

Rekha Tewari
B.A., L.L.B.

Advocate & Notary Public
Govt. of India

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

Mobile : **9748234830**

Sl. No. 126 / 2023

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 27 DEC 2023 day of 27 DEC 2023 in the year of Christ 20

Rekha Tewari
Rekha Tewari
NOTARY PUBLIC
Reg. No. : 10288/13
Govt. of India
CMM'S Court
Kol - 700001



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AP 152447

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. - 10218/13
C.M.M.'s. Court
Kolkata - 700 001

27 DEC 2023

Gourmi Chakraborty
Usha Chakraborty

Arijit Bose

Contd.....2

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Pinaki Chattopadhyay
Advocate
Judge's Court Barasat

DATE _____
ADD _____
Rs. _____
10 APR 2023
SURANJAN MUKHERJEE
Licensed Estate Vendor
C. Court
2 & 3, K. S. Roy Road, Kott



Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, for myself and 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 severally 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 - 700 059, 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 Sali land measuring **7 (Seven) Decimals be the same a little more or less**, lying and situated at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag No. 1492, **R.S. Dag No. 1540**, under C.S. Khatian No. 69, **R.S. Khatian No. 1023**

Soumi Chakraborty
Lisha Chakraborty

Aniket Bose

27 DEC 2023

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



Rajarhat, New Town (formerly Buldhannagar, Salt Lake City), within the local limit of formerly Kamrhat Gopalpur Municipality, in Ward No. 28, presently within the local limit of Buldhannagar Municipal Corporation, in Ward No. 19, [Hatiara Road, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, morefully described in Schedule hereafter written [**Hereinafter called as the "SAID PREMISES/SAID PROPERTY"**], by receiving the same by way of inheritance from our deceased husband and deceased father, Tapas Chakraborty.

AND WHEREAS we, the Landowners/Principals herein have jointly entered into a Registered Development Agreement in respect of the aforesaid land and 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, jointly and severally 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 in relation to the Developer's Allocation only as mentioned hereinafter.

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

Gourmi Chakraborty
Usha Chakraborty

Arijit Bose
27 DEC 2023

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1. To appear and represent before the authorities of Bidhannagar Municipal Corporation, CESC Ltd /WBSE & DCL, Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance 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.
2. 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 or before any other statutory 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.

Soumi Chakraborty
Usha Chakraborty

Arijit Bose

27 DEC 2023

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

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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 flats/shops/car parking spaces/units within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging 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, Deed of Declaration/Deed of Rectification and/or any other instrument and document 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. To sign and execute Deed of Amalgamation in respect of our land with our neighbour's plots of land on our behalf and in our names.
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 flats/shops/garages or units 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/shops/garage 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

Soumi Chakraborty
Usha Chakraborty

Anjit Bose
27 DEC 2023

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M's. Court
Kolkata - 700 001
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the flats/shops/garage 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.
11. To sign, declare and/or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, 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 agreements 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 in relation to the 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.

Soumi Chakraborty
Lisha Chakraborty

Anjit Bose

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

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27 DEC 2023



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 if we, 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.

THE SCHEDULE ABOVE REFERRED TO
[Description of Plot of Land & Premises]

ALL THAT piece and parcel of Sali land measuring **7 (Seven) Decimals** be the same a little more or less, lying and situated at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag No. 1492, **R.S. Dag No. 1540**, under C.S. Khatian No. 69, **R.S. Khatian No. 1023**, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 19, [Hatiara Road, P.O. Jyangra, Kolkata - 700059], in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted and bounded as follows :-

ON THE NORTH : 10 ft. Passage (Hatiara Road) & Land of Usha Chakraborty & Others.

ON THE SOUTH : Ganapati Garden.

ON THE EAST : Land of Mihir Kumar Sarkar & Suman Saha.

ON THE WEST : Land of Debdas Samajdar & Others.

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

Gauri Chakraborty
Usha Chakraborty

Arijit Bose

27 DEC 2023

Contd.....8



Soumi Chakraborty
Lisha Chakraborty

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day of, 2023 (Two Thousand Twenty Three) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. Thakraborty

FF-7/1 HARIARA ROAD
PO - GAYNGRA
BAGULATI - KOL-59

Lisha Chakraborty

Usha Chakraborty

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

2.

Soumi Chakraborty
Soumi Chakraborty

Landowners / Principals

Drafted By :

Parash Narayan Swarnakar
Adv.
F/1305/1914/2011
Judge's Court, Baranah.

**For Pinaki Chattopadhyay & Associates,
Advocates,**

Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700 157.
Mob: 9830061809

Composed By :

Jayashree Mondal
Jayashree Mondal,

Teghoria Main Road,
Kolkata - 700 157.

Identified by me
Umadri Chakraborty
Advocate
Enrollment No WB/154-A/109
M M Court Kolkata

Aniket Bose

Avijit Bose

Proprietor of

Aniket Constructions

Attorney

ATTESTED SIGNATURE ONLY
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY
27 DEC 2023

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.'s. Court
Kolkata - 700 157

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

Regn. No.
10288/13

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



Anjit Bose

L.H.					
R.H.					

ATTESTED :-

Anjit Bose



Usha Chakraborty

L.H.					
R.H.					

ATTESTED :-

Usha Chakraborty



Gourmi Chakraborty

L.H.					
R.H.					

ATTESTED :-

Gourmi Chakraborty

L.H.					
R.H.					

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

ATTESTED :-

27 DEC 2023



DATED THE DAY OF 2023

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

BETWEEN

Usha Chakraborty

Soumi Chakraborty

Sayan Chakraborty

Landowners/Principals

Aniket Constructions

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

05/12/2023 (M-AXU 1400)

27/12/2023

27 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