

739/24

I - 722/2024

Power of Attorney

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 494999

NOTARY PUBLIC, West Bengal
The Notary Public
has signed and sealed this document
in his office at

Addl. District Sub-Registrar
Bhattacharya, (Salt Lake City)
19 MAR 2024

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

1. Date: 19th Day of March, 2024 (Two Thousand And Twenty-Four)
2. Place: Kolkata
3. Parties:

4102 29.11.23
ता. मना 100/

১. প্রজন্মের নাম ও পিতা
 ২. প্রজন্মের বৈশিষ্ট্য
 ৩. বিধান ১৯৭৪, ১৯৮৬, ১৯৮৮, ১৯৯০, ১৯৯২, ১৯৯৪, ১৯৯৬, ১৯৯৮, ২০০০, ২০০২, ২০০৪, ২০০৬, ২০০৮, ২০১০, ২০১২, ২০১৪, ২০১৬, ২০১৮, ২০২০
 ৪. প্রজন্মের নাম ও পিতা
 ৫. প্রজন্মের নাম ও পিতা
 ৬. প্রজন্মের নাম ও পিতা
 ৭. প্রজন্মের নাম ও পিতা
 ৮. প্রজন্মের নাম ও পিতা
 ৯. প্রজন্মের নাম ও পিতা
 ১০. প্রজন্মের নাম ও পিতা



19 MAR 2024

10m 20m 30m 40m 50m 60m 70m 80m 90m 100m 110m 120m 130m 140m 150m 160m 170m 180m 190m 200m 210m 220m 230m 240m 250m 260m 270m 280m 290m 300m 310m 320m 330m 340m 350m 360m 370m 380m 390m 400m 410m 420m 430m 440m 450m 460m 470m 480m 490m 500m 510m 520m 530m 540m 550m 560m 570m 580m 590m 600m 610m 620m 630m 640m 650m 660m 670m 680m 690m 700m 710m 720m 730m 740m 750m 760m 770m 780m 790m 800m 810m 820m 830m 840m 850m 860m 870m 880m 890m 900m 910m 920m 930m 940m 950m 960m 970m 980m 990m 1000m 1010m 1020m 1030m 1040m 1050m 1060m 1070m 1080m 1090m 1100m 1110m 1120m 1130m 1140m 1150m 1160m 1170m 1180m 1190m 1200m 1210m 1220m 1230m 1240m 1250m 1260m 1270m 1280m 1290m 1300m 1310m 1320m 1330m 1340m 1350m 1360m 1370m 1380m 1390m 1400m 1410m 1420m 1430m 1440m 1450m 1460m 1470m 1480m 1490m 1500m 1510m 1520m 1530m 1540m 1550m 1560m 1570m 1580m 1590m 1600m 1610m 1620m 1630m 1640m 1650m 1660m 1670m 1680m 1690m 1700m 1710m 1720m 1730m 1740m 1750m 1760m 1770m 1780m 1790m 1800m 1810m 1820m 1830m 1840m 1850m 1860m 1870m 1880m 1890m 1900m 1910m 1920m 1930m 1940m 1950m 1960m 1970m 1980m 1990m 2000m 2010m 2020m 2030m 2040m 2050m 2060m 2070m 2080m 2090m 2100m 2110m 2120m 2130m 2140m 2150m 2160m 2170m 2180m 2190m 2200m 2210m 2220m 2230m 2240m 2250m 2260m 2270m 2280m 2290m 2300m 2310m 2320m 2330m 2340m 2350m 2360m 2370m 2380m 2390m 2400m 2410m 2420m 2430m 2440m 2450m 2460m 2470m 2480m 2490m 2500m 2510m 2520m 2530m 2540m 2550m 2560m 2570m 2580m 2590m 2600m 2610m 2620m 2630m 2640m 2650m 2660m 2670m 2680m 2690m 2700m 2710m 2720m 2730m 2740m 2750m 2760m 2770m 2780m 2790m 2800m 2810m 2820m 2830m 2840m 2850m 2860m 2870m 2880m 2890m 2900m 2910m 2920m 2930m 2940m 2950m 2960m 2970m 2980m 2990m 3000m 3010m 3020m 3030m 3040m 3050m 3060m 3070m 3080m 3090m 3100m 3110m 3120m 3130m 3140m 3150m 3160m 3170m 3180m 3190m 3200m 3210m 3220m 3230m 3240m 3250m 3260m 3270m 3280m 3290m 3300m 3310m 3320m 3330m 3340m 3350m 3360m 3370m 3380m 3390m 3400m 3410m 3420m 3430m 3440m 3450m 3460m 3470m 3480m 3490m 3500m 3510m 3520m 3530m 3540m 3550m 3560m 3570m 3580m 3590m 3600m 3610m 3620m 3630m 3640m 3650m 3660m 3670m 3680m 3690m 3700m 3710m 3720m 3730m 3740m 3750m 3760m 3770m 3780m 3790m 3800m 3810m 3820m 3830m 3840m 3850m 3860m 3870m 3880m 3890m 3900m 3910m 3920m 3930m 3940m 3950m 3960m 3970m 3980m 3990m 4000m 4010m 4020m 4030m 4040m 4050m 4060m 4070m 4080m 4090m 4100m 4110m 4120m 4130m 4140m 4150m 4160m 4170m 4180m 4190m 4200m 4210m 4220m 4230m 4240m 4250m 4260m 4270m 4280m 4290m 4300m 4310m 4320m 4330m 4340m 4350m 4360m 4370m 4380m 4390m 4400m 4410m 4420m 4430m 4440m 4450m 4460m 4470m 4480m 4490m 4500m 4510m 4520m 4530m 4540m 4550m 4560m 4570m 4580m 4590m 4600m 4610m 4620m 4630m 4640m 4650m 4660m 4670m 4680m 4690m 4700m 4710m 4720m 4730m 4740m 4750m 4760m 4770m 4780m 4790m 4800m 4810m 4820m 4830m 4840m 4850m 4860m 4870m 4880m 4890m 4900m 4910m 4920m 4930m 4940m 4950m 4960m 4970m 4980m 4990m 5000m 5010m 5020m 5030m 5040m 5050m 5060m 5070m 5080m 5090m 5100m 5110m 5120m 5130m 5140m 5150m 5160m 5170m 5180m 5190m 5200m 5210m 5220m 5230m 5240m 5250m 5260m 5270m 5280m 5290m 5300m 5310m 5320m 5330m 5340m 5350m 5360m 5370m 5380m 5390m 5400m 5410m 5420m 5430m 5440m 5450m 5460m 5470m 5480m 5490m 5500m 5510m 5520m 5530m 5540m 5550m 5560m 5570m 5580m 5590m 5600m 5610m 5620m 5630m 5640m 5650m 5660m 5670m 5680m 5690m 5700m 5710m 5720m 5730m 5740m 5750m 5760m 5770m 5780m 5790m 5800m 5810m 5820m 5830m 5840m 5850m 5860m 5870m 5880m 5890m 5900m 5910m 5920m 5930m 5940m 5950m 5960m 5970m 5980m 5990m 6000m 6010m 6020m 6030m 6040m 6050m 6060m 6070m 6080m 6090m 6100m 6110m 6120m 6130m 6140m 6150m 6160m 6170m 6180m 6190m 6200m 6210m 6220m 6230m 6240m 6250m 6260m 6270m 6280m 6290m 6300m 6310m 6320m 6330m 6340m 6350m 6360m 6370m 6380m 6390m 6400m 6410m 6420m 6430m 6440m 6450m 6460m 6470m 6480m 6490m 6500m 6510m 6520m 6530m 6540m 6550m 6560m 6570m 6580m 6590m 6600m 6610m 6620m 6630m 6640m 6650m 6660m 6670m 6680m 6690m 6700m 6710m 6720m 6730m 6740m 6750m 6760m 6770m 6780m 6790m 6800m 6810m 6820m 6830m 6840m 6850m 6860m 6870m 6880m 6890m 6900m 6910m 6920m 6930m 6940m 6950m 6960m 6970m 6980m 6990m 7000m 70

KRISHNA DAS
ADVOCATE
Barasat Judges Court

4102 29-11-23
 डा. रमा लम्बा
 उपाध्यक्ष नारायण चौराहा
 विधान सभा, नेपाल सरकार, काठमाडौं
 पत्रिका प्रकाशक
 बानेश्वर

32 OCT 2023
808000



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

19 MAR 2024

10 meter
S/O
K. K
S. O. S. - a
K. S. 49

- 3.1 **Mitul Kumar Ghosh**, son of Ahindra Kumar Ghosh, by faith Hinduism, by Occupation -Business, by Nationality Indian, residing at Gopalpur, Post Office Rajarhat Gopalpur, Police Station Airport (at present Narayanpur), Kolkata 700136, District North 24 Parganas, West Bengal **[PAN ADLPG6374K] & [Aadhaar No. 3261 9112 3807]**,
- 3.2 **Tapati Ghosh**, wife of Subir Ghosh, by faith Hinduism, by Occupation -Business, by Nationality Indian, residing at Gopalpur, Post Office Rajarhat Gopalpur, Police Station Airport (at present Narayanpur), Kolkata 700136, District North 24 Parganas, West Bengal **[PAN AHPPG4778F] & [Aadhaar No. 4583 1760 8662]**
- (Hereinafter referred to as **Grantors**)

And

- 3.3 **T.R. Developer (PAN No. AAVFT2909G)**, a Partnership firm incorporated governed under the provisions of the Partnership Act, 1932 and having its Registered Office at Gopalpur House, Tarun Sengupta Upanagari-1, Post Office Rajarhat Gopalpur, Police Station Airport (at present Narayanpur), Kolkata 700136, District North 24 Parganas, West Bengal, being represented by its authorised Partners namely (1) **Raj Kumar Singha Roy**, son of Late Niranjana

Power of Attorney

Singha Roy, by faith Hinduism, by Occupation Business, by Nationality Indian, residing at Salua Roy Para, Post Office Rajarhat Gopalpur, Police Station Airport (at present Narayanpur), Kolkata 700136, District North 24 Parganas, West Bengal, [PAN AYDPS6690K] & [Aadhaar 6288 6491 8707], & (2) **Tapas Saha**, son of Kalipada Saha, by faith Hinduism, by Occupation Business, by Nationality Indian, residing at Gopalpur House, Tarun Sengupta Upanagari-1, Post Office Rajarhat Gopalpur, Police Station Airport (at present Narayanpur), Kolkata 700136, District North 24 Parganas, West Bengal, [PAN DJLPS3733R] & [Aadhaar No. 6750 5744 7143]

(Hereinafter referred to as **Attorney**)

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Subject Matter of Power of Attorney

4.1 Development of Said Property: Powers and authorities for development of the Said Property by constructing New Buildings thereon and with regard to said development to prepare, submit, and sanction / revalidation / modification / alteration of the Plans (**Building Plans**) for construction of the proposed new buildings in ALL THAT (1) Land classified as *Shali* measuring about 4.1199 (Four Point One One Nine Nine), more

or less, out of 31 (Thirty-One) decimal, being a portion of **L.R. Dag No. 2134 (Two Thousand One Hundred And Thirty-Four)**, recorded in L.R. Khatian No. **7371** (Seven Thousand Three Hundred And Seventy-One), Mouza Gopalpur, J.L. No. 2, Police Station Airport within the limits of the Rajarhat Gopalpur Municipality at present Bidhan Nagar Municipal Corporation, Ward No. 04, Tarun Sengupta Upanagari No.1 (Gopalpur) Road, in the district of North 24-Parganas, Kolkata 700136, West Bengal (hereinafter referred to as **First Land**) & (2) Land classified as *Shali* measuring about 4.9476 (Four Point Nine Four Seven Six), more or less, out of 31 (Thirty-One) decimal, being a portion of **L.R. Dag No. 2134 (Two Thousand One Hundred And Thirty-Four)**, L.R. Khatian No. **7375** (Seven Thousand Three Hundred And Seventy-Five), Mouza Gopalpur, J.L. No. 2, Police Station Airport within the limits of the Rajarhat Gopalpur Municipality at present Bidhan Nagar Municipal Corporation, Ward No. 04, Tarun Sengupta Upanagari No.1 (Gopalpur) Road, in the district of North 24-Parganas, Kolkata 700136, West Bengal, (hereinafter referred to as **Second Land**).

The First Land and the Second Land together aggregating to land measuring **9.0675 (Nine Point Zero Six Seven Five)** decimal equivalent to **5.4954 (Five Point Four Nine Five Four)** Cottah (hereinafter referred to as the **Said**

Property), delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and morefully described in the **First Schedule** below.

4.2 **Said Agreement:** By an Agreement of even date (**Development Agreement**), the Grantors has appointed the Attorney as the Developer of the Said Property for development thereof by construction of buildings on the Said Property (collectively **New Buildings**), in the manner and on the terms and conditions contained in the Development Agreement dated 19.03.2024 and the said Development Agreement was registered in the Office of the ADSR, Bidhanagar, North 24 Parganas, in Book No. I, volume No. 1504-2024, being Deed No. 150400720 for the year 2024.

4.3 **Reason for Granting of Powers:** It is not possible for the Grantors to take steps necessary for development of the Said Property and sanction of the Building Plans and other ancillary and preparatory works and hence the Grantors is desirous of granting the following powers and authorities to the Attorney in relation to causing development of the Said Property and sanction of the Building Plans by the BMC and other authorities and accordingly the Grantors is granting certain

powers and authorities in respect thereof to the Attorney, by this Power of Attorney.

- 4.4 Authority of the Grantors:** The Grantors being the absolute owner of the Said Property is authorized to make this Power of Attorney.

5. Appointment

- 5.1 Hereby Made:** The Grantors hereby nominate, constitute and appoint the Attorney as the true and lawful attorney of the Grantors, to do all acts, deeds and things mentioned below, jointly and/or severally, for and in the name of and on behalf of the Grantors.

6. Powers and Authorities

- 6.1 Sanction of Building Plans:** To cause the Building Plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/revalidated/modified/alterd by the concerned authorities and to pay fees, costs and charges for such sanction in regard to the Said Property.
- 6.2 Dealing with Authorities:** To look after and pursue the matter with the BMC, Building Department and all other appropriate

authority or authorities relating to the amalgamation, mutation, conversion, separation, payment of fees, Panchayet taxes and/other Panchayet related matters in regard to the Said Property.

- 6.3 **Enter into the Said Property:** To enter into the said Property or any part or parts thereof either alone or along with it's men and agents for the purpose of construction work on the said Property and to exploit the Said Project for commercial purpose and erecting the proposed Building thereon.
- 6.4 **Plans and Construction:** To cause the Building Plans for construction of the proposed new buildings on the Said Property to be prepared, submitted and sanctioned/revalidated/modified/alterd by the BMC and other statutory and government authorities and to cause the proposed new buildings to be constructed and to pay fees, costs, charges therefor.
- 6.5 **Execution of Documents:** To sign and submit all papers, documents, statements, undertakings, declarations, applications, returns, affidavits, plans and all other relevant papers as may be required for having the Building Plans sanctioned and/or re-sanctioned and/or revalidated and/or

modified and/or altered by the BMC, Building Department and for having other ancillary and/or preparatory clearances to be given and/or utility connections to be given by the BMC for the development of the Said Property and to sign all papers, documents, statements, undertakings, declarations, applications, returns, affidavits to Zila Parshad, North 24 Parganas, Pollution Control Board, Airports Authority of India, Concerned Department under West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993, BSNL, West Bengal State Electricity Board and all other appropriate authority or authorities for having obtained regulatory permissions and/or licenses and/or clearances and/or permission for constructions and/or utility connections for development of the Said Property and/or in the Said Property and/or in the proposed new buildings in the Said Property or any part or portion thereof or other authorities to make, sign, execute and submit necessary applications and declarations, give undertakings, pay fees, obtain sanction and such orders and permissions as be expedient.

- 6.6 **Regulatory Clearances:** To apply for and obtain requisite clearances, permissions including but not limited to the clearance under the Urban Land (Ceiling & Regulation) Act,

1976, Pollution Control Board, license and permission for construction under the West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and to appear before all or any authorities for such clearances, licenses, permission for construction and to sign and submit all papers, applications and documents in connection with the same.

6.7 **Modification of Plans and Occupancy:** To receive back the sanctioned Building Plans and for modification to resubmit the same and to apply modification/revise/validate and for obtaining occupancy certificate and other permissions and in this regard to appear and take final steps for obtaining all kinds of permissions.

6.8 **Payment of Fees:** To pay fees for obtaining sanction of the Building Plans and other orders, permissions, licenses and permission for construction from concerned authorities which are expedient for the sanction /revalidation / modification/ alteration of the Building Plans, Pollution Control Board, Airports Authority of India, West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and also to submit the title deeds and other documents concerning the Said Land and to receive back the same.

To receive refund of deposits or excess amount of fees, if any, paid for sanction/revalidation/modification/alteration of the Building Plans, permissions or for any purpose relating to Building Plans and construction of the proposed new buildings on the Said Property and to receive and grant valid receipts and discharges in respect thereof.

- 6.9 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and admit execution and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and/or revalidation of the Building Plans, clearance from Pollution Control Board, license and/or permission for construction under the West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and obtaining all utilities from West Bengal State Electricity Board, BSNL, BMC, Zila Parishad, North 24 Parganas and all other concerned authorities and to have the same registered and obtain all permissions and clearances, from time to time, as may be required for the same.

- 6.10 **Connection of Utilities:** To apply for and obtain Telephone, Electricity, Water, Gas, Sewage and/or connections of any other utilities, permits for escalators, transformers, lifts, substations, and also completion/occupancy and other certificates from the BMC, Zila Parishad, North 24 Parganas and/or other authorities.
- 6.11 **Watch and Ward:** To employ and appoint watchmen, guards, and other security personnel for the Said Property.
- 6.12 **Testing and Preparatory Work:** To test soil, do excavation and other preparatory works for construction of the proposed new buildings on the Said Property.
- 6.13 **Construction:** To supervise the development work in respect of the said proposed Building on the said Property and to carry out and/or to get carried out through Contractors or Sub-Contractors and/or in such manner as may be determined by the said Attorney and to erect the construction of the building comprised of the said Property accordance with the building plan to sanctioned the BMC and/or other concerned authorities and accordance with all the applicable rules and regulations made by the Government West Bengal, BMC, Town

Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities that behalf for the time being.

6.14 **Conversion:** To convert the nature of said plot of shali land comprised of said Property into Bastu/Housing Complex from the concerned authority and sign application and other relevant documents respect thereof on behalf of the Grantors, as the said Attorney deem fit and proper.

6.15 **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property/proposed new buildings and to accept any notice and service of papers from any Court (including the High Court of Calcutta and the Supreme Court of India), Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc., to sign vakalatnama, sign and verify complaints, written statement, petitions, memorandum of appeal for any proceedings in any manner whatsoever.

6.16 **Outgoings:** To receive demands for rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof and to pay the

same in accordance with law and to collect valid receipts therefore.

6.17 **Employment:** To appoint and employ architects, structural engineers, civil engineers and/or such other agents as may be required for sanction/ revalidation/modification/alteration of the Building Plans and construction of the proposed new buildings on the Said Property and for obtaining clearances, licenses, permissions of Pollution Control Board, Airports Authority of India, West Bengal State Electricity Board, West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and all other authorities and to negotiate and finalize the terms of such appointment and to sign and deliver the appointment papers and do all acts, deeds and things as may be required in this regard.

6.18 **Appointment:** To appoint Solicitors, Advocates, Chartered Accountants, Consultants, Architects, Structural Engineers, Contractor/Contractors and/or other agents as may be required for effectually discharging the powers and authorities granted herein.

6.19 **Appearance:** To appear before Courts, Tribunals, Income Tax Authorities, Co-operative Societies and the BMC, Zila Parishad,

North 24 Parganas, Airports Authority of India, West Bengal Building (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993, Fire Brigade, Police, Notary Public and/or any other legal authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities and undertakings etc. as be required to enforce all powers and authorities contained herein.

6.20 **Agreement for Sale of Developer's Allocation:** To enter into Agreement of for Sale (registered or unregistered) of the flats, units, shops, car parking spaces, common areas and other areas togetherwith the undivided impartible proportionate share in land or interest in the Said Property and pertaining to the Developer's Allocation in the New Building mentioned in the **Third Schedule** hereunder written to any intending Purchaser or Purchasers at such price which the said Attorney in its absolute discretion think fit and proper and/or to cancel and/ or repudiate the same.

6.21 **Transfer of Developer's Allocation:** To present any such Agreement for Sale, Deed of Conveyance or Conveyances or any other Deeds or Documents for presentation, to admit execution, registration, and receive Original Registration

Receipt from registering authority and put signature on the back of the Original Registration Receipt and obtain the Original Deed from the registration department and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Agreement, Conveyance etc. registered and to do all acts, deeds and things which the said Attorney shall consider necessary for conveying the Developer's Allocation as mentioned in the **Third Schedule** below at the Said Property or any part or parts thereof to the said Purchaser or Purchasers as fully and effectually conveying the Developer's Allocation or any part of parts thereof in all respects as the Grantors could do the same by herself to any third party.

6.22 Payment and Receive: To receive from the intending Purchaser or Purchasers full consideration money and/or any earnest money and/or advance or advances and also the balance of consideration money at or before the completion of such sale of the flats, units, shops, car parking spaces and other areas togetherwith undivided impartible proportionate share or interest in the land underneath the said Building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation and to give good, valid receipt and

discharge for the same which will protect the Purchaser or Purchasers without seeing the applications of the money.

6.23 **Insurance:** To insure the Said Property (if necessary) against all risks such as fire, tempest, civil commotion, malicious acts, explosions, bombs, short circuits, bursting of gas cylinders, floods, earthquakes or otherwise causing any damage to the building or any portion thereof for the full value of the Said Building and other assets and lives therein as the said Attorney may think fit and proper.

6.24 **Project Finance:** To arrange for financing of the Said Project by any nationalized Bank/private Bank/Non-Banking Financial Institution/other entity and to obtain loans for the Said Project and to deposit the Original Title Documents and other documents of title relating to the Said Property with such nationalized Bank/private Bank/Non-Banking Financial Institution/other entity as security for the purpose of such Project Finance and to create a mortgage/charge in favour of such nationalized Bank/private Bank/Non-Banking Financial Institution/other entity for availing such Project Finance only in respect of the Developer's Allocation and to sign and execute all documents on behalf of the Grantors to avail such Project Finance.

6.25 **Buyer's Finance:** To arrange for financing/loans for the Transferees of the Said Project (Buyers' Finance) by Bank/Financial Institution/other entity and to do all acts, deeds and things to facilitate the Transferees to obtain the Buyers' Finance and to sign and execute necessary documents on behalf of the Grantors in connection with the Buyers' Finance and to create a mortgage/charge in favour of such Bank/Financial Institution/other entity for the Transferee(s) availing the Buyers' Finance.

6.26 **General:** To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

7. **Ratification**

7.1 **Ratification Hereby Made:** The Grantors hereby ratifies and confirms and agree to ratify and confirm all actions of the Attorney made in pursuance of this Power of Attorney and the Attorney doth hereby further declare that it will not do anything inconsistent with this Development Power of Attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Said Property)

ALL THAT Land classified as *Shali* measuring about **9.0675** (Nine Point Zero Six Seven Five) decimal equivalent to **5.4954** (Five Point Four Nine five Four) Cottah, more or less, out of 31 (Thirty-One) decimal, being a portion of **L.R. Dag No. 2134** (Two Thousand One Hundred And Thirty-Four), recorded in L.R. Khatian No. **7371** (Seven Thousand Three Hundred And Seventy-One) & L.R. Khatian No. **7375** (Seven Thousand Three Hundred And Seventy-Five), *Mouza* Gopalpur, J.L. No. 2, Police Station Airport within the limits of the Rajarhat Gopalpur Municipal Corporation at present Bidhan Nagar Municipal Corporation, Ward No. 04, Tarun Sengupta Upanagari No.1 (Gopalpur) Road, in the district of North 24-Parganas, Kolkata 700136, West Bengal, delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon And the Said Property is butted and bounded as follows- ✓

ON THE NORTH : By Plot No. C+B/1
ON THE SOUTH : By RS/LR Dag No. 2134
ON THE EAST : By 14'-0" Wide Road
ON THE WEST : By Others Land

The details of the Said Property are tabulated below-

RS/LR Dag Nos.	Recorded under LR Khatian Nos.	Mutated Area (Decimal)	Name of Raiyats	Area In Involved In POA (Decimal)
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2134	7371	4.1199	Mitul Kumar Ghosh	4.1199
2134	7375	4.9676	Tapati Ghosh	4.9476
Total:-				9.0675

**THE SECOND SCHEDULE
(THE OWNER'S ALLOCATION)**

The Developer/Promoter shall, at its own costs and expenses, construct, finish, fully complete and deliver to the Owner and handover undisputed possession of **40% (Forty Percent)** saleable Built-up Area proportionately arising out of the Said Property in the constructed area of the New Building of the Said Project, in a habitable condition according to the Sanctioned Plan which includes other spaces or areas comprised of in the New Building. It is clarified that the Owner's Allocation shall include proportionate undivided, impartible and indivisible share in the Said Property, common areas, amenities and facilities made available in the Said Project such as paths, passages, stairway, electric meter room, pump room, overhead water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the New Building

Part-II

~~Interest Free Refundable Security Deposit~~

~~It is hereby agreed by and between the Parties that the Developer/Promoter therein on or before the date of registration of~~

Tapati Saha

Power of Attorney

~~Said Development Agreement paid a sum of Rs. 30,00,000/- (Rupees Thirty Lakh Only) to the Grantors herein as an Interest Free Refundable Security Deposit, which would be refunded by the Owner. It is hereby agreed between the Owner and the Developer/Promoter that the security deposit shall be refunded by the Grantors to the said Developer/Promoter simultaneously with the delivery of the Owner's Allocation in a proportionate manner.~~

Tapob Sena

**THE THIRD SCHEDULE ABOVE REFERRED TO
(THE DEVELOPER'S ALLOCATION)**

The Developer/Promoter shall be fully and completely entitled to get the balance **60% (Sixty percent)** Built-up Area of the constructed area of the New Building of the Said Project after allocating the Owner's Allocation stated above. It is clarified that the Developer/Promoter's Allocation shall include proportionate undivided, impartible and indivisible share in the ~~Said Property~~, common areas, amenities and facilities made available in the Said Project such as paths, passages, stairway, electric meter room, pump room, overhead water tank, roof, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the New Building.

Tapob Sena

8. Execution and Delivery

Power of Attorney

8.1 In Witness Whereof the Grantors and the Attorney have executed this Power of Attorney on the above date.

Mitul Kumar Ghosh, Tapati Ghosh.

(Mitul Kumar Ghosh)

(Tapati Ghosh)

[Grantors]

T. R. DEVELOPER

Raj Kumar Singha Roy
Partner

[T.R. Developer,

Represented by its

Designated Partner namely

Raj Kumar Singha Roy]

T. R. DEVELOPER

Tapas Saha
Partner

[T.R. Developer,

Represented by its

Designated Partner namely

Tapas Saha]

[Attorney]

Drafted By

Krishna Das
Adv

Advocate

Enrolment No. WB/1027/98

District Judges Court, Barasat, North 24 Parganas

Witnesses:

Signature Sombhu Biswas

Name- Name-Sombhu Biswas

Father's Name- Ajay Biswas

Address- K. K. Ramdas Road, Post

Office Nimta, Police Station Nimta,

District North 24 Parganas, Kolkata -

700049, West Bengal.

Signature Jyoti Sanyal

Name- JOYDEV SANYAL

Father's Name- late MRIDUL SANYAL

41 Sabuj Kanan, P.O. R-60801,

Address- Km 136

SPECIMEN FORM OF TEN FINGER PRINTS

Signature of the executants
and/or purchaser
Present at this



Signature-

Mitul Kumar
Ghosh.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name Mitul Kumar Ghosh



Signature-

Tapati Ghosh.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name Tapati Ghosh



Raj Kumar
Singha Roy

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name Raj Kumar Singha Roy

Signature of the
Presentants and/or
Chaser Presentants



Signature-

Tapas Saha

Name- Tapas Saha

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		

PHOTO

Signature-

Name-

PHOTO

Signature-

Name-

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		

Major Information of the Deed

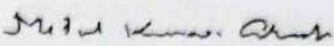
Deed No :	I-1504-00722/2024	Date of Registration	19/03/2024
Query No / Year	1504-8000757436/2024	Office where deed is registered	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas
Query Date	19/03/2024 3:28:01 PM		
Applicant Name, Address & Other Details	Sombhu Biswas K K Ram Das Road, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9830754410, Status :Others		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 30,00,000/-		
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150400720/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tarun sengupta Upanagari(no-1)(gopalpur), Mouza: Gopalpur, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2134 (RS :-)	LR-7371	Bastu	Danga	4.1199 Dec	13,63,077/-	17,97,772/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-2134 (RS :-)	LR-7375	Bastu	Danga	4.9476 Dec	16,36,923/-	21,58,951/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		TOTAL :			9.0675Dec	30,00,000 /-	39,56,723 /-	
		Grand Total :			9.0675Dec	30,00,000 /-	39,56,723 /-	

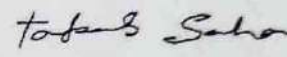
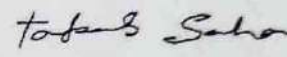
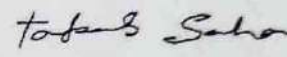
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mitul Kumar Ghosh Son of Ahindra Kumar Ghosh Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office	Photo  19/03/2024	Finger Print  Captured LTI 19/03/2024	Signature  19/03/2024
Gopalpur, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4K, Aadhaar No: 32xxxxxxx3807, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office				
2	Name Tapati Ghosh Wife of Subir Ghosh Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office	Photo  19/03/2024	Finger Print  Captured LTI 19/03/2024	Signature  19/03/2024
Gopalpur, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx8F, Aadhaar No: 45xxxxxxx8662, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	T.R. Developer Gopalpur House, Tarun Sengupta Upanagari-1, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: AAxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative 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> Raj Kumar Singha Roy (Presentant) Son of Late Niranjana Singha Roy Date of Execution - 19/03/2024, , Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution: Office </td> <td>  Mar 19 2024 4:30PM </td> <td>  Captured LTI 19/03/2024 </td> <td>  19/03/2024 </td> </tr> <tr> <td colspan="4"> Salua Roy Para, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx0K, Aadhaar No: 62xxxxxxx8707 Status : Representative, Representative of : T.R. Developer (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Raj Kumar Singha Roy (Presentant) Son of Late Niranjana Singha Roy Date of Execution - 19/03/2024, , Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution: Office	 Mar 19 2024 4:30PM	 Captured LTI 19/03/2024	 19/03/2024	Salua Roy Para, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx0K, Aadhaar No: 62xxxxxxx8707 Status : Representative, Representative of : T.R. Developer (as Partner)			
Name	Photo	Finger Print	Signature										
Raj Kumar Singha Roy (Presentant) Son of Late Niranjana Singha Roy Date of Execution - 19/03/2024, , Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution: Office	 Mar 19 2024 4:30PM	 Captured LTI 19/03/2024	 19/03/2024										
Salua Roy Para, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx0K, Aadhaar No: 62xxxxxxx8707 Status : Representative, Representative of : T.R. Developer (as Partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Tapas Saha Son of Kalipada Saha Date of Execution - 19/03/2024, , Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution: Office </td> <td>  Mar 19 2024 4:31PM </td> <td>  Captured LTI 19/03/2024 </td> <td>  19/03/2024 </td> </tr> <tr> <td colspan="4"> Gopalpur House, Tarun Sengupta Upanagari-1, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DJxxxxxx3R, Aadhaar No: 67xxxxxxx7143 Status : Representative, Representative of : T.R. Developer (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Tapas Saha Son of Kalipada Saha Date of Execution - 19/03/2024, , Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution: Office	 Mar 19 2024 4:31PM	 Captured LTI 19/03/2024	 19/03/2024	Gopalpur House, Tarun Sengupta Upanagari-1, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DJxxxxxx3R, Aadhaar No: 67xxxxxxx7143 Status : Representative, Representative of : T.R. Developer (as Partner)			
Name	Photo	Finger Print	Signature										
Tapas Saha Son of Kalipada Saha Date of Execution - 19/03/2024, , Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution: Office	 Mar 19 2024 4:31PM	 Captured LTI 19/03/2024	 19/03/2024										
Gopalpur House, Tarun Sengupta Upanagari-1, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DJxxxxxx3R, Aadhaar No: 67xxxxxxx7143 Status : Representative, Representative of : T.R. Developer (as Partner)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sombhu Biswas Son of Mr Ajay Biswas K K Ram Das Road, City:- Not Specified, P.O:- Nimta, P.S:-Nimta, District:-North 24 -Parganas, West Bengal, India, PIN:- 700049	 19/03/2024	 Captured 19/03/2024	 19/03/2024
Identifier Of Mitul Kumar Ghosh, Tapati Ghosh, Raj Kumar Singha Roy, Tapas Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mitul Kumar Ghosh	T.R. Developer-4.1199 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Tapati Ghosh	T.R. Developer-4.9476 Dec

28/03/2024 , Query No:-15048000757436 / 2024 Deed No :I-00722/2024.
 Document is digitally signed.

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tarun
sengupta Upanagari(no-1)(gopalpur), Mouza: Gopalpur, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2134, LR Khatian No:- 7371	Owner:মিতুল কুমার ঘোষ, Gurdian:অমিত ঘোষ, Address:কান্দীপার কপি ১৩৬ Classification:ভাসা, Area:0.04000000 Acre,	Mitul Kumar Ghosh
L2	LR Plot No:- 2134, LR Khatian No:- 7375	Owner:তপতী ঘোষ, Gurdian:সুবীর ঘোষ, Address:কান্দীপার কপি ১৩৬ Classification:ভাসা, Area:0.05000000 Acre,	Tapati Ghosh

On 19-03-2024

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 16:25 hrs on 19-03-2024, at the Office of the A.D.S.R. BIDHAN NAGAR by Raj Kumar Singha Roy .

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 39,56,723/-

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

Execution is admitted on 19/03/2024 by 1. Mitul Kumar Ghosh, Son of Ahindra Kumar Ghosh, Gopalpur, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Tapati Ghosh, Wife of Subir Ghosh, Gopalpur, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Mr Sombhu Biswas, , , Son of Mr Ajay Biswas, K K Ram Das Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 19-03-2024 by Raj Kumar Singha Roy, Partner, T.R. Developer, Gopalpur House, Tarun Sengupta Upanagari-1, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr Sombhu Biswas, , , Son of Mr Ajay Biswas, K K Ram Das Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 19-03-2024 by Tapas Saha, Partner, T.R. Developer, Gopalpur House, Tarun Sengupta Upanagari-1, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr Sombhu Biswas, , , Son of Mr Ajay Biswas, K K Ram Das Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

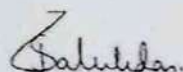
Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4102, Amount: Rs.100.00/-, Date of Purchase: 12/10/2023, Vendor name: Mita Dutta



Sukanya Talukdar
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 1504-2024, Page from 30762 to 30793
being No 150400722 for the year 2024.



Sukanya Talukdar

Digitally signed by SUKANYA TALUKDAR
Date: 2024.03.28 17:18:04 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 28/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.