, Company, Firm and other financial institution for the Flat to be purchased by such purchaser.

20. To pay taxes, rates, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof and to obtain valid discharge in respect thereof.

21. To insure, the building to be constructed against any loss or damage by fire and other risk as they deemed necessary or desirable and to pay all payment for such insurance and to receive any compensation arising out of the said insurance.

22. To appear and represent us in any Court of Civil, Criminal, Original, appellate, Revisional Jurisdiction of the Hon'ble High Court before settlement office, Howrah Zilla Parishad, Settlement Department, Income tax, Wealth tax, Urban land Ceiling Authority or other authorities and to sign verify and file any complaints, written Statements,

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application, petitions, affidavit, undertakings, declaration and all other documents & papers.

23. To take loan from the Bank or financial institution for the purpose of raising construction purposed masonry multistoried building without encumbering our allocated share as per the said Development Agreement.

24. To submit any revised plan, deposit fines, file as made plan to execute in case of necessary of Deed of Declaration, Deed of Amalgamation, Deed of Boundary Declaration, Deed of Rectification or any other instruments in order to convey the intending purchasers/Buyers a perfect title in the property for and on our behalf.

25. To obtain any refund of stamp duty, court fees or any other amount from anybody or any Government Departments or any other organization of our said property on behalf of the **PRINCIPALS**.

26. To appoint and retain Advocates, Solicitors, Pleaders, Lawyer, Attorney, Barrister, Clerk, Moharer and legal practitioners and to sign and execute vakalatnamas and to accept service of all summons notice and other judicial process and to execute any order, Decree or Judgement and to deposit for withdraw money or documents in and from and court or other authorities **AND GENERALLY** to act in any suit, proceedings or matters in which we may be interested or concerned in connection with the said premises fully described in the Schedule herein below.

27. To Settle, compromise all actions, suits, accounts, claims and disputes between ourselves and any other person or persons **AND GENERALLY** to do execute and perform all other lawful acts, matters and things as our said attorney shall consider necessary in connection with the said premises **AND** We do hereby agree that all acts, deeds and things in respect of the said premises lawfully done by the said attorney on behalf of shall be construed as my acts Deeds and things done by us **AND** We undertake to ratify and confirm all and whatsoever



the said attorney shall lawfully do cause to be done for construction and sale of the premises by virtue of this Power of Attorney governed under the Development agreement dated 19. 05.2023. That this power of Attorney shall remain in force till completion of construction of the proposed building as per said agreement dated 19.05.2023 and also till completion of sale of the agreed share of the Developer/attorney.

28. For all or any of the purpose hereinbefore mentioned to appear and represent of us before all authorities having jurisdiction and to sign, execute and submit all papers and documents as and when be required in connection with the construction of the proposed building and after such construction for sale of the Developer's allocation.

29. The ratio has been settled as 100% percent in between the owners and the developers i.e. to mean the **Owners** will be allocated **five flats/units** admeasuring **550 Sqft. covered area of each** and **one flat/unit 700 Sqft. i.e. total area (2200 Sft. + 700 Sft.) = 2,900 Sqft. covered area** together with proportionate undivided share and interest of the land underneath the building along with proportionate common /joint easement rights and amenities as would be available in the said new building along with common right of user of the roof of the said new building which is to be allocated to the builder as per plan sanctioned by the Howrah Zilla Parishad.

AND

Developer will get remaining portion of the total constructed area and the developer will hand over the possession of the owner's allocation within the stipulated period as per the terms and conditions morefully contained in Development Agreement dated 19.05.2023 .

30. All the amount receivables and/or payable must be paid to the Bank Account of the principals.



31. That Power of Attorney will be cancelled and or revocable automatically after the complete of this total process.

32. It is made clear that this Power of Attorney is granted for the purpose of smooth construction and development and selling out flats arising out of the developer's allocation and the said flats will be erected over the property fully described in the Schedule hereunder written.

33. AND GENERALLY to do all acts, deeds and things in concerned authority hereby granted in respect of the said premises which We ourselves could have done lawfully under my own hands if present personally.

AND We hereby do ratify and confirm all and whatsoever other acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the said business under and by virtue of the **POWER OF ATTORNEY NOTWITHSTANDING.**

SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of **one demarcated plot of Rayata Dakhali Swatwiya Sali at present Bastu by virtue of Amalgamation containing an area of land admeasuring 04 (four) Cottahs i.e. as per ROR (L.R.) 06 decimals** with old dilapidate 900 Sqft. Partly two storied pucca Building with cemented floor & 200 Sqft. R.T. Shed Room out of 17 decimals comprised in R.S. Dag No. 721 under R.S. Khatian No. 785 corresponding to **L.R. Dag No. 767 under L.R. Khatian No. 6019 as 01 decimal** according to the share 0.0833 i.e. 1.4161 acre & **L.R. Khatian No. 6018 as 02 decimals** according to the share 0.0833 i.e. 1.4161 acre derived from L.R. Khatian No. 138 **AND L.R. Dag No. 767 under L.R. Khatian No. 5849 as 02 decimals** according to the share 0.0828



i.e. 1.4076 acre derived from L.R. Khatian No. 385 **AND L.R. Dag No. 767 under L.R. Khatian No. 6012 as 00 decimal** according to the share 0.0104 i.e. 0.1768 acre ; **L.R. Khatian No. 6015 as 00 decimal** according to the share 0.0104 i.e. 0.1768 acre ; **L.R. Khatian No. 6013 as 00 decimal** according to the share 0.0105 i.e. 0.1785 acre; **& L.R. Khatian No. 6014 as 00 decimal** according to the share 0.0104 i.e. 0.1768 acre derived from L.R. Khatian No. 2554 **AND L.R. Khatian No. 6016 as 00 decimal** according to the share 0.0208 i.e. 0.3536 acre & **L.R. Khatian No. 6017 as 01 decimal** according to the share 0.0209 i.e. 0.3553 acre derived from L.R. Khatian No.2639 respectively of Mouza Jhorehat, J.L. No.30, Police Station Sankrail with in area of Jhorehat Gram Panchayet at present Banupur-II Gram Panchayet District Howrah 711 302 **TOGETHER WITH** easementary right of 12' feet wide Gram Panchayet Road on the Northern side and Eastern Side of this plot of land inclusive all sorts of easement right, heridatements, appurtenants and amenities and privileged attached thereto within the territorial Jurisdiction of District Sub Registrar, Howrah and Additional District Sub Registrar Ranihati is the property under this instant **DEVELOPMENT POWER OF ATTORNEY**, which is butted and bounded in the manner following:-

ON THE NORTH: 12' feet wide Gram Panchayet Road.

ON THE SOUTH: Land of Anjali Barik & others of R.S. Dag No. 721(P).

ON THE EAST : 12' feet wide Gram Panchayet Road.

ON THE WEST : Pond of Monindra Hazra & others of R.S. Dag No. 520(P).

IN WITNESS WHEREOF the parties hereto subscribed their hands and seals on the day, month and year written hereinbefore.

SIGNED, SEALED AND DELIVERED

in the Presence of :

WITNESSES :-

1. Rupak Das Gupta
Judges' Court, Howrah
Howrah - 711101.

2. Debabrata Manna,
Tijersaha, Panchala,
Howrah - 711302

3. Rishi Mukherjee
Andul Thakhet Howrah

1. Arunava Mitra
2. Dipali Mitter
3. Jahnu Mita
4. Jala Mitter
5. Sumantra Mitter
6. Susmita Ghosh
7. Arpita Bardham
LTTO of Nandita Mitter
by the pen of
Saayan Mitra
8. _____
9. Saayan Mitra

Signatures of the **Appointers/ Executants/ Executrix /Principals**

Read over and explained the contents *Hindi* in Bengali to the Land owners who admits the same to be correct and
Drafted & Prepared by :

Prasanta Kumar Pal
Advocate

Judges Court, Howrah
Enrolment No. WB-1879/1981
Typed by :

Rupak Das Gupta
Rupak Das Gupta
Jagacha, Howrah-711112.

This Development Power of Attorney
be Accepted

CITY VENTURE

Pritham Nayek
Partner

CITY VENTURE

Niti Mishra
Partner

Signature of the **Attorney**
"CITY VENTURE"

Represented by its **Partners**

1. **SRI PRITAM NAYEK**
2. **SMT. NITI MISHRA**

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Asunava Mishra



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Dipali Mishra



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Jhvit Mishra

Handwritten initials

SPECIMEN FORM FOR TEN FINGER PRINTS



Jaba Mitter

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Jaba Mitter



Sumanta Mitter

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Sumanta Mitter



Susmita Ghosh

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Susmita Ghosh

RL

SPECIMEN FORM FOR TEN FINGER PRINTS



Arpita Bardham

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Arpita Bardham



of Nandita Mishra
for son of Saayan Mitra

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



Saayan Mitra

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Saayan Mitra

Y2B

SPECIMEN FORM FOR TEN FINGER PRINTS



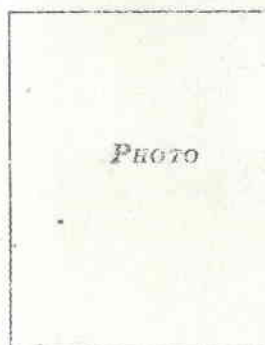
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Rajinder Singh



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Jyoti Mishra



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

Handwritten signature

Major Information of the Deed

Deed No :	I-1904-07075/2023	Date of Registration	19/05/2023
Query No / Year	1904-8001287781/2023	Office where deed is registered	
Query Date	19/05/2023 2:41:26 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Rupak Das Gupta Judges Court, Howrah,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9836294432, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 6,40,000/-		Rs. 23,91,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 73/- (Article:E, M(a),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190407063/2023		

Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: JHORHAT, Mouza: Jhorhat, Pin Code : 711302

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-767	LR-6019	Bastu	Sali	1 Dec	1,00,000/-	2,70,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-767	LR-6018	Bastu	Sali	2 Dec	1,00,000/-	5,40,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-767	LR-6015	Bastu	Sali	1 Sq Ft	20,000/-	20,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-767	LR-5849	Bastu	Sali	2 Dec	1,00,000/-	5,40,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-767	LR-6012	Bastu	Sali	1 Sq Ft	20,000/-	20,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-767	LR-6013	Bastu	Sali	1 Sq Ft	20,000/-	20,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :

L7	LR-767	LR-6014	Bastu	Sali	1 Sq Ft	20,000/-	20,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-767	LR-6016	Bastu	Sali	1 Sq Ft	30,000/-	30,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-767	LR-6017	Bastu	Sali	1 Dec	30,000/-	2,70,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			6.0115Dec	4,40,000 /-	17,30,000 /-	
		Grand Total :			6.0115Dec	4,40,000 /-	17,30,000 /-	

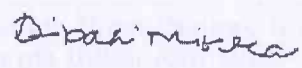
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3	200 Sq Ft.	40,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L3	900 Sq Ft.	1,60,000/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1100 sq ft	2,00,000 /-	6,61,500 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arunava Mitra Son of Late Amitava Mitra Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 , Place : Office			
		19/05/2023	LTI 19/05/2023	19/05/2023

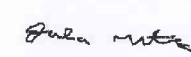
Jorehat Pachalpara, City:- , P.O:- Jhorehat, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: dyxxxxxx4l, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023
 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mrs Dipali Mitra (Presentant) Wife of Late Amitava Mitra Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office			
	19/05/2023	LTI 19/05/2023	19/05/2023	

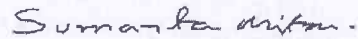
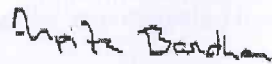
Jorehat Pachalpara, City:- , P.O:- Jhorehat, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: bixxxxxx0a, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023
 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office

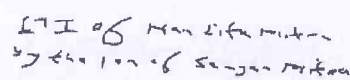
3	Name	Photo	Finger Print	Signature
	Mr Indranil Mitra Son of Mr Kamal Mitra Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office			
	19/05/2023	LTI 19/05/2023	19/05/2023	

Jorehat Pachalpara, City:- , P.O:- Jhorehat, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: coxxxxxx3a, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023
 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mrs Jaba Mitra Wife of Late Swapan Mitra Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office			
	19/05/2023	LTI 19/05/2023	19/05/2023	

Jorehat Pachalpara, City:- , P.O:- Jhorehat, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: hnxxxxxx8j, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023
 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office

5	Name Mr Sumanta Mitra Son of Late Swapna Mitra Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	19/05/2023	LTI 19/05/2023	19/05/2023	
Jorehat Pachalpara, City:- , P.O:- Jhorehat, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: azxxxxxx7r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office				
6	Name Mrs Susmita Ghosh, (Alias: Mrs Susmita Mitra Ghosh) Wife of Mr Sanjib Ghosh Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	19/05/2023	LTI 19/05/2023	19/05/2023	
Nipoban, 5th Floor, 9/N Pubali, Ricksha Stand, Aswini Nagar, Block/Sector: G, City:- , P.O:- Baguiati, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: dpxxxxxx4h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office				
7	Name Mrs Arpita Bardhan, (Alias: Mrs Arpita Mitra Bardhan) Wife of Mr Shyamal Bardhan Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	19/05/2023	LTI 19/05/2023	19/05/2023	
Sthirpara Jagannath Colony, Mandalpara, New Ps.- Bhatpara, City:- , P.O:- Shyamnagar, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bzxxxxxx1a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office				

8	Name Mrs Nandita Mitra Wife of Late Satyajit Mitra Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office	Photo  19/05/2023	Finger Print  LTI 19/05/2023	Signature  19/05/2023
620, Rabindra Pally, Block/Sector: B, Flat No: 9, City:- , P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: dxxxxxx5p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office				
9	Name Mr Saayan Mitra Son of Late Satyajit Mitra Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office	Photo  19/05/2023	Finger Print  LTI 19/05/2023	Signature  19/05/2023
620, Rabindra Pally,, Block/Sector: B, Flat No: 9, City:- , P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: cpxxxxxx8n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office				

Attorney Details:

SI No	Name,Address,Photo,Finger print and Signature
1	CITY VENTURE Ayaan Apartment, Andul Purbapara, Andul Mouri, Flat No: 503, City:- , P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 , PAN No.: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pritam Nayek Son of Mr Pankaj Nayek Date of Execution - 19/05/2023, , Admitted by: Self, Date of Admission: 19/05/2023, Place of Admission of Execution: Office	 May 19 2023 4:28PM	 LTI 19/05/2023	 19/05/2023
Prasastha, City:- , P.O:- Andul Mouri, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: aoxxxxxx6e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CITY VENTURE (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mrs Niti Mishra Wife of Rahul Kumar Mishra Date of Execution - 19/05/2023, , Admitted by: Self, Date of Admission: 19/05/2023, Place of Admission of Execution: Office	 May 19 2023 4:29PM	 LTI 19/05/2023	 19/05/2023
Chak Sikhari, Sant Ravidas Nagar, City:- , P.O:- Chak Sikhari, P.S:-GYANPUR, District:-Sant Ravidas Nagar BUTtar Pradesh, India, PIN:- 221304, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: hzxXXXXX5I, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CITY VENTURE (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rupak Dasgupta Son of Mr. Narayan Dasgupta Judges Court, Howrah, City:- , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			
	19/05/2023	19/05/2023	19/05/2023

Identifier Of Mr Arunava Mitra, Mrs Dipali Mitra, Mr Indranil Mitra, Mrs Jaba Mitra, Mr Sumanta Mitra, Mrs Susmita Ghosh, Mrs Arpita Bardhan, Mrs Nandita Mitra, Mr Saayan Mitra, Mr Pritam Nayek, Mrs Niti Mishra

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Arunava Mitra	CITY VENTURE-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Dipali Mitra	CITY VENTURE-2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Mitra	CITY VENTURE-0.00229167 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Mitra	CITY VENTURE-2 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mrs Jaba Mitra	CITY VENTURE-0.00229167 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mrs Susmita Ghosh	CITY VENTURE-0.00229167 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mrs Arpita Bardhan	CITY VENTURE-0.00229167 Dec

Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs Nandita Mitra	CITY VENTURE-0.00229167 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Saayan Mitra	CITY VENTURE-1 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arunava Mitra	CITY VENTURE-22.22222200 Sq Ft
2	Mrs Dipali Mitra	CITY VENTURE-22.22222200 Sq Ft
3	Mr Indranil Mitra	CITY VENTURE-22.22222200 Sq Ft
4	Mrs Jaba Mitra	CITY VENTURE-22.22222200 Sq Ft
5	Mr Sumanta Mitra	CITY VENTURE-22.22222200 Sq Ft
6	Mrs Susmita Ghosh	CITY VENTURE-22.22222200 Sq Ft
7	Mrs Arpita Bardhan	CITY VENTURE-22.22222200 Sq Ft
8	Mrs Nandita Mitra	CITY VENTURE-22.22222200 Sq Ft
9	Mr Saayan Mitra	CITY VENTURE-22.22222200 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Arunava Mitra	CITY VENTURE-100.00000000 Sq Ft
2	Mrs Dipali Mitra	CITY VENTURE-100.00000000 Sq Ft
3	Mr Indranil Mitra	CITY VENTURE-100.00000000 Sq Ft
4	Mrs Jaba Mitra	CITY VENTURE-100.00000000 Sq Ft
5	Mr Sumanta Mitra	CITY VENTURE-100.00000000 Sq Ft
6	Mrs Susmita Ghosh	CITY VENTURE-100.00000000 Sq Ft
7	Mrs Arpita Bardhan	CITY VENTURE-100.00000000 Sq Ft
8	Mrs Nandita Mitra	CITY VENTURE-100.00000000 Sq Ft
9	Mr Saayan Mitra	CITY VENTURE-100.00000000 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: JHORHAT, Mouza: Jhorhat, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 767, LR Khatian No:- 6019	Owner:অরুণাভ মিত্র, Gurdian:অমিতাভ , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 767, LR Khatian No:- 6018	Owner:দিপালী মিত্র, Gurdian:অমিতাভ , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 767, LR Khatian No:- 6015	Owner:সুমন্ত মিত্র, Gurdian:স্বপন , Address:নিজ , Classification:শালি,	Owner Name not selected by applicant.

L4	LR Plot No:- 767, LR Khatian No:- 5849	Owner:ইন্দ্রনীল মিত্র , Gurdian:কমল , Address:আব্দুল,হাওড়া , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 767, LR Khatian No:- 6012	Owner:জবা মিত্র, Gurdian:স্বপন , Address:নিজ , Classification:শালি,	Owner Name not selected by applicant.
L6	LR Plot No:- 767, LR Khatian No:- 6013	Owner:সুস্মিতা মিত্র ঘোষ, Gurdian:স্বপন , Address:নিজ , Classification:শালি,	Owner Name not selected by applicant.
L7	LR Plot No:- 767, LR Khatian No:- 6014	Owner:অর্পিতা মিত্র বর্ধন, Gurdian:স্বপন , Address:নিজ , Classification:শালি,	Owner Name not selected by applicant.
L8	LR Plot No:- 767, LR Khatian No:- 6016	Owner:নন্দিতা মিত্র, Gurdian:সত্যজিত , Address:নিজ , Classification:শালি,	Owner Name not selected by applicant.
L9	LR Plot No:- 767, LR Khatian No:- 6017	Owner:সায়ন মিত্র, Gurdian:সত্যজিত , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

On 19-05-2023

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

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

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

Presented for registration at 15:15 hrs on 19-05-2023, at the Office of the A.R.A. - IV KOLKATA by Mrs Dipali Mitra , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 23,91,500/-

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

Execution is admitted on 19/05/2023 by 1. Mr Arunava Mitra, Son of Late Amitava Mitra, Jorehat Pachalpara, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Retired Person, 2. Mrs Dipali Mitra, Wife of Late Amitava Mitra, Jorehat Pachalpara, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Retired Person, 3. Mr Indranil Mitra, Son of Mr Kamal Mitra, Jorehat Pachalpara, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Service, 4. Mrs Jaba Mitra, Wife of Late Swapan Mitra, Jorehat Pachalpara, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 5. Mr Sumanta Mitra, Son of Late Swapan Mitra, Jorehat Pachalpara, P.O: Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Service, 6. Mrs Susmita Ghosh, Alias Mrs Susmita Mitra Ghosh, Wife of Mr Sanjib Ghosh, Nipoban, 5th Floor, 9/N Pubali, Ricksha Stand, Aswini Nagar, Sector: G, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 7. Mrs Arpita Bardhan, Alias Mrs Arpita Mitra Bardhan, Wife of Mr Shyamal Bardhan, Sthirpara Jagannath Colony, Mandalpara, New Ps.- Bhatpara, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by Profession House wife, 8. Mrs Nandita Mitra, Wife of Late Satyajit Mitra, 620, Rabindra Pally, Sector: B, Flat No: 9, P.O: Brahmapur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 9. Mr Saayan Mitra, Son of Late Satyajit Mitra, 620, Rabindra Pally,, Sector: B, Flat No: 9, P.O: Brahmapur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Service

Indetified by Mr Rupak Dasgupta, , , Son of Mr Narayan Dasgupta, Judges Court, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-05-2023 by Mr Pritam Nayek, PARTNER, CITY VENTURE, Ayaan Apartment, Andul Purbapara, Andul Mouri, Flat No: 503, City:- , P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Rupak Dasgupta, , , Son of Mr Narayan Dasgupta, Judges Court, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-05-2023 by Mrs Niti Mishra, PARTNER, CITY VENTURE, Ayaan Apartment, Andul Purbapara, Andul Mouri, Flat No: 503, City:- , P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Rupak Dasgupta, , , Son of Mr Narayan Dasgupta, Judges Court, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

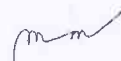
Payment of Fees

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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5144, Amount: Rs.50.00/-, Date of Purchase: 18/05/2023, Vendor name: A
SARKAR



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 343057 to 343093

being No 190407075 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY

Date: 2023.05.23 15:01:09 +05:30

Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/05/23 03:01:09 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)

DATED THIS 19TH DAY OF MAY, 2023

BETWEEN

**SRI ARUNAVA MITRA & 8 OTHERS
LANDOWNERS/FIRST PARTIES**

AND

CITY VENTURE

..... ATTORNEY

POWER OF ATTORNEY

**PROMOTER/DEVELOPER
AFTER REGISTERED DEVELOPMENT
AGREEMENT**

Sri Prasanta Kumar Pal

Advocate

Judges' Court, Howrah