

Rekha Tewari
B A L I R

Advocate & Notary Public
Govt. of India

Professional Address :
2&3, Bankshall Street,
Kolkata - 700 001

Mobile : 9748234830

Sl No. 194 12029

NOTARIAL CERTIFICATE

(Persuant to section 8 of the Notaries Act, 1952)

TO ALL TO WHOM THESE PRESENTS shall come, I, Rekha Tewari duly authorised by the Central Government to practise as a NOTARY do hereby verify, authenticate, certify, attest, as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matters contained therein, presented before me.

According to that this is to certify, authenticate and attest that the annexed instrument 'A' is the.

Original Development Power of Attorney
Executed by Usha Chakraborty

and others as per the same.

PRIMA FACIE the annexed instrument "A" apperas to be in the USUAL procedure to serve and avail as needs or occasions shall or may require for the same.



IN FAITH AND TESTIMONY WHERE OF being required of a NOTARY I, the said notary do hereby subscribe my hand and affix me seal of office on this

the 1 DEC 2023 day of 21 DEC 2023 in the year of Christ 20


Rekha Tewari
NOTARY PUBLIC
Reg. No. : 10288/13
Govt. of India
CMM'S Court



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS we, (1)
USHA CHAKRABORTY [PAN. AOTPC3350C],
[AADHAAR NO. 658245890696] & [MOBILE NO.
9007732725], wife of Late Tapas Chakraborty,
daughter in law of Late Jiban Kumar
Chakraborty, by faith - Hindu, by occupation -
House wife, by nationality - Indian, residing at
F/F-7/1, Hatiara Road, P.O. Jyangra, P.S.

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's Court
Kolkata - 700 001

Sourmi Chakraborty
Usha Chakraborty

Arijit Bose
21 DEC 2023

Contd.....2

4391

Pinaki Chattopadhyay
Judge's Court Advocate
Barasat

DATE.....
ADD.....
Rs.....
10 APR 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor.
C. C. Court
2 & 3, K. S. Roy Road, Kol-1





Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, for 10288/13 as natural guardian of my minor son, **SAYAN CHAKRABORTY [MINOR], [AADHAAR NO. 872854100982]**, son of Late Tapas Chakraborty, grand son of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal & (2) **SOUMI CHAKRABORTY [PAN. CQDPC1209A], [AADHAAR NO. 686925256902] & [MOBILE NO. 7439466202]**, daughter of Late Tapas Chakraborty, grand daughter of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the **"LANDOWNERS/PRINCIPALS/EXECUTANTS"**, do hereby jointly and solemnly nominate, constitute and appoint **ANIKET CONSTRUCTIONS [PAN. AIWPB8626P]**, a Proprietorship Concern, having its office at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Proprietor namely **AVIJIT BOSE [PAN. AIWPB8626P], [AADHAAR NO. 592357298154] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, presently residing at Flat No. 3G, 3rd Floor, Ganapati Garden, Block-B, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of **ALL THAT** piece and parcel of undivided plot of land measuring **2 (Two) Cottahs be the same a little more or less**, being undivided 1/3rd share of the total plot of land measuring 6 (Six) Cottahs be the same a little more or less, comprised in C.S. Dag Nos. 1493, 1492 & 1494, corresponding to **R.S. Dag Nos. 1541, 1540 & 1542**, under C.S. Khatian Nos. 199, 69 & 416, **R.S. Khatian Nos. 158, 1023 & 410**, lying and situate at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati

Soumi Chakraborty

Arijit Bose

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's Court
Kolkata - 700 001
Contd.....3



(formerly Rajarhat), A.D.S.R.O. Rajarhat New Town, within the local limit of Bidhannagar Municipal Corporation, having Holding No. Block A, 79/N, Ward No. 19, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 79 N, Block A, Jyangra, in Ward No. 19, having Assessee No. 20033120277, having Premises No. F/F 7/1, Hatiara Road, Jyangra, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, and which is morefully described in the Schedule hereinafter written, hereinafter called as the **"SAID PREMISES/SAID PROPERTY"**, by receiving the same by way of inheritance from our deceased husband/father, Tapas Chakraborty,

AND WHEREAS we, the Landowners/Principals herein, have jointly entered into a fresh Registered Development Agreement in respect of the aforesaid land and which is morefully described in the Schedule hereinafter written, owned by us with the said **ANIKET CONSTRUCTIONS [PAN. AIWPB8626P]**, a Proprietorship Concern, having its office at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Proprietor namely **AVIJIT BOSE [PAN. AIWPB8626P], [AADHAAR NO. 592357298154] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, presently residing at Flat No. 3G, 3rd Floor, Ganapati Garden, Block-B, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal. The said Development Agreement was registered on in the office of the A.D.S.R. Rajarhat, New Town, and recorded as Deed No. for the year 2023.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners herein hereby appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Bidhannagar Municipal Corporation, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities

Soumi Chakraborty
Usha Chakraborty

Arijit Bose

21 DEC 2023

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's Court
Kolkata - 700 004

Contd.....4



under the Town and Country Planning Act, Airport Authority of India, Assurances of Calcutta District Registrar, Additional District Sub-Registrar and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.

To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before concerned authority/authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbour's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the

Soumi Chakraborty
Usha Chakraborty

Anjit Bose

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M.'s Court
Kolkata - 700 001

Contd.....5

21 DEC 2023



intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, and/or Deed of Declaration/Rectification and/or any other instruments and documents in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.

7. To receive the consideration money in cash or by cheque/draft and/or in any other modes from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, shops, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/shops/car parking spaces/units in the said building/s relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.

REKHA TEWARI
NOTARY
Reg. No.- 10288/13
C.M.M' s. Court
Kolkata - 700 001

Sourmi Chakraborty
Lisha Chakraborty

Anjit Bose

21 DEC 2023

Contd.....6



11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreement and relating to the construction to be made in the premises.
12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers related to Developer's Allocation only according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

REKHA TEWARI
NOTARY
Ragr. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001

Goutami Chakraborty

Anirjit Bose

Contd.....2



THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring :

<u>C.S. Dag</u> <u>No.</u>	<u>R.S. Dag</u> <u>No.</u>	<u>C.S. Khatian</u> <u>No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>K CH SFT.</u>	<u>Landowners' Share</u> <u>/Ownership (1/3rd)</u> <u>on Total Land Area</u> <u>K CH SFT.</u>
1493	1541	199	158	Sali	04 - 05 - 00	01 - 07 - 00
1492	1540	69	1023	Sali	01 - 03 - 00	00 - 06 - 15
1494	1542	416	410	Sali	00 - 08 - 00	00 - 02 - 30
					06 - 00 - 00	02 - 00 - 00

In total undivided plot of land measuring **2 (Two) Cottahs** be the same a **little more or less**, being undivided 1/3rd share of the total plot of land measuring 6 (Six) Cottahs be the same a little more or less, comprised in C.S. Dag Nos. 1493, 1492 & 1494, corresponding to **R.S. Dag Nos. 1541, 1540 & 1542**, under C.S. Khatian Nos. 199, 69 & 416, **R.S. Khatian Nos. 158, 1023 & 410**, lying and situate at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. Block-A, 79/N, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 79/N, Block-A, Jyangra, in Ward No. 19, having Assessee No. 20033120277, having Premises No. F/F-7/1, Hatiara Road, Jyangra, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal. The said total plot of land is butted and bounded as follows :-

ON THE NORTH : R.S. Dag No. 1538 & 40 ft. Wide P.W.D. Road [Hatiara Road].
ON THE SOUTH : R.S. Dag No. 1540 (P).
ON THE EAST : R.S. Dag No. 1539.
ON THE WEST : R.S. Dag No. 1542 & House of Bivarani Samadani & Others,

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
Kolkata - 700 001

Gourmi Chakraborty
Usha Chakraborty

Anjit Bose

21 DEC 2023

Contd.....8



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day of 2023 (Two Thousand

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. *Usha Chakraborty*
FF-7/1 HATIARA ROAD
PO-JYANGRA
BAGULATI-KOL-59

Usha Chakraborty

Usha Chakraborty

For herself and as Natural Guardian of
his minor son, Sayan Chakraborty

2.

Soumi Chakraborty
Soumi Chakraborty

Landowners/Principals

Drafted By: Parash Narayan Swarnakar Adv. F/1305/19/14/2011 Judge's Court, Bonairal.
For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157.

Ph. : 9830061809.

Composed By :

Jayashree Mondal
Jayashree Mondal,

Teghoria Main Road,

Kolkata - 700157.

Identified by me
Simadri Chakraborty
Advocate

Enrollment No WB/154-A/199
C.M.M Court kolkata

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's Court
Kolkata - 700 001

ATTESTED SIGNATURE ONLY
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

Aniket Bose

Aniket Constructions

Represented by its Proprietor

Avijit Bose

Attorney

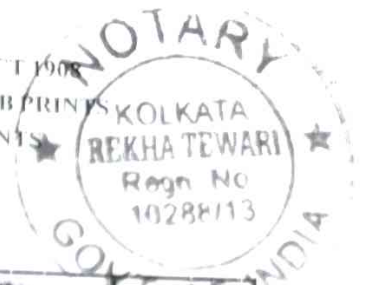
21/12/2023

21 DEC 2023

Soumi Chakraborty
Usha Chakraborty

SIGNATURE OF THE
PRESENTANT
EXECUTANT/SELLER
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. - L.H. BOX SMALL TO THUMB PRINTS
R.H. BOX THUMB TO SMALL PRINTS



 Anjit Bosc	L.H.					
	R.H.					

ATTESTED :-

Anjit Bosc

 Usha Chakraborty	L.H.					
	R.H.					

ATTESTED :-

Usha Chakraborty

 Gourmi Chakraborty	L.H.					
	R.H.					

ATTESTED :-

Gourmi Chakraborty

	L.H.					
	R.H.					

ATTESTED :-

REKHA TEWARI
NOTARY

Regn. No. - 10288/13

G.M.M's. Court

Kolkata - 700001

21 DEC 2023



DATED THE DAY OF 2023

**DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

BETWEEN

Usha Chakraborty
Soumi Chakraborty
Sayan Chakraborty

Landowner/Principals

Aniket Constructions
Represented by its Proprietor
Avijit Bose

Attorney

Drafted By

**Pinaki Chattopadhyay & Associates
Advocates**

Sangita Apartment, Ground Floor
Teghoria Main Road
Kolkata - 700157
Ph. : 9830061809

Composed By

Jayashree Mondal
Teghoria Main Road
Kolkata - 700157

DEC- 2023 (NOTARY DATE)

21/12/2023

21 DEC 2023

NOTARIAL CERTIFICATE

INSTRUMENT "A"

dated _____ day of _____ 20

with

NOTARIAL CERTIFICATE

dated _____ day of _____ 20



Mobile : 09748234830

Rekha Tewari

NOTARY PUBLIC

Govt. of India

CMM'S COURT
2, Bankshall Street,
Kolkata - 700 001