

2051/21

T - 2030 / 2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 163131

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

addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
16 AUG 2021

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS. I **SMT. INDRANI SINGHA ROY**, having PAN KAXPS3938A, Aadhaar No. 396997538785, wife of Swapan Singha Roy, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 411/A, Laxmi Nagar, Lichu Bagan, P. O. Motijheel, P. S. Dum Dum, Kolkata - 700 074, Dist. North 24-Parganas, am the absolute owner and possessor of **ALL THAT** piece and parcel of a plot of land measuring an area of 4 (four) Cottahs together with 100 sq. ft. pucca structure standing thereon on cemented flooring lying and situated under Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. 125B/1, comprised in C. S. Dag No. 354, R. S. & L. R. Dag No. 337, under R. S. Khatian No. 220, L. R. Khatian No. 1474, at Salua, Kolkata - 700136, within the jurisdiction of Airport Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas, morefully and particularly described in the Schedule hereunder written.

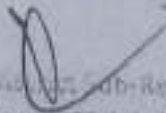
WHEREAS with a view to develop said land by constructing of Multi-storied Building, I have entered into a Development Agreement on 16.08.2021 with **TIRUPATI DEVELOPERS**, (PAN AARFT6176B), having its Principal place of business at 20, Baguiati Road, Ambagan, Ground Floor, P.O. & P. S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas, represented by its Partners namely (1) **SMT. CHAITALI NASKAR**, having PAN ADGPN5647P, Aadhaar No. 498045226738, wife of Sri Tapan Naskar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at DC-60, Narayantala West, P. O. Deshbandhunagar, P. S. Baguiati, Kolkata - 700 059, Dist. North 24-Parganas and (2) **SMT. CHANDRA GHOSH**, having PAN BQIPG5499L, Aadhaar No. 470107062420, wife of Sri Mihir Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at EC-2, Ghoshpara, P. O. Deshbandhunagar, P. S. Baguiati, Kolkata - 700 059, Dist. North 24-Parganas, duly registered before the A.D.S.R. Bidhannagar and recorded in Book No. 1, Being No. 02016 for the year 2021 under some terms and conditions mentioned thereon and now I hereby appoint said **TIRUPATI DEVELOPERS**, as my true and lawful Constituted Attorney in my name on my behalf to do execute and perform all acts, deeds and things as follows-

- 1) To look after and maintain the Schedule mentioned property.
- 2) To construct a Multi-Storied Building upon the said Land mentioned in the Schedule hereinbelow in accordance with the sanctioned plan and amended plan thereto and sign with me in the proposed Site Plan, Building Plan, revised Plan and/ or any modifications plan or plans and to renew the plan if required and to file and obtain the same from the Bidhannagar Municipal Corporation.

- 3) To negotiate on terms and to agree and to enter into and conclude any agreement for sale and sell Developer's Allocated portion of building consisting of different flats, garages, shops, space, units, etc. and the part thereof mentioned in the schedule. The Developer shall free to contact intending Purchaser or Purchasers at such price which agreed upon and/ or cancel or repudiate the same in the manner it deems fit and proper from the Developers allocation portion.
- 4) To allow the intending Purchaser or Purchasers to inspect the Developers Allocation and the documents relating to the said portion except Owner's allocation.
- 5) To receive from the intending Purchaser or Purchasers any earnest money and/or advances and also the balance of purchase money and to give good valid receipt and discharge for the same in respect of Developers Allocation.
- 6) Upon such receipt as aforesaid in Developer name in respect of Developers Allocation and as acts and deeds, to sign, execute and deliver any conveyances, mortgage Deeds, Lease Deeds of the said property in favour of the Purchaser or Purchasers, Lessees, Mortgages or their nominees in respect of Developer's allocation.
- 7) To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other from whatsoever in regards to Developers Allocation Portion of the properties in Developer Name and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realization of the money in respect of such instrument regarding Developer's allocation.
- 8) To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which my Constituted Attorney shall think best fit and proper in respect of Developer's Allocation.
- 9) To institute, commence, prosecute carry on or defend or resist of all suits and other legal actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which I may be parties in any court in Civil, Criminal, Revenue Appellate or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all plaints, written statements, Accounts, Inventories to accept service of all Summon, Notice and other judicial process to execute any judgment process to execute any judgment Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vakalatnama or any Kind of Affidavit.

- 10) To settle, adjust compound, compromise or submit arbitration all actions, suits, accounts claims and disputes relating to the said property between myself and any other person or persons except Developer and compounds or compromise the same.
- 11) To sign and execute any deed or deeds, declarations, instruments and assurance which my said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property in respect of Developers allocation.
- 12) To present any such conveyance or conveyances, Amalgamation Deed or Declarations for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Kolkata having authority for unto have the said Conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary after discussing with myself for conveying the said property to the said Purchaser or Purchasers as fully and effectually in all respect of Developer's Allocation.
- 13) To attend any Court of Law either Civil or Criminal and to represent me, after informing myself, in all Government Offices on my behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.
- 14) To appoint Architect, Civil Engineer, Structural Engineer, Labour, Labour Contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be required for the smooth construction of the said proposed building.
- 15) To appear in any suit, proceedings, motion, L.A. Office, I.T. Office, etc. on my behalf and to represent me before the B.L & L.R.O. for mutation, conversion, etc. and to file the statement or objection, affidavit- in- opposition, etc., if required, in connection with the land mentioned in the Schedule hereinbelow.
- 16) To call the Tender, quotation, etc. from the Supplier for supply of Cement, Iron Road, Sand, Wood, Iron Grill, etc. and to appoint them as my Constituted Attorney shall think fit and proper.
- 17) To ask for demand, recover receivable and collect all money due and payable in connection with the construction of the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever in respect of Developers Allocation.
- 18) To deliver possession of Flat/Flats, Shops, Units Spaces, Garages, etc. except Owner's Allocation as per said Development Agreement with undivided proportionate share of land alongwith other amenities relating thereto either in complete or incomplete finished




Sub-Registrar
Salt Lake City

16 AUG 2021

or semi-finished condition which my Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.

19) To represent me before the Concerned Bidhannagar Municipal Corporation and to sign Site Plan, Building Plan, Revised Plan and/or any modifications plan or plans and to renew the plan if required and to file and obtain the same from the Concerned Bidhannagar Municipal Corporation and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on my behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on my behalf as my Constituted Attorney shall think fit and proper.

20) To represent me before the Competent Authority for connection of Transformer, installation of Lift, Electric Meter and for any other Work and deposit money to the said authority on my behalf and collect all receivables, vouchers, etc. from it.

AND I do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by my said Attorney which shall be construed my acts, deeds and things done by us to all intents and purpose and if I personally present even not withstanding the facts that no special power in that behalf is contained in these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of land measuring an area of 4 (four) Cottahs together with 100 sq. ft. pucca structure standing thereon on cemented flooring lying and situated under Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. 125B/1, comprised in C. S. Dag No. 354, R. S. & L. R. Dag No. 337, under R. S. Khatian No. 220, L. R. Khatian No. 1474, at Salua, Kolkata - 700136, within the jurisdiction of Airport Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas, which is butted and bounded as follows-

<u>ON THE NORTH</u>	:	<u>Main Road</u> <i>Salua Roy Patti Road</i>
<u>ON THE SOUTH</u>	:	R. S. Dag No. 337 (P)
<u>ON THE EAST</u>	:	R. S. Dag No. 337 (P)
<u>ON THE WEST</u>	:	R. S. Dag No. 338 (P)

IN WITNESSES WHEREOF I hereunto set and subscribed my hand and seal on the
day of _____
Two Thousand Twenty One.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of

following WITNESSES :-

1. *Dilip Hom Chaudhury*
Advocate

2. *Susant Dasgupta*
Se-89, Narayanatala (W)
Deshbandhu Nagar
Kolkata - 700059.

Indrani Singha Roy

SIGNATURE OF THE EXECUTANT

Drafted by -

Dilip Hom Chaudhury
Mr. Dilip Hom Chaudhury,
Advocate.
(B.C.R. No. WB-713/78)
Aggr. Govt. - Kolkata.

Tirupati Developers

Chandra Ghosh
Partner(s)

Tirupati Developers

Chaitali Nazkar
Partner(s)

SIGNATURE OF THE ATTORNEY

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

 Indrani Singma Roy	LH					
	RH.					

ATTESTED :- Indrani Singma Roy

 Chandra Ghosh	LH					
	RH.					

ATTESTED :- Chandra Ghosh

 Chaitali Nasikan	LH					
	RH.					

आपका
INCOME TAX




Additional District Magistrate
Salt Lake City

10 AUG 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARFT6176B



13652021

नाम/ Name
TIRUPATI DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation / Formation
18/02/2021

Tirupati Developers
Chaitali Naskar
- 2020/21

Tirupati Developers
Chandra Ghosh
Partner(s)



Major Information of the Deed

Deed No :	I-1504-02030/2021	Date of Registration	16/08/2021
Query No / Year	1504-8001507182/2021	Office where deed is registered	
Query Date	16/08/2021 2:08:56 PM	1504-8001507182/2021	
Applicant Name, Address & Other Details	Avijit Ghosh Tegharia, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700110. Mobile No. : 9874110838, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 5,00,000/-	Rs. 37,00,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150402016/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

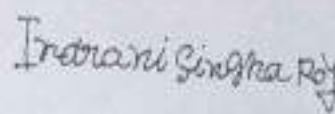
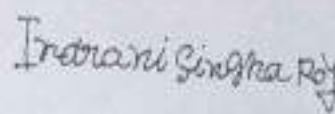
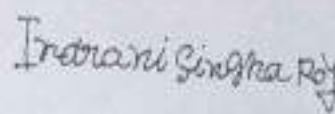
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Roy Para Road (salua), Mouza: Salua, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-337	LR-1474	Bastu	Shali	4 Katha	4,00,000/-	36,00,003/- Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				6.6Dec	4,00,000 /-	36,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1,00,000 /-	1,00,000 /-	

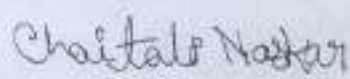
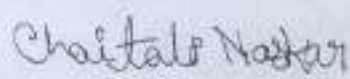
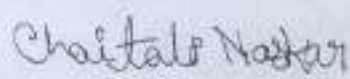
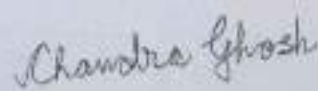
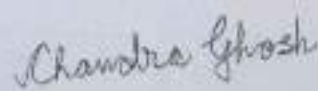
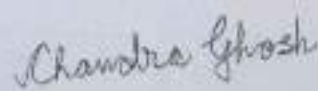
Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Indrani Singha Roy Wife of Swapan Singha Roy Executed by: Self, Date of Execution: 16/08/2021 Admitted by: Self, Date of Admission: 16/08/2021, Place : Office </td> <td>  16/08/2021 </td> <td>  LT 16/08/2021 </td> <td>  16/08/2021 </td> </tr> </tbody> </table> 441/A, Laxmi Nagar, Lichu Bagan, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074. Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: KAxxxxxx8A, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 Admitted by: Self, Date of Admission: 16/08/2021, Place : Office	Name	Photo	Finger Print	Signature	Smt Indrani Singha Roy Wife of Swapan Singha Roy Executed by: Self, Date of Execution: 16/08/2021 Admitted by: Self, Date of Admission: 16/08/2021, Place : Office	 16/08/2021	 LT 16/08/2021	 16/08/2021
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Attorney Details :

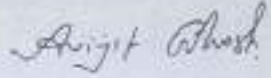
Sl No	Name, Address, Photo, Finger print and Signature
1	Tirupati Developers 20, Baguiati Road, Ambagan, Ground Floor, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, PAN No.:: AAxxxxxx8B, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
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Ghoshpara, City:- , P.O:- Deshbandhunagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No:- BQxxxxxx9L, Aadhaar No Not Provided Status : Representative, Representative of : Tirupati Developers (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Avijit Ghosh Son of Subhash Ghosh Tegharia, City:- , P.O:- Jugbena, P.S:- Ghodia, District:-North 24-Parganas, West Bengal, India, PIN:- 700110			
	16/08/2021	16/08/2021	16/08/2021

Identifier Of Smt Indrani Singha Roy, Smt Chaitali Naskar, Smt Chandra Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Indrani Singha Roy	Tirupati Developers-6.8 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Indrani Singha Roy	Tirupati Developers-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Roy Para Road (salua), Mouza: Salua, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 337, LR Khatian No:- 1474	Owner:  Gurdian:  Address:  Classification:  Area: 0.07000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150402030 / 2021

16-08-2021

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 of Indian Stamp Act 1899.

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

Presented for registration at 15:45 hrs on 16-08-2021, at the Office of the A.D.S.R. BIDHAN NAGAR by Smt Chaitali Naskar.

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 37,00,003/-

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

Execution is admitted on 16/08/2021 by Smt Indrani Singha Roy, Wife of Swapan Singha Roy, 441/A, Laxmi Nagar, Lichu Bagan, P.O. Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife

Identified by Avijit Ghosh, , Son of Subhash Ghosh, Tegharia, P.O. Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

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

Execution is admitted on 16-08-2021 by Smt Chaitali Naskar, , partner, Tirupati Developers, 20, Baguiati Road, Ambagan, Ground Floor, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Avijit Ghosh, , Son of Subhash Ghosh, Tegharia, P.O. Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Others

Execution is admitted on 16-08-2021 by Smt Chandra Ghosh, , partner, Tirupati Developers, 20, Baguiati Road, Ambagan, Ground Floor, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3099, Amount: Rs 100/-, Date of Purchase: 13/08/2021, Vendor name: Mita Dutta


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

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1504-2021, Page from 90798 to 90819
being No 150402030 for the year 2021.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2021.08.27 19:40:42 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2021/08/27 07:40:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)