



पश्चिम बंगाल WEST BENGAL

AN 472000

5/6/23  
AN 112000

Certified that the document is admitted to registration. The Signature Sheets and the endorsement sheets attached with this document are the part of this document.

Adtl. District Sub-Registrar  
Barrackpore, North 24 Parganas.

02 JUN 2023

DEVELOPMENT POWER OF ATTORNEY

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**TO ALL TO WHOM THESE PRESENTS** shall come We,

**1) SMT. ALPANA DEBNATH**, PAN AFCPD0595A, wife of Sri Mrinal Debnath, residing at : 36/29, Anandapuri, E - Road, P.O. Nona Chandanpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, **2) SMT. BIVA DUTTA ROY**, PAN:- AHCPD3404E, by Faith: Hindu, by Occupation: Business, Wife of Sri Dipankar Dutta Roy, Residing at: Udayan Pally, Post Office – Ichapore Nawabunj, Police Station – Noapara, District – North 24 Parganas, Pin Code : 743144, **3) SUNANDA DUTTA ROY**, PAN CVKPD0789C, daughter of Sri Dipankar Dutta Roy by Faith: Hindu, by Occupation: Business, Residing at: Udayan Pally, Post Office – Ichapore Nawabunj, Police Station – Noapara, District – North 24 Parganas, Pin Code : 743144, **4) ARKADEB ROY**, PAN FKEPR5236J, son of Sri Tapas Roy, by Faith: Hindu, by Occupation: Business, residing at : Kalicharan Roy Lane, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, Pin - 743144, hereinafter referred to and called as the Executant: -

**WHEREAS** one Sudha Sindhu Mondal, son of Late Birendra Nath Mondal was the recorded owner in Revisional Settlement in respect of a plot of 'Bastu' land measuring 28 Cottahs 6 Chhittaks 43 sft. lying and situated at : Mouza : Ichapore, J.L. No. 3, comprised and contained C.S. Dag No. 1860 corresponding to R.S. Dag No.

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(7)

**AND WHEREAS** said Smt. Anita Saha sold and transferred the abovesaid land measuring 1 (one) Cottah 13 (thirteen) Chhittaks 33 (thirty three) sft. to the executants herein by virtue of a registered deed of Sale Being No. 150502529, recorded in Book No. I, Volume No. 1505-2022, written in pages 88984 to 89013 and the same was registered at A.D.S.R.O. Barrackpore dated 11/04/2022.

**AND WHEREAS** by the aforesaid manner the executants herein became the joint owners of a total plot of land measuring 25 (Twenty five) Cottahs 6 (Six) Chhittaks 43 (forty three) sft. and they recorded their names in the records of L.R. Settlement in L.R. Dag No. 3542 as classification - Bastu by the under mentioned L.R. Khatian Nos.

Name of the Rayat	L.R. Khatian Nos.
1) SMT. ALPANA DEBNATH	25341
2) SMT. BIVA DUTTA ROY	25343
3) SUNANDA DUTTA ROY	25340
4) ARKADEB ROY	25342

**AND WHEREAS** having purchased the aforesaid plot of land the executants herein have been in peaceful physical possession over the same .

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**AND WHEREAS** with a view to develop or cause to be developed by the constructing a Multistoried Building over the plot of land, morefully and particularly described in the schedule herein below, hereinafter called and referred to as the "**SAID PROPERTY**" the land owners herein amalgamated their abovesaid plots of land by dint of a registered Deed of Amalgamation dated 14/09/2022 and the same was registered at A.D.S.R.O. Barrackpore recorded in Book No. I, Volume No. 1505-2022, written in pages 174494 to 175518, Being No. 150505971 for the year 2023 and due to some mistake in the said Deed of Amalgamation the executnats herein furtherly executed a Deed of Declaration on 14/12/2022 and the same was registered at A.D.S.R.O. Barrackpore recorded in Book No. IV, Volume No. 1505-2022, written in pages 4284 to 4297, Being No. 150500246 for the year 2022 for the purpose of rectification of the errors in the said Deed of Partition and the executnats herein obtained a single holding Being Holding No. 339/1, Ramchandra Path, under Ward No. 13 of North Barrackpore Municipality and the executants herein also recorded their names in the records of L.R. Settlement in L.R. Khatian Nos. 25340, 25341, 25342, 25343.

**AND WHEREAS** we being the Executants of the said property entered into a development agreement registered at A.D.S.R.O. Barrackpore dated 02/06/2023, Being No. 02914/2023 with **OM ASSOCIATES**, PAN AAGFO7065H, a partnership firm having its place of Business at : 841, Chowmatha, Ghoshpara Road,

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P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, Pin - 743144, being represented by its partners namely 1. **SRI TAPAS ROY**, PAN AFAPR5502F, son of Late Paresh Chandra Roy, by faith - Hindu (Indian), by occupation : Business, residing at : K. C. Roy Lane, Nawabganj, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, 2. **SRI MRINAL DEBNATH**, PAN ADUPD3529L, son of Late Manik Debnath, by faith - Hindu (Indian), by occupation : Business, residing at : 36 (29), 'E' Road, Anandapuri, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, 3. **SRI GOUTAM BANERJEE**, PAN AEHPB5850Q, son of Late Sachindra Nath Banerjee, by faith - Hindu (Indian), by occupation : Business, residing at : C/o Debendra Mohan Mitra, M. M. Mitra Lane Near Jatindas Club, Majherpara, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, Pin - 743144, in respect of land which has been more fully described in the Schedule written hereunder for development and construction of a Multi storied building over the said premises.

**NOW KNOW ALL MEN BY THESE PRESENTS THATY**, We the aforesaid Executors hereof, do hereby nominate, authorities, constitute and appoint in our place **OM ASSOCIATES**, PAN AAGFO7065H, a partnership firm having its place of Business at :

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841, Chowmatha, Ghoshpara Road, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, Pin - 743144, being represented by its partners namely **1. SRI TAPAS ROY, PAN AFAPR5502V**, son of Late Paresh Chandra Roy, by faith - Hindu (Indian), by occupation : Business, residing at : K. C. Roy Lane, Nawabganj, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, **2. SRI MRINAL DEBNATH, PAN ADUPD3529L**, son of Late Manik Debnath, by faith - Hindu (Indian), by occupation : Business, residing at : 36 (29), 'E' Road, Anandapuri, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, **3. SRI GOUTAM BANERJEE, PAN AEHPB5850Q**, son of Late Sachindra Nath Banerjee, by faith - Hindu (Indian), by occupation : Business, residing at : C/o Debendra Mohan Mitra, M. M. Mitra Lane Near Jatindas Club, Majherpara, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, Pin - 743144, as our true and lawful ATTORNEY for ourselves and in our names and on our behalf to do, Execute and perform or caused to be done, execute to be done, execute and perform all or any of the following acts, deeds, things relating to my said property that is to say : —

1. To appear and represent us before the authorities of the North Barrackpore Municipality, Electricity Authority and before all other Statutory and Local Bodies as and when necessary for

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the purpose of construction of a new building over and above our said premises and for Agreement for Sale of Shops and Spaces of the proposed Multi storied building to be constructed as per sanction building plan duly sanctioned by the North Barrackpore Municipality over the said premises in respect of Developer's allocation save and except the Owners' allocation in our names and on our behalf as per Development Agreement executed between us and the Developer on 02 /06 /2023.

2. To defend possession, manage and maintain the said premises including the building to be constructed thereon.
3. To sign, verify and file applications, forms, building plans, documents and papers in respect of our said premises before the North Barrackpore Municipality or before any other stationery authorities for the purpose of maintenance, protection, preservation and construction of a Multi storied building over and above the said premises.
4. To receive the consideration money in part or full in cash or by cheque/draft from the intending purchaser or purchasers for bookings of flats, units or car parking spaces and to grant receipts therefore in our names and to give full discharge to the purchaser/ as our lawful representative.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of 'Bastu' land measuring 25 (Twenty five) Cottaks 6 (Six) Chittaks 43 (forty three) sq. lying and situated at : Mouza : Ichapore, J.L. No. 3, R.S. No. 89, comprised and contained in R.S. Dag No. 1860/8107 corresponding to L.R. Dag No. 3542, under R.S. Khatian No. 4877 corresponding to L.R. Khatian No. 25340, 25341, 25342, 25343 within the limits of North Barrackpore Municipality, Ward No. 13, Holding No. 339/1, Ramechandra Path, P.S. Noapara, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore. The total property is butted and bounded by :-

- ON THE NORTH :-** Property of Sudhanshu Sen and others and H/o Md. Moli and others and Land of Monish Kumar Mondal and others.
- ON THE SOUTH :-** Property of Swapan Das and 23'-0" wide Ram Chandra Path.
- ON THE EAST :-** Property of Alpana Debnath and other and H/o Nirmal Sarkar.
- ON THE WEST :-** 8'-0" wide Municipal road and H/o of Swapan Das



**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of 'Bastu' land measuring 25 (Twenty five) Cottahs 6 (Six) Chhittaks 43 (forty three) sft. lying and situated at : Mouza : Ichapore, J.L. No. 3, R.S. No. 89, comprised and contained in R.S. Dag No. 1860/8107 corresponding to L.R. Dag No. 3542, under R.S Khatian No. 4877 corresponding to L.R. Khatian No. 25340, 25341, 25342, 25343 within the limits of North Barrackpore Municipality, Ward No. 13, Holding No. 339/1, Ramchandra Path, P.S. Noapara, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore. The total property is butted and bounded by :-

- ON THE NORTH:-** Property of Sudhanshu Sen and others and H/o Md. Moli and others and Land of Monish Kumar Mondal and others.
- ON THE SOUTH :-** Property of Swapan Das and 23'-0" wide Ram Chandra Path.
- ON THE EAST :-** Property of Alpana Debnath and other and H/o Nirmal Sarkar.
- ON THE WEST :-** 8'-0" wide Municipal road and H/o of Swapan Das

IN WITNESS WHEREOF, we the Executants herein do hereby put our hand and signature on this Development Power of Attorney in the presence of following witnesses on this 2<sup>nd</sup> day of June 2020 (Two thousand Twenty).

Witnesses :

1. *Ranjan Kumar*  
BXP

2. *Saikat Chatterjee*  
Dehagur

*Alpana Debnath*

*Birsa Dutta Roy*

*Sumanda Dutta Roy*

*Arkaeleb Roy*

Signature of the Executants.

*Sapan Roy*

*Minat Debnath.*

*Goutam Bhowmik*

Signature of the Attorney

Drafted by

*Saikat Chatterjee*  
(SRI SAIKAT CHATTERJEE)

DEED WRITER

A.D.S.R.O. BARRACKPORE

License No. DW-X-41/2015

COMPUTER TYPED BY

*Santanu Gupta*

SANTANU GUPTA

Barrackpore, 24 Parganas ( N )



OFFICE OF THE A.D.R. DISTRICT NORTH 24 PARGANAS  
D.R. BARADAI & R.A. KOLKATA

STATUS: PRESENTIANI

1. LEFT HAND FINGER PRINT Name ANANDA KUNDU

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND  
FINGER PRINT  
1/2, 10, 10, 10, 10

SIGNATURE Ananda Kundu

2. LEFT HAND FINGER PRINT Name BINA DUTTA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND  
FINGER PRINT

SIGNATURE Bina Dutta Roy

3. LEFT HAND FINGER PRINT Name SURANDA DUTTA ROY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND  
FINGER PRINT

SIGNATURE Suranda Dutta Roy

4. LEFT HAND FINGER PRINT Name AKKADEB ROY

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE Akkadeb Roy

	THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE.....*Dapantay*.....

2. LEFT HAND FINGER PRINT Name.....*MAKINAL L. L. L. L. L.*.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE.....*MAKINAL L. L. L. L. L.*.....

3. LEFT HAND FINGER PRINT Name.....*GOUTAM BANERJEE*.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE


SIGNATURE.....*GOUTAM BANERJEE*.....


4. LEFT HAND FINGER PRINT Name.....


LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE.....

  
 RIGHT HAND FINGER PRINT

  
 RIGHT HAND FINGER PRINT

  
 FINGER PRINT

Space for Photo

RIGHT HAND FINGER PRINT



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2023, Page from 75161 to 75187

being No 150502934 for the year 2023.



Digitally signed by SUMIT KUMAR  
SINHA  
Date: 2023.06.09 18:08:49 +05:30  
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 2023/06/09 06:08:49 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARRACKPORE  
West Bengal.

(This document is digitally signed.)