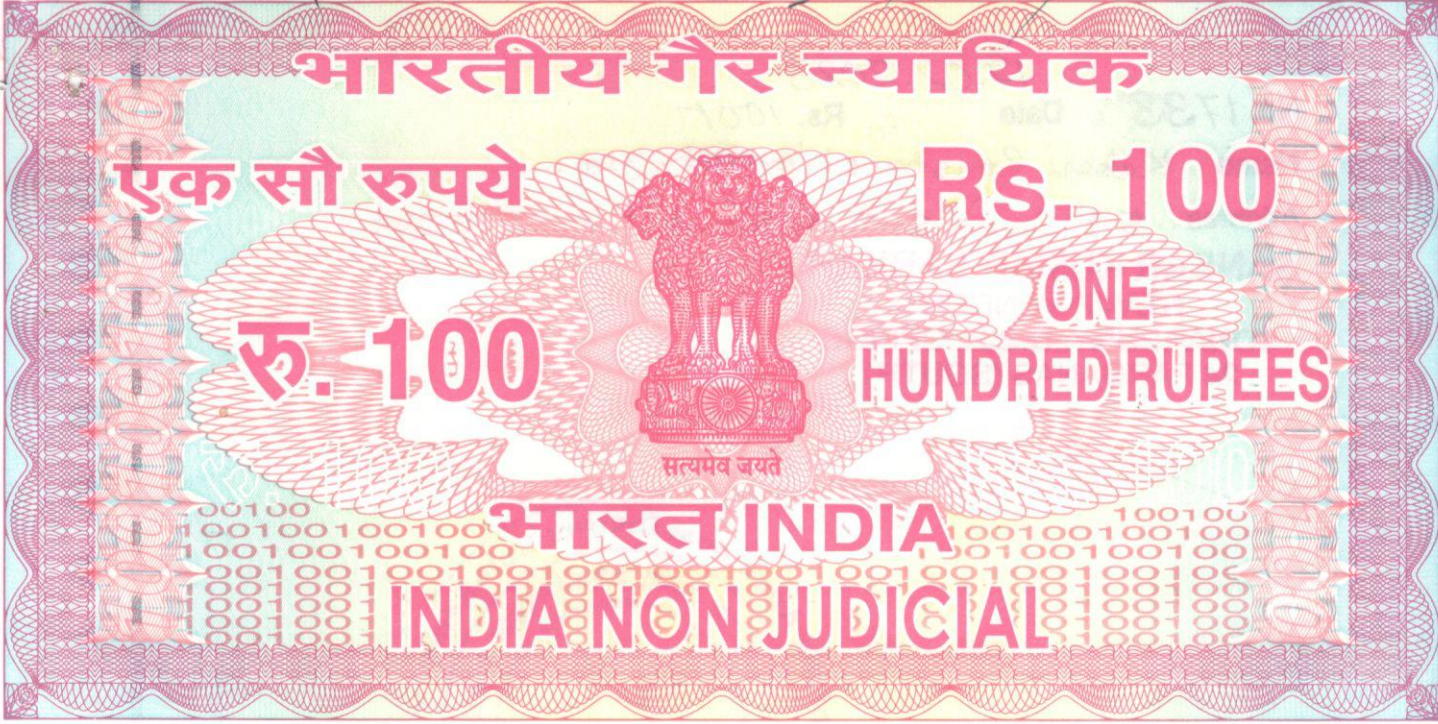


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7-1253/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 271787

9 423773/23
24/2/23

certified that the document is admitted to registration. The Signature sheet and the endorsement sheet attached with this document are the part of this document.

Addl. District Sub-Registrar,
Sonarpur, South 24 Parganas

21 FEB 2023

DEVELOPMENT POWER OF ATTORNEY

NOW KNOW ALL MEN BY THESE PRESENTS THAT I, **MR. BAPPA DEBNATH** (PAN : AWYPD8322Q & Aadhaar No. 9555 4128 5258), son of Mr. Kanai Debnath, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at Rakhal Ghosh Road, Post Office – Harinavi, Police Station – Sonarpur, District – South 24 Parganas, Kolkata – 700148, hereinafter referred to as the **OWNER/ EXECUTANT** do hereby nominate, constitute and

Contd . . . P/2.

No. 1733 Date 17.02.2023 Rs. 100/-
Name Kaberi Construction Pvt. Ltd.
Address 57 Curia Station Road, Kolkata - 700084
SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S.R. OFFICE
24 FARGANAS (SOUTH)



[Handwritten signature]

Adl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

21 FEB 2023

[Handwritten signature]
Advocate
High Court, Calcutta

appoint **KABERI CONSTRUCTION PVT. LTD (PAN NO. AACCK8602M)**, having its registered office at Shibani Apartment, Ground Floor, Balia More, Post Office – Garia, Kolkata - 700084, at present running its day to day office from “Titli”, 57, Garia Station Road, Balia, Kolkata - 700084 represented by its Managing Director, namely **SRI SEKHAR CHANDRA BISWAS (PAN NO. ADZPB4510G)**, son of Late Dhirendra Nath Biswas, by faith – Hindu, by occupation – Business, residing at “Mangalam” 258, Srirampur North, Milan Park, Garia, Police Station – Jadavpur, Kolkata – 700084, as my true and lawful constituted attorney.

WHEREAS Mr. Bappa Debnath, the owner herein purchased a piece and parcel of land measuring 13 decimals Bastu land lying situated at and comprised in L.R. Dag No. 871 appertaining to L.R. Khatian No. 670 of Mouza – Harinavi, Police Station – Sonarpur, District – South 24 Parganas by virtue of a Deed of Sale written in Bengali registered on 05.07.2022 at the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 1608 – 2022, copied at Pages 137578 to 137593, Being No. 5762 for the year 2022 and thereafter, during possession and enjoyment the said property the said **Bappa Debnath, the owner herien** got mutated the said property in his name in the department of Block Land and Land Reforms at Sonarpur as **13 decimals Bastu Bastu Land** at L.R. Plot No. 871 appertaining to L.R. Khatian No. 3978 of **Mouza – Harinavi**, J.L. No. 36, P.S.- Sonarpur, Dist. – South 24 Parganas, Kolkata – 700148 and have been in possession and enjoyment of the said property without any hindrance and encumbrance.

AND WHEREAS I, the owner/ executant herein have entered into a Development Agreement in respect of my aforesaid property to construct multi storied building with **KABERI CONSTRUCTION PVT. LTD**, and the said Development Agreement was registered at the office of the **A.D.S.R. Sonarpur**, South 24 Parganas, and recorded in Book No. I, Being No. **160801248** for the year 2023.



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas


21 FEB 2023

AND WHEREAS I, the owner/ executant herein do hereby appoint, nominate, constitute and authorise, **KABERI CONSTRUCTION PVT. LTD,** as my true and lawful constituted attorney for me in my name and on my behalf to do or cause to be done or committed the following acts, deeds, things in respect of the said property and specifically described in the First Schedule hereunder written.

1. To prepare building plan, sign and submit the same for obtaining sanction from the Rajpur – Sonarpur Municipality in my name and on my behalf and to do all other things as may be necessary in connection with the sanction, modification and/or revision, completion of the building plan from the Municipal Authority.
2. To construct building as per sanctioned building plan and to hold, keep, possess, supervise, manage, maintain and superintend the affairs in relation to or in connection with the construction of the proposed building on the said premises.
3. To construct the proposed building on the said property/ premises, and enter into Agreement for sale, execute Deed of Conveyance, lease or let out or transfer in any manner whatsoever in respect of the developer's allocation only specifically mentioned in the Third Schedule hereunder written together with undivided proportionate share in land, common parts, portions, facilities, amenities and easements excluding owners' allocation mentioned in the Second Schedule hereunder written with regard to flats, and/or car parking spaces or portions in the proposed building with any intending purchaser or purchasers on such terms as my said attorney in its/their absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or to repudiate the same in respect of the allocated portion for the Developer only.

Contd . . . P/4.




Add. Dist. Sub Registrar
Sonarpur
South 24 Parganas
21 FEB 2023

4. To receive consideration money from the intending purchaser or purchasers, any money that would be paid to my said attorney by any person as rents, charges, costs, expenses and consideration money or part thereof and give and grant good, valid receipt to such person or persons in respect of Developer's allocated portion only specifically mentioned in the Third Schedule hereunder written excluding owners' allocation mentioned in the Second Schedule hereunder written.
5. To sign, execute all agreement or agreements for sale, deed of conveyance only for Developer's allocation only in favour of the intending purchasers in respect of the flats, garage/ car parking spaces or portions thereof or any other saleable space or spaces of the proposed building duly sanctioned by the Rajpur-Sonarpur Municipal Authority receiving the consideration money and admitting execution thereof on my behalf and present the same for registration before the appropriate registering Officer or Authority having Jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for registration of deeds and documents and rectification thereof and obtain return of their Registered documents from the Registration Office which my said attorney shall consider necessary for transferring and/ or conveying it/their flats/ apartment and/ or car parking spaces/ garages, shops or portion thereof to such purchaser or purchasers with undivided proportionate share in land in respect of Developer's allocation only.
6. To let out developer's allocation only or any part or portion thereof and collect rent from the tenant.
7. To execute all documents required for sanction of building plan and revision plan and/ or completion building plan for construction of building.




A
Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

21 FEB 2023

8. To ask, on demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of its/their allocated portions on the proposed building at the said premises from any person or persons, company or association, authority or authorities, firm, Govt. or Semi-Government Concern or Concerns including any Statutory, local or public body for the purpose thereof.
9. To receive any letter, summons, notices relating to my said property and to give answer thereof in my name and on my behalf.
10. To appoint Advocates, Solicitors for any matters relating to my property described hereinbefore and hereinafter and represent us before all courts and to that effect to sign and execute Vakalatnama, and to sign and execute all other necessary papers, documents, petitions etc. in Civil Court, Tribunal or Writ Court relating to my said property.
11. To encumber or sell or in any other manner deal with or alienate, in part or full in respect of the developer's allocation only of the property in accordance with the development agreement as my attorney may deem fit, just, proper and necessary.
12. To apply for and to obtain temporary and/or permanent connections of electricity, sewerage, drainage, and/or other imputes and facilities required for the construction of apartment ownership building from the appropriate bodies and/or authorities.
13. To apply to the WBSEDCL or any other statutory authorities/ bodies for the time being concerned therewith for temporary or permanent connection of

Contd . . . P/6.




Asst. Dist. Sub Registrar
Sonarpur
South 24 Parganas
21 FEB 2023

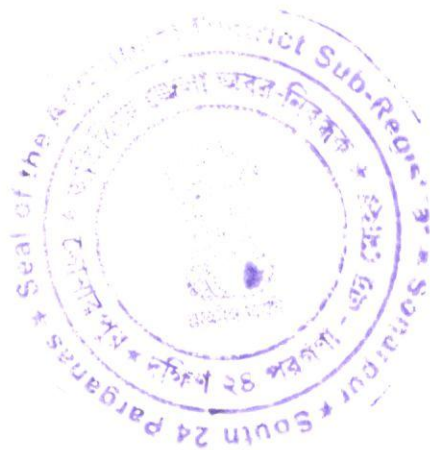
power/electricity to the said property/premises or any part thereof and in connection therewith to make all declarations and undertakings and to give and make all deposits as shall or may be necessary and to do all other acts, deeds, matters and things which I in my personal capacity could do.

14. To appoint and arrange from time to time Architects, Engineers, Contractors, Supervisors and/or other person or persons of such terms as my said attorney shall deem fit and proper to do so and to discharge and/or terminate their appointments in respect of the said premises mentioned hereinbefore and hereinafter.
15. To appear and represent me for all and to produce, give inspection and the documents and deeds to the intending purchasers and before all courts of law, Tribunal, Revenue Offices, including Income Tax and Wealth Tax Offices, collectors, Rajpur - Sonarpur Municipality, or any other appropriate authority or authorities.

And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectual which I myself could have done if I was personally present.

AND I do hereby agree and undertake to ratify and confirm all and whatsoever my said attorney under the Power in that behalf herein before contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this DEVELOPMENT POWER OF ATTORNEY.

Contd . . . P/7.




South Dist-Sub Registrar
Sonarpur
South 24 Parganas

21 FEB 2023

FIRST SCHEDULE ABOVE REFERRED TO :
(DESCRIPTION OF LAND)

ALL THAT piece and parcel of **Bastu Land** measuring **more or less 13 decimals** at **R.S. and L.R. Dag No. 871** appertaining to **L.R. Khatian No. 3978 of Mouza - Harinavi**, J.L. No. 36, **P.S. - Sonarpur**, within the limits of Rajpur - Sonarpur Municipality under Ward No. 18, Dist. - South 24 Parganas, Kolkata - 700148 and more or less 100 sq. ft. thatched structure thereon together with all ancient right attached thereto which is butted and bounded by -

ON THE NORTH : Plot of R.S. Dag Nos. 873 & 872;
ON THE SOUTH : D.N. Street Road;
ON THE EAST : Plot of R.S. Dag No. 874
ON THE WEST : Plot of R.S. Dag Nos. 870, 869 & 867.

SECOND SCHEDULE AS ABOVE REFERRED TO

(Owner's Allocation)

Owner's allocation specifically stated in Second Schedule of the aforesaid Development Agreement being No. 160801248 for the year 2023 registered at the office of the A.D.S.R. Sonarpur, South 24 Parganas.


THIRD SCHEDULE AS ABOVE REFERRED TO

(Developer's Allocation)

Developer's allocation specifically stated in Third Schedule of the aforesaid Development Agreement being No. 160801248 for the year 2023 registered at the office of the A.D.S.R. Sonarpur, South 24 Parganas.

Contd ... P/8.




Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

21 FEB 2023

IN WITNESSETH WHEREOF I, the Executant hereto, have set and subscribed my hand, seal and signature this the 21st day of February, 2023.

SIGNED, SEALED & DELIVERED

in presence of :

1. Samar Das
Advocate

2. Abhik Bhowan
Margolam,
258 - Sri Ramprasad Road
(Mitan Park)
P.O. Garia
Kolkata - 700084

Abhik Bhowan

EXECUTANTS

I do hereby received the powers conferred upon me-

Drafted by me :

Samar Das

SAMAR DAS,
Advocate,
High Court, Calcutta.
Enrollment No. WB/91/05.


For KABERI CO.,

Sophia Chatterjee

Marketing Director

Signature of the Attorney




Dist. Sub Registrar
Sonarpur
South 24 Parganas

21 FEB 2023



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : MR. BAPPA DEBNATH

SIGNATURE : *Bappa Debnath*



Left Hand


Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : MR. SEKHAR CHANDRA BISWAS

SIGNATURE : *Sekhar Chandra Biswas*




Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

21 FEB 2023

Major Information of the Deed

Deed No :	I-1608-01253/2023	Date of Registration	21/02/2023
Query No / Year	1608-8000473773/2023	Office where deed is registered	
Query Date	21/02/2023 1:46:18 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Samar Das High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9903423220, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 46,93,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160801248/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



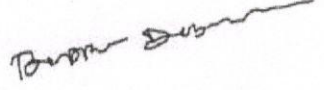
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: D.N. NAYARATNA STREET, Mouza: Harinabhi, , Ward No: 18 Pin Code : 700148

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-871	LR-3978	Bastu	Bastu	13 Dec	1/-	46,80,000/-	Property is on Road , Project Name :
Grand Total :					13Dec	1 /-	46,80,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	13,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Thatched, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	13,500 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bappa Debnath (Presentant) Son of Mr Kanai Debnath Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office			
	21/02/2023		LTI 21/02/2023	21/02/2023
Rakhal Ghosh Road, City:- Not Specified, P.O:- Harinavi, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: awxxxxxx2q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office				



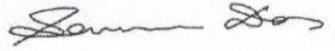
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Kaberi Construction Private Limited Titli, 57, Garia Station Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx2M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sekhar Chandra Biswas Son of Late Dharendra Nath Biswas Date of Execution - 21/02/2023, , Admitted by: Self, Date of Admission: 21/02/2023, Place of Admission of Execution: Office			
	Feb 21 2023 2:39PM		LTI 21/02/2023	21/02/2023
Mangalam 258, Srirampur North, Milan Park, City:- Not Specified, P.O:- Garia, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx0g,Aadhaar No Not Provided Status : Representative, Representative of : Kaberi Construction Private Limited (as Managing Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samar Das Son of Mr Sisir Gobinda Das High Court, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	21/02/2023	21/02/2023	21/02/2023

Identifier Of Mr Bappa Debnath, Mr Sekhar Chandra Biswas

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Bappa Debnath	Kaberi Construction Private Limited-13 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Bappa Debnath	Kaberi Construction Private Limited-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: D.N. NAYARATNA STREET,
Mouza: Harinabhi, , Ward No: 18 Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 871, LR Khatian No:- 3978	Owner:বাপ্পা দেবনাথ, Gurdian:কানাই , Address:নিজ , Classification:বাস্ত, Area:0.13000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160801253 / 2023

On 21-02-2023

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 13:52 hrs on 21-02-2023, at the Office of the A.D.S.R. SONARPUR by Mr Bappa Debnath ,Executant.

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 46,93,500/-

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

Execution is admitted on 21/02/2023 by Mr Bappa Debnath, Son of Mr Kanai Debnath, Rakhal Ghosh Road, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Business

Indetified by Mr Samar Das, , Son of Mr Sisir Gobinda Das, High Court, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-02-2023 by Mr Sekhar Chandra Biswas, Managing Director, Kaberi Construction Private Limited, Titli, 57, Garia Station Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Samar Das, , Son of Mr Sisir Gobinda Das, High Court, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1733, Amount: Rs.100.00/-, Date of Purchase: 17/02/2023, Vendor name. Sankar Kumar Sarkar



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1608-2023, Page from 28530 to 28544
being No 160801253 for the year 2023.**



AR

Digitally signed by ARINDAM
CHAKRABORTY
Date: 2023.03.01 12:40:34 +05:30
Reason: Digital Signing of Deed.

**(Arindam Chakraborty) 2023/03/01 12:40:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.**

(This document is digitally signed.)

DATE : 21ST DAY OF FEBRUARY,
TWO THOUSAND TWENTY THREE

B E T W E E N

MR. BAPPA DEBNATH

... VENDOR

AND

KABERI CONSTRUCTION

... DEVELOPER

**DEVELOPMENT POWER
ATTORNEY**



MR. SAMAR DAS

ADVOCATE

HIGH COURT, CALCUTTA

BAR ASSOCIATION, ROOM NO. 13.

CHAMBER :

S-2, KIRON APARTMENT, BALIA RF

MORE, GARIA STATION ROAD,
KOLKATA - 700084.

Mobile No : 99034-23320.

email : samaradv1980@gmail.com
