

13275/24

I-11387/24



पश्चिमबङ्ग, पश्चिम बंगाल WEST BENGAL

8/2530706/24 AS 397146

certified that the Document is admitted to  
Registration The Signature Sheet and the  
endorsement sheets attached to this document  
are the part of this Document.

Additional Registrar  
of Assurances II Kolkata

ADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATA

24 SEP 2024



### DEVELOPMENT POWER OF ATTORNEY

### AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, I, BANDANA ROY  
(PAN NO- ACUPR3645L), (AADHAR NO- 700994890496) w/o-  
Biswajit Roy, by faith- Hindu, Residing at - 946, Kalikapur Road, P.s- Garfa  
(Kasba), kolkata-700099, hereinafter referred to as the OWNER/ FIRST  
PARTY /PRINCIPAL / APPOINTOR.



3043 12-8-29

নং..... তার.....

ক্রেতার নাম.....  
ভেঃ শানোওয়াজ মন্ডল  
(SHANOWAJ MONDAL)

ভেঃ.....

মোঃ- এ. ডি. এস. আর, বারুইপুর  
জেলা- দক্ষিণ ২৪ পরগণা

মূল্য.....

M/S. Kanchan Debbari C.F.K.  
Anand Raj Nagar Belur.  
Haw - 711227



1

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

24 SEP 2024

**WHEREAS** I am the owner and occupier of the property ALL THAT piece and parcel of Bastu land measuring about 02 Cottahs 05 Chittacks 34 Sq.ft along with 200 Sq.ft tiles shed structure (Unassessed by KMC) Nayabad, comprised within L.R & R.S Dag no-198, under khatian no-129, Mouza-Nayabad, Sheet No-2, Scheme plot no-28, P.s- Purba Jadavpur, Po: Pancha Shayar, Dist-South 24 Parganas, under the limit of KMC ward no-109, mentioned in **SCHEDULE** herein below Together with all sorts easements, rights and privileges attached thereat together with all the common rights in respect of the passages comprised thereat and also within the jurisdiction of District And Additional District Sub Registrar South 24 Parganas with all easement rights Hereinafter referred to as "the said property".

**AND WHEREAS** with a view to get a multistoried building upon the land of the said property I entered into a Development Agreement with M/S **KURJIKUNJ INFRA CITY PRIVATE LIMITED**, [CIN- U43299 WB 2023 PTC262861], (PAN NO- AAKCK3230H) a Private Limited Company, incorporated under the Companies Act, 2013, having its office at Anand Raj Nagar, P.o-Sapuipara, P.s-Nischinda, Belur, Dist-Howrah-711227, being represented by one of its Directors namely **ROHIT KUMAR SINGH**, (PAN No.ASVPS9997B, Aadhar Card No. 9239 4401 8639) son of Late Sunil Kumar Singh, by faith-Hindu, by occupation-Business, Residing at Kurji Pul Gate No.77, P.O-Sadaquat Ashram, P.S-Digha, Patna, Bihar-800010, subject to the compliance of the terms and conditions embodied therein and as such in order to able the said "**DEVELOPER**" to proceed with the proposed construction work of multistoried building as aforesaid. The above referred Development

FOR KURJIKUNJ INFRA CITY PVT. LTD

DIRECTORS

Bondana Roy



Agreement had been registered with the office, of the A.R.A Kolkata, Being No. ~~190211380~~..., for the year 2024.

NOW BY THIS INSTRUMENT of Power of Attorney I, **BANDANA ROY (PAN NO- ACUPR3645L), (AADHAR NO- 700994890496)** W/o- Biswajit Roy, by faith- Hindu, Residing at – 946, Kalikapur Road, p.s- Garfa (Kasba), kolkata-700099, do hereby nominate, appoint and constituted **M/S KURJIKUNJ INFRA CITY PRIVATE LIMITED, [CIN- U43299 WB 2023 PTC262861], (PAN NO- AAKCK3230H)** a Private Limited Company, incorporated under the Companies Act, 2013, having its office at **Anand Raj Nagar, P.o-Sapuipara, P.s-Nischinda, Belur, Dist-Howrah- 711227**, being represented by one of its Directors namely **ROHIT KUMAR SINGH, (PAN No.ASVPS9997B, Aadhar Card No. 9239 4401 8639)** son of Late Sunil Kumar Singh, by faith-Hindu, by occupation-Business, Residing at Kurji Pul Gate No.77, P.O-Sadaquat Ashram, P.S-Digha, Patna, Bihar-800010, as my true and lawful "**ATTORNEY**", for me in my name, on my behalf and in my place to do, execute and perform or cause to be done or executed the acts, deeds and things mentioned below.

**THAT OUR SAID ATTORNEY SHALL HAVE THE FOLLOWING POWERS**

1. To prepare and sign the building plan and/or to revalidated the sanctioned building plan of the said property described in the Schedule hereunder written and to submit the same before the Authority Kolkata Municipal Corporation and any other concerned authorities for obtaining approval of the same and also, if necessary, amendment of such building Plan to submit the said corporation including amalgamation of the said property on my behalf.

FOR KURJIKUNJ INFRA CITY PVT. LTD

DIRECTORS

*Rohit Singh*

*Bandana Roy*

2. To appoint an Architect for prepare the Plan of the said purpose and other personal workmen for carrying out the development of the said property as also construction of the building thereon and to pay their fees, consideration money, salaries and other wages.
3. To pay various deposits to the Kolkata Municipal Corporation and other authorities as may be necessary for the purpose of carrying out the development including for obtaining/ revalidated building plan in respect of the said property.
4. Apply for modification of the building plan in respect of the said building to be constructed upon the said property.
5. To enter into agreements with intending Purchasers or any other persons on such terms as may be deemed fit by the Attorney and to receive Earnest Money and/or the Consideration or any part payment of the Consideration for sale of the flat/flats to be constructed upon the said property completely restricted to the developer's allocation as laid down in development agreement or any part thereof and also to fulfill and enforce the mutual obligations there under.
6. To negotiate on lawful terms for an to agree to and sale of flats to be constructed upon the said properties completely restricted to the Developer's allocation save and except the owners' allocation as laid down to the Agreement for Development mentioned and described to the respective Purchaser/Purchasers, at such price or prices which our said Attorney, are absolute discretion think fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or to cancel and/or repudiate the same.
7. To receive from the intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of Purchase

FOR KURJIKUNJ INFRASTRUCTURE PVT. LTD.

DIRECTORS

*R. K. Singh**Bondana Roy*



money completely restricted to the Developer's allocation save and except the owners' allocation as laid down to the Agreement for Development on completion of such sale or sales and to issue good, valid receipt and discharge for the same which will protect the purchaser/purchasers.

8. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property for erecting, proposed building/ new structure thereon.
9. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all its Departments, Kolkata Municipal Corporation and/or Town Planning Department and other concerned Govt. authorities in connection with the development of the said property.
10. To ask, demand, sue for recovery and receipt from all and every person, Firm, Land Acquisition, Collectors, State of West Bengal, Central Government, Bodies or Body or Corporate whom it doth shall or may concern all sums of money debts dues goods effects and things of whatsoever nature or description which now are which at any time or times hereafter shall or may become due or owing or payable to or recoverable by me in connection with and/or in relation to the said property to given and grant sufficient and effectual receipts, discharges for the same and also to settle any accounts relating to the said property with any person or persons, firms, bodies public or corporation or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all of them in my name and on my behalf.

DIRECTORS

*R. K. Singh*

*Bondama Roy*

11. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance consideration money of such sale in respect of the flat upon the said property completely restricted to the Developer's allocation as laid down to the Agreement for Development and also to realize and obtain of all money which may hereafter become, payable in connection therewith and to sign give and grant sufficient and effectual receipts and discharge for the same which will protect the said purchaser or purchasers.
12. Upon such receipt as aforesaid the Attorney shall execute deeds or deed of sale Conveyance or Conveyances in favor of the intending purchaser/purchasers or his/their nominee or nominees.
13. To present after execution all sale deeds or Documents and/or Agreement relating to and/or in respect of any Transfer Assignment or Sale of flat/flats completely restricted to the Developer's allocation as laid down to the Agreement for Development to the appropriate authority of Registration viz. District Sub-Registrar, Additional District Sub- Registrar at South 24 Parganas and Registrar of Assurance at Calcutta to appear and represent for the said property before such Authority and to admit execution for the Registration of such Deeds and/or Documents of Instruments for Registration and/or to receive such Deeds and/or Documents and to deliver the same to the concerned transferred and/or appoint to any such person/persons by way of Registration such Documents or Deeds or Instruments and/or to do all such acts, deeds and things as shall be fit and proper for our greater interest on our names and on our behalf.

FOR KURJIKUNJ INFRASTRUCTURE PVT. LTD

DIRECTORS

Bondana Roy



14. To make sign, seal, execute, affirm and endorse, verify and delivery all or any such sketches, plans, schemes, applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or relating to the said property or any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said purpose in my name and on my behalf.
15. To make over, submit file and deliver on such documents which may be necessary and or required for any of the said purposes relating to the said property before the Authority or Kolkata Municipal Corporation, Kolkata Improvement Trust, Fire Brigade Authority, Competent Authority CESC LIMITED, Police Authorities, Insurance Company or any other Judicial Administrative or Revenue Authority, State or Central Govt. Authority/Authorities or any other local or public authority or authorities whatsoever in order to get all or any of aforesaid schemes and to make, sign, seal, execute, endorse, affirm, verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or required for the said purpose and the same to make over present and deliver and to submit the file before the aforesaid Corporation or the authorities relating to the said property in my name and on my behalf.
16. To pay and/or to receive refund of, the excess amount to fees, if any paid for such purpose aforesaid in my name and on my behalf.
17. To enter into, execute, resign, contract with any person/persons, firms or company or corporation for and/or to modify and cancel and or registration all or any documents, instruments, with embodying any terms and conditions as will be deemed fit and proper

DIRECTORS

R. K. Sinha

Bardana Roy



and to receive consideration or deposit therefore and grant valid receipt and discharges therefore on my behalf in respect of the said property.

18. To appear and represent us before all or any judicial administrative revenue or legal authority, authorities, Electric Supply corporation, Collectorate, Insurance Company, Notary Public Registrar of all classes Police Station or any Central or State Govt. Department or Other Public bodies corporation, Municipal Authority, Rent Controller and/or any Arbitrator appointed on my behalf and to make sign, affirm and verify and execute all necessary papers, documents applications, writ, notices, petitioner, pleadings and affidavits and submit the same to all or any of the aforesaid Authorities and to take all such steps as necessary, proper and fit for the said Property.
19. To represent and to appear us in all the Courts, like Civil, Criminal or in the Hon'ble High Court, Calcutta, Hon'ble Supreme Court in India and all other Courts in original or Appellate in the registration offices and in any other offices concerned whatsoever and to sign, verify Complaint, Vakalatnamas, Ekraramas, Powernamas, Show Causes, written statement, Objection applications and to file and present the same before any Magistrate, Higher Executive Magistrate, Judicial Magistrate, District Magistrate, Additional District Magistrate, Chief Judicial Magistrate, Tribunal whatsoever in respect of my said property on my behalf.
20. For all or any of the purposes aforesaid to appoint Solicitor, Advocates, Pleaders and such appointments and relation from time-to-time revoke and other again to appoint, as shall arise and to sign

FOR KURJIKUNJ INFRACITY PVT. LTD

DIRECTORS

*R. K. Singh*

*Bondana Roy*

and execute Vakalatnama, Warrant of Arrest and such other papers and documents as will be necessary and he expedient on my behalf.

21. To make sign, execute, affirm, verify and present and file all application, petitions, complaints, written statements, Memo of Appeals, Affidavits and Tabular Statements and such other papers and documents or pleadings necessary and expedient to be made Signed, executed, affirm, presented or filed or such documents, and receive back on my behalf.
22. To sign, allow to pay and fees, costs, charges and expenses, necessary to be allowed or paid for the said purposes in respect of the said property on my behalf.
23. To settle and compound all disputes with all persons on and from the execution of these presents.
24. To apply for obtaining electricity, water, gas, Telephone connection and underground cables, sewerage and water connection in the said premises on my behalf in the proposed building upon the said property.

I hereby agree to ratify and confirm whatsoever our said Attorney shall lawfully do by virtue of these presents shall be constructed as acts deeds and things done by us PROVIDED ALWAYS that this Development Power of Attorney shall remain in force to till completion of construction of proposed multi-storied building/buildings or complex over the said "Schedule" mentioned property as per plan and till total disposal of entire constructed area of the Attorney.

FOR KURJIKUNJ INFRACITY PVT. LTD

DIRECTORS

*R. K. Singh*

*Bondana Roy*



AND GENERALLY, to do and perform all and every such further and other act, deeds and things concerning and relating to the acts, deeds and things mentioned above and necessary to do them fully and effectively, as we could have done the same personally.

AND I HEREBY DECLARE that this Power of Attorney is given in favor of the said Attorney and accordingly the said Attorney shall be entitled to exercise independent powers conferred upon him.

AND I, the said Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney Act as aforesaid shall lawfully do or cause to be done in or about the said property by virtue of these presents this the .24<sup>th</sup> day of September, 2024.

**SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of Bastu land measuring about 02 Cottahs 05 Chittacks 34 Sq.ft along with 200 Sq.ft tiles shed structure (Unassessed by KMC) Nayabad, comprised within L.R & R.S Dag no-198, under khatian no-129, Mouza-Nayabad, Sheet No-2, Scheme plot no-28, P.s- Purba Jadavpur, Po: Pancha Shayar, Dist-South 24 Parganas under the limit of KMC ward no-109, and the total land is butted and bounded as follows:

ON THE NORTH: plot no-25

ON THE SOUTH: 20" Wide Road

ON THE EAST: plot no-27

ON THE WEST: plot no-24 & 29

FOR KURJIKUNJ INVESTMENTS

DIRECTORS

*R. K. Singh*

*Bondana Roy.*

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands and seals on the 24<sup>th</sup> day of September 2024.

SIGNED SEALED AND DELIVERD

IN THE PRESENCE OF

WITNESSES:

1. *Shyam Shankar Jha*  
3757 Hayaabad  
Parbojadarpara  
Kolkata
2. *Rivik Choudhary*  
68, Ghata Mathi Gang  
Dakshin,

*Bondana Roy*  
SIGNATURE OF THE EXECUTANT

FOR KURJIKUNJ INFRACITY PVT. LTD

*Rakesh* DIRECTORS

SIGNATURE OF THE ATTORNEY

DRAFTED AND PREPARED BY ME  
AS PER INSTRUCTION AND DOCUMENTS  
SUPPLIED TO ME

*Sumit Bhagat*

ADVOCATE

HOWRAH JUDGES COURT




ENROLLMENT NO- F/913/780/2014



# FORM FOR TEN FINGER IMPRESSION

Sl. No.	Picture & Signature Executants	Little	Ring	Middle (Left Hand)	Fore	Thumb
Bordana Roy						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	Signature					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
Rakesh DIRECTORS						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	Signature					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little



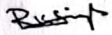
## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Bandana Roy</b> Wife of Mr Biswajit Roy Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b>  Captured LTI 24/09/2024	<b>Signature</b>  24/09/2024
946 Kalikapur Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.: acxxxxxx5I,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office				

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Kurjikunj Infra City Private Limited</b> Ananda Raj Nagar, City:- Howrah, P.O:- Sapuipara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 , PAN No.: aaxxxxxx0h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Rohit Kumar Singh (Presentant)</b> Son of Late Sunil Kumar Singh Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b>  Captured LTI 24/09/2024	<b>Signature</b>  24/09/2024
Kurji Pul Gate No 77, City:- Not Specified, P.O:- Sadaquat Ashram, P.S:-DIGHA, District:-Patna, Bihar, India, PIN:- 800010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: asxxxxx7b,Aadhaar No Not Provided Status : Representative, Representative of : Kurjikunj Infra City Private Limited (as director)				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Kaushik Sardar</b> Son of P Sardar Howrah, City:- , P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN:- 800010		 Captured	



	24/09/2024	24/09/2024	24/09/2024
Identifier Of Mr Rohit Kumar Singh, Mrs Bandana Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Bandana Roy	Kurjikunj Infra City Private Limited-3.89354 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Bandana Roy	Kurjikunj Infra City Private Limited-200.00000000 Sq Ft

**Endorsement For Deed Number : I - 190211387 / 2024**

**On 24-09-2024**

**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 14:41 hrs on 24-09-2024, at the Office of the A.R.A. - II KOLKATA by Mr Rohit Kumar Singh .

**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 47,79,444/-

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

Execution is admitted on 24/09/2024 by Mrs Bandana Roy, Wife of Mr Biswajit Roy, 946 Kalikapur Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Service Indetified by Kaushik Sardar, , , Son of P Sardar, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 800010, by caste Hindu, by profession Others

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

Execution is admitted on 24-09-2024 by Mr Rohit Kumar Singh, director, Kurjikunj Infra City Private Limited, Ananda Raj-Nagar, City:- Howrah, P.O:- Sapuipara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 Indetified by Kaushik Sardar, , , Son of P Sardar, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 800010, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 101.00/-

**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 3043, Amount: Rs.100.00/-, Date of Purchase: 12/08/2024, Vendor name: Shanowaj Mondal

*Signature*

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1902-2024, Page from 657186 to 657205  
being No 190211387 for the year 2024.**



26/9

Digitally signed by SATYAJIT BISWAS  
Date: 2024.09.26 15:32:40 +05:30  
Reason: Digital Signing of Deed.

**(Satyajit Biswas) 26/09/2024**

**ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.**