

23/07/25

I - 3568/2025



अधिवक्ता पश्चिम बंगाल WEST BENGAL

Stamp: I hereby certify the document is correct in preparation. The signature thereof and the execution thereof together with the document are the part of the document.

20-2/2025
23/07/2025

23/07/2025

Adv. Chait. Sub Registrar
Kangra, Himachal
23 JUL 2025

908112
Chait. Sub Registrar
Kangra, Himachal

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF AGREEMENT is made on this 23rd day of July, Two Thousand Twenty-five (2025).

BETWEEN

Handwritten notes and a signature in the top left corner, including the text "KARYA" and "KARYA A. G. J. M. COMPT".

Dinesh chandra ghata
Kalyani, Nadia



Handwritten signature below the official stamp.

Asst. Dir. Sub Registrar
Kalyani, Nadia

123 JUL 2025

Handwritten mark or signature in the bottom right corner.

SRI DINESH CHANDRA KHATUA (PAN : AFJPK53193 & AADHAAR : 7138 4788 6032), son of Late Jagdish Chandra Khatua, by profession - Retired, by religion Hindu, by nationality Indian, residing at B-7/305, Kalyani, Ward No. 10, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, W.B. hereinafter called "**PRINCIPALS / LAND OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) do hereby execute a Development Power of Attorney in favour of **TECHNO PLAN PROJECT & CONSTRUCTION** situated at B-5/23, Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, W.B. represented by the sole proprietor **SMT. SUVRA BISWAS**, (PAN : DRIPS2592K & AADHAAR : 9872 5802 5150), wife of Sri Ratan Biswas by religion Hindu, by occupation Business, by Nationality - Indian, residing at B-5/23, Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, W.B., hereinafter referred to and called as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) hereinafter called and referred to as the "**ATTORNEY HOLDER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to include any substitute or agent appoint by the Attorney).

WHEREAS the **PRINCIPAL/LAND OWNER** is owner of ALL THAT piece and parcel of land measuring 05 (five) cottahas Nil chattaks 16 sq.ft. together with two storied brick built appertaining to Plot No. B-7/305, Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, PIN-741235 within the jurisdiction of Kalyani Municipality and Addl. District Sub-Registrar at Kalyani, P.S. Kalyani in the district of Nadia, butted and bounded by :



Adet Dist. Sub Registry
Kayran, Nakhchivan

23 JUL 2025

ON THE NORTH BY : 30'0" Road
 ON THE EAST BY : 40'0" Road
 ON THE SOUTH BY : Plot No. B-72306
 ON THE WEST BY : Plot No. B-72304

2019/2020 Chandan K. K. K.

AND WHEREAS the said owner entered into one Development Agreement with the abovesaid Developer to erect and/or construct a multi-storied building G+4 with lift facility comprising of several flats including parking space at its own costs and expenses on the abovesaid landed property to dispose the same by way of sale to the intending purchaser/purchasers of the said flats/parking space to be constructed thereon as per development agreement no. 3564/2025 executed on 23.07.2025.

NOW BY THIS POWER OF ATTORNEY I, the executants above named, do hereby nominate, appoint and constitute "TECHNO PLAN PROJECT & CONSTRUCTION" having its registered office address at B-5/23, Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, W.B. represented by the sole proprietor SMT. SUVRA BISWAS, (PAN : DRIPS2592K & AADHAAR : 9872 5802 5150), wife of Sri Ratan Biswas by religion Hindu, by occupation Business, by Nationality - Indian, residing at B-5/23, Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, W.B., hereinafter referred to and called as "DEVELOPER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) as my true and lawful attorney in my name and on my behalf to do execute, all acts, deeds and things hereinafter mentioned i.e. to say :-

AD

T. REE



[Handwritten signature]

Asst. Dir. Gen. Register
Kerala, India

23 JUL 2025

1. To execute any necessary legal action related to construction of building and sale of flats except Owner's allocation as per Development Agreement and clauses mentioned in the same.
2. To appoint any Advocate or any other legal practitioner or any person legally authorize to do any act.
3. To sign, present and submit documents, papers, bills and other documents regarding the said property.
4. To represent me and on behalf of myself to all concerns including in the Office of Estate Manager, Kalyani and authority of Kalyani Municipality.
5. To appear for and represent to any local offices, Municipality, Sub-Divisional office, any Civil Court, Criminal Court and Revenue Court or any other higher judiciary.
6. To sign Plaint/Written statement/Written objection/Writ petition or any application, Objection appeal/Misc. appeal before any Court of law and to file all application, petition to protect our interest in respect of the property.
7. To purchase, refund of any stamp duty, court fees etc.
8. To sign, execute Agreement for Sale, Conveyance or Conveyances in respect of the Flat/Flats/Shop/Garage/Constructed space of the proposed multi-storied building/residential Flats (except Land Owner's allocation) with any intending purchaser/purchasers and to receive all advance money/amount and full consideration amount from the intending purchaser/purchasers and issue receipt against payment.

Advocate Chandra Mohan Kulkarni



Asst. Dir. Sub Registrar
Kalyan, Maharashtra

23 JUL 2025

9. To make agreement in writing, with the intending purchaser/purchasers and to transfer the property by a Deed of Conveyance and to present the said instrument before the registration authority, to sign and execute and admit the same to make it registration. She is also authorized to receive the consideration amount ^{which is/are} advance amount for construction of the Flat/Plats from the intending purchaser/purchasers and the entire consideration amount/money shall be deposited with Bank Account of the Developer.
10. To appoint any counsel, lawyer or solicitor or agent to conduct, prosecute or defend in court or outside the court or before any authority or officer any such claims and actions by or against us and to remove them as our said attorney may consider fit and proper to compromise any such disputes, claims and actions or to refer them to arbitration and to take proceedings for filing in Court any such compromise or award or for execution and realizing sums and for the purposes aforesaid or any of them to sign on our behalf and in our name and all petitions, deeds or documents as may be necessary and also to appoint and remove at its pleasure any substitute for or agent under it in respect of all of any of the matters aforesaid upon terms as our said attorney shall think fit and generally to act in relation to the above as fully and effectually in all respects as we ourselves could do.
11. To appoint all Engineers, Masons, Labours, building materials, suppliers to construct the multi-storied building.
12. To give consent for mutation in the name of the proposed purchaser/purchasers in respect of their Flats/ Constructed space etc.



Sub Registrar
Kalyani, Nadia

23 JUL 2025

13. To execute and sign all such deeds, documents and papers and generally to do all lawful acts necessary for the above-mentioned purposes and matters in respect of our property.
14. We, the apprinter/executants do hereby promise to allow, ratify and confirm all and whatsoever the said attorney shall lawfully do or cause to be done in the premises and we hereby declare that these presents and all powers hereby granted are and shall be revocable if *Johnston character relates* the Developer null and void the registered Development Agreement.
15. **GENERALLY** to do all necessary act or acts my said Attorney or Agent in relation to the matter aforesaid and all other matters in which we may be interested or concerned and on our behalf to execute and to do all deeds, acts or things as fully and effectually in all aspect as ourselves could do if personally being present.
16. **AND** we hereby agree that all acts, deeds and things lawfully done by our said Attorney shall be constructed as acts, deeds and things done by us. We do hereby undertake to ratify and confirm all acts whatsoever that our said Attorney shall lawfully do or cause to be done for ourselves by virtue of the Power hereby given.

AND GENERALLY to do execute and perform any other lawful acts, deeds, matter and things whatsoever which in opinion of our said Attorney ought to be done, executed and performed in relation to us said property in all respect as we ourselves could do the same, if we are personally present.

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Asst. Dir. Sub Registrar
Kalyani, Noida

23 JUL 2025

IN WITNESSES WHEREOF the parties have set and subscribed their respective hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED

In presence of:-

1. Rajat Biswas
B-11/102, Kalyani

Dinesh Chandra Khaitan

Signature of the Owner

2. Meenakshi Khaitan
B-7/305, Kalyani

I accept this Development
Project as a Design Contractor
B-5/71 Kalyani, Nadia

Surma Biswas
proprietor

Signature of Attorney Holder

Drafted & prepared by me









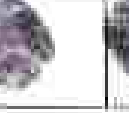


— Dheeraj
Advocate
Kalyani, Nadia
E No WB-174/99



Adnan Erat Sun Riyanto
Karyanti, Nanda

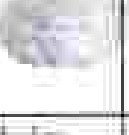


23 JUL 2025

SPECIMEN FOR TEN FINGER PRINTS

LEFT						
	Thumb	Index	Middle	Ring	Small	
RIGHT						

Attested by me :

Sushant Kumar Khatiwala

LEFT						
	Thumb	Index	Middle	Ring	Small	
RIGHT						

Attested by me :

Ichno Plan Project & Construction
8-5/23 Kalyans, Nalla

Savna Biswas
proprietor

LEFT						
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Attested by me :

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RIGHT						

Attested by me :



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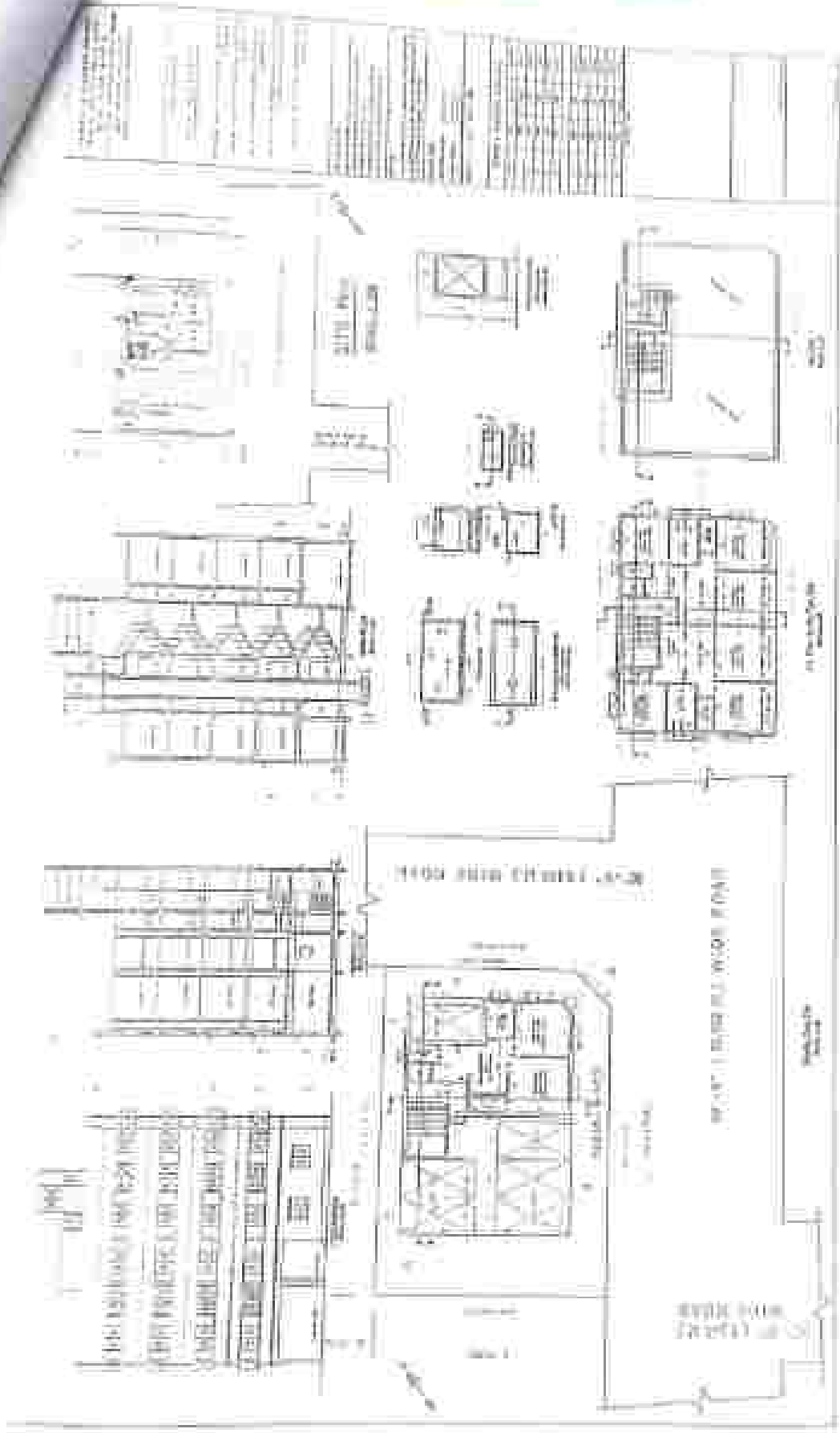
Abul Hasim Sub Registrar
Kayan, Malakka

23 JUL 2025

Annexure

- 1) Sanctioned Building Plan
- 2) Site Plan
- 3) Building Permit Certificate
- 4) Municipal Tax Receipt of 2025-2026

2025-2026 Municipal Tax Receipt



20/10/2024

Handwritten notes and dates along the right margin of the page, including "20/10/2024" and other illegible scribbles.

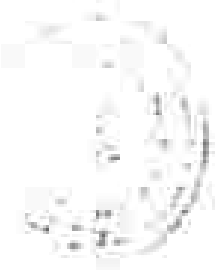
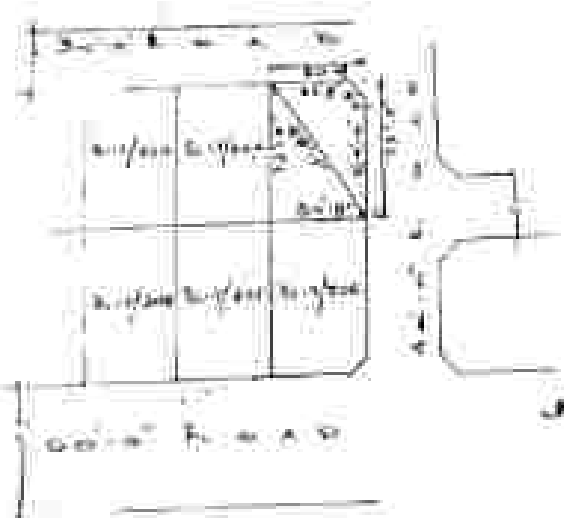
Plant PLAN

Project No. 10

Site No. 1000
Scale 1/4" = 10'

Riviera Chemicals, Inc.

Site Area Containing Construction



Lease dated 1/1/52

E. E. Adams, Vice President
Eastman & Johnson
Asphalt Industry in the City
of New York
Metropolitan Gas. Dept.

Plant Chemicals, Inc.
By the use of
Riviera Chemicals, Inc.



Drawn by [Signature]
Checked by [Signature]

Approved [Signature]
SUPERVISING SUPERVISOR
RAILROAD DIVISION
FEDERAL BUREAU OF INVESTIGATION

Inspector [Signature]
RAILROAD DIVISION
FEDERAL BUREAU OF INVESTIGATION



Grihanaksha
E-Governance

BUILDING PERMIT

Date: 14-08-2023

To:

The District

Barisal Municipality

Building Permit Number: 2023/004/2200000000000000

Re:

M. Shaban Osman Khateeb

8-4322, Barisal

Subject: Issue of sanction of works of the building and issue of Building Permit under Act II.

Building Particulars

Particulars	Quantity	Building	Structure
Structure	01	Single	Single
Floor	01	Ground	Ground
Plot Area (sq. ft.)	1000		
Area			
Volume (cu. ft.)			

Condition:

With reference to your application dated 13-08-2023 for the sanction of the building with particulars mentioned above, the Building Permit is hereby granted subject to the following conditions:-

1. The Building Permit is valid up to 13-08-2025
2. The Building Permit No. 2023/004/2200000000000000 (Serial 1428-2023) is valid for Residential purpose.
3. The construction will be supervised by your authorized plan-ner and no deviation from West Bengal Building Rules 2011 (as amended) will be permitted.

Any condition stated against the said work is liable to be performed.

Yours faithfully



Dr. Subarna Ray Chowdhury

Chairman

2023/004/2200000000000000

Major Information of the Deed

Deed No :	I-1300-02500/2025	Date of Registration	23/07/2025
Query No / Year	1300-8002120100/2025	Office where deed is registered	A.O.S.R. RAJAH, District, Koda
Query Date	23/07/2025 1:40:41 PM		
Applicant Name, Address & Other Details	Kampada Palle, Kalyani, Thana, Kalyani, District, Nadia, WEST BENGAL, PIN - 741026, Mobile No: 9003227084, Status: Adverse of Escrow		
Transaction	Additional Transaction		
(0130) Sale, Development Power of Attorney after Registered Development Agreement			
Deed Form value	Deed Value Rs. 1,20,00,000/-		
Rs. 1,20,00,000/-	Registration Fee Paid Rs. 24,00,000/-		
Stamp Duty Paid(SD)	Rs. 50,00,000 (10%)		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year) - 130002500/2025, Section (Rs. 24,00,000/- (PARTY only)) from the contract for buying the apartment, vide (Link send)		

Land Details :

Subject: Nadia P.S. Kalyani, Municipality, RAJAH, Thana: Block-17/PT main Road, Main: Block-17/PT, Pin Code: 741026

Sl. No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Self Form Value (In Rs.)	Market Value (In Rs.)	Other Details
01	PT-502		Identified Veranda (Front)	Identified (Residential)	2.2001000	1,70,00,000/-	1,70,00,000/-	Width of Approved Road: 40 Ft, Adjacent to Block Road, Project Name:
Grand Total:					2.2001000	1,70,00,000/-	1,70,00,000/-	

Structure Details :

Sl. No	Structure Details	Area of Structure	Self Form Value (In Rs.)	Market value (In Rs.)	Other Details
01	On Land LI	794 Sq Ft	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor Area of Floor: 794 Sq Ft, Probable Use: Commercial Floor, Age of Structure: 07 Year, Roof Type: (None), Status of Completion: Complete					
Total		794 sq ft	10,00,000/-	10,00,000/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DINESH CHANDRA KHATUA (Presentant) Son of Late BALADOSH CHANDRA KHATUA Educated by: Self, Date of Education: 23/07/2023 Admitted by: Self, Date of Admission: 23/07/2023, Place: Office			
B-7283 KALYANI, City:- , P.O:- KALYANI, P.S:-Kalyani, District-Nadia, West Bengal, India, PIN-741235 Sex: Male, By Cause: Hindu, Occupation: Retired Person, Citizen of: Indian, Date of Birth: XX-XX-XXXX, PAN No.: DPXXXXXX, Aadhar No.: 16XXXXXX150 Status: Individual, Occupied by: Self, Date of Execution: 23/07/2023 Admitted by: Self, Date of Admission: 23/07/2023, Place: Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	TECHNO PLAN PROJECT & CONSTRUCTION B-523 KALYANI, City:- , P.O:- KALYANI, P.S:-Kalyani, District-Nadia, West Bengal, India, PIN-741235 Date of Incorporation: 06/06/2007, PAN No.: DPXXXXXX, Aadhar No.: 16XXXXXX150 Status: Organisation, Incorporated by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SUVRA BISWAS Wife of Mr KATUN BISWAS Date of Execution: 23/07/2023, Admitted by: Self, Date of Admission: 23/07/2023, Place of Admission of Execution: Office			
B-523 KALYANI, City:- , P.O:- KALYANI, P.S:-Kalyani, District-Nadia, West Bengal, India, PIN-741235, Sex: Female, By Cause: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-19XX, PAN No.: DPXXXXXX, Aadhar No.: 16XXXXXX150 Status: Representative, Representative of: TECHNO PLAN PROJECT & CONSTRUCTION (as PROPRIETOR)				

Signer Details :

Name	Photo	Finger Print	Signature
Sunil Biswas (Lamp. Haveli) Biswas, P.O. Kalyani, City: Kalyani, P.O. P.S. Kalyani, District: Nadia, Bengal, India. PIN- 741235			
For Of Mr DINESH CHANDRA KHATUA, MHI SUNIL BISWAS			

Transfer of property for L1

From	To, with area (Name-Area)
Mr DINESH CHANDRA KHATUA	TECHNOD PLAN PROJECT & CONSTRUCTION-6.26667 Dec

Transfer of property for S1

From	To, with area (Name-Area)
Mr DINESH CHANDRA KHATUA	TECHNOD PLAN PROJECT & CONSTRUCTION-734.00000000 Ss Ft

Certificate of Registration under section 68 and Rule 69.

Registered in Book - I

Volume number 1303-2025; Page from 61885 to 61903

being No. 130303568 for the year 2025.



Digitally signed by Abhijit Chatterjee
Date: 2025.07.28 12:27:14 +05:30
Reason: Digital Signing of Deed

(Abhijit Chatterjee) 28/07/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
West Bengal.