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certified that the document is admitted to registration. The signature of the person whose name is written in the endroesement sheets attached with the document are the part of this document.

12 MAR 2024

District Sub-Register-III
District South 24-pargan

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENT We (1) **SRI JIBAN KRISHNA KUNDU** (PAN-AGAPK4556H), (Aadhaar No-9003 9223 0774), son of Late Joy Gopal Kundu, by faith- Hindu, by nationality-Indian, by occupation- Business, residing at 1/54, Garfa 3rd Lane, Post Office- Santoshpur, Police Station- Garfa, Kolkata-700075, District South 24Parganas and (2) **SRI NRIPENDRA NARAYAN KUNDU** (PAN - DTJPK3247N), Aadhaar No-6720 2301 0023), son of Late Nani Gopal Kundu, by faith Hindu, by nationality-

17005

08 MAR 2024

MITABHA RAY
Advocate
ALIPORE POLICE COURT
KOL-27

No..... ₹ 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 PGS., ALIPORE

SUBHANKAR

STAMP VENDOR

Alipore Police Court



Base in Paul.
8/12 Late D.C. Paul
43/2 Jheel Road.
Santoshpur. Vill. 78

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

12 MAR 2024

Indian, residing at 1/54, Garfa 3rd Lane, Post Office – Santoshpur, Police Station – Garfa, Kolkata – 700075, District South 24 – Parganas, hereinafter called and referred to as the **OWNERS/PRINCIPALS**, do hereby **SEND GREETINGS**:

SUBJECT MATTER OF TITLE

WHEREAS

1. One Saroj Bandhu Roy was the original recorded owner and well sufficiently entitled of ALL THAT piece and parcel of land measuring an area of 05 Cottahs, 12 Chittacks and 40 Square Feet more or less, lying the situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Tollygunge Municipality, then Calcutta Corporation, thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station – Sadar Tollygunge then Jadavpur thereafter Kasba now Garfa, in the District 24 – Parganas now District South 24 – Parganas and enjoying all kind of ejmali right over the said land.
2. While having absolute seized and possessed the aforesaid land, the said Saroj Bandhu Roy, by virtue of registered Bengali Bikroy Kobala dated 23/06/1954 sold, transferred and conveyed the said land measuring an area of 05 Cottahs, 12

Chittacks and 40 Square Feet more or less, lying the situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Tollygunge Municipality, then Calcutta Corporation, thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station – Sadar Tollygunge then Jadavpur thereafter Kasba now Garfa, in the District 24 – Parganas now District South 24 – Parganas, in favour of Gour Gopal Kundu, which was duly registered in the office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 89, Pages 1 to 5, Being No. 4876 for the year 1954 for the consideration mentioned therein.

3. After the above mentioned purchase the said Gour Gopal Kundu became the absolute sole owner of **ALL THAT** piece and parcel of land measuring an area of 05 Cottahs, 12 Chittacks and 40 Square Feet more or less, lying the situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Tollygunge Municipality, then Calcutta Corporation, thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station – Sadar Tollygunge then Jadavpur thereafter Kasba now Garfa, in the District 24 – Parganas now

District South 24 – Parganas and enjoying the absolute right, title, interest and possessed by construct a tile shed structure over the said plot of land, free from all sorts of encumbrances.

4. Being in natural love and affection the said Gour Gopal Kundu by virtue of registered Dan Potro (Bengali Gift Deed), dated 10/06/1985 gifted, transferred and conveyed a portion of land measuring an area of 03 Cottahs, 02 Chittacks and 38 Square Feet more or less, out of his entire land measuring an area of 05 Cottahs, 12 Chittacks and 40 Square Feet more or less, together with 200 Square Feet of tile shed structure thereon, out of entire structure of 400 Square Feet more or less, lying and situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station – Jadavpur thereafter Kasba now Garfa, in the District 24 – Parganas now District South 24 – Parganas, unto and in favour of Sri Jiban Krishna Kundu , which was duly registered in the office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 81, Pages 228 to 234, Being No. 4817, for the year 1985.

5. By virtue of aforesaid Bengali Deed of Gift the said Sri Jiban Krishna Kundu, became the absolute and sole Owner of **ALL THAT** piece and parcel of land measuring an area of **03** Cottahs, **02** Chittacks and **38** Square Feet more or less, together with 200 Square Feet of tile shed structure thereon, lying and situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station – Jadavpur thereafter Kasba now Garfa, in the District 24 – Parganas now District South 24 – Parganas and enjoying the absolute right, title, interest and possession over the said gifted landed property.

6. While having peaceful seized and possessed of the aforesaid landed property, the said Sri Jiban Krishna Kundu mutated his name in the records of the Block Land and Land Reforms Office, as absolute sole Owner in respect of the said landed property and subsequently the said concerned authority have recorded his plot at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293 now being L.R. Khatian No. 3075 and R.S/L.R Plot No:506/3832 and also granted his prayer for conversion of his said plot of land into

Bastu Category vide Memo No: 17/2764/BL and LRO/KOL dated 11.10.2023.

7. While having peacefully seized and possessed of the aforesaid landed property, the said Sri Jiban Krishna Kundu mutated his name in the assessment records of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation, as absolute sole Owner in respect of the said landed property, subsequently the said concerned authority have assessed his name in the assessment book and numbered the aforesaid landed property as Premises No. 42, Garfa 3rd Lane, under Ward No. 104, Police Station – Kasba now Garfa, Calcutta now Kolkata – 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and since then the said Sri Jiban Krishna Kundu has paying the relevant rates and taxes to the concerned authority under Assessee No. 311041000422 without delay or default.
8. Thus the said Sri Jiban Krishna Kundu thereto became the Sixteen Annas sole Owner of **ALL THAT** piece and parcel of land measuring area of **03** Cottahs, **02** Chittacks and **38** Square Feet more or less, together with 200 Square Feet of Tile Shed structure thereon, lying and situated at Mouza – Garfa, J.L. No.

19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 42, Garfa 3rd Lane, under Ward No. 104, Police Station – Kasba now Garfa, Kolkata – 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and enjoying the absolute ownership rights over the said landed property, without any kind of hindrance, objection, obstruction, trusts, mortgage, claim and/or demand whatsoever from free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

WHEREAS

1. One Saroj Bandhu Roy was the original recorded owner and well sufficiently entitled of **ALL THAT** piece and parcel of land measuring an area of 05 Cottahs, 12 Chittacks and 40 Square Feet more or less, lying the situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Tollygunge Municipality, then Calcutta Corporation, thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station – Sadar Tollygunge then Jadavpur thereafter Kasba now Garfa, in the District 24 – Parganas now District South 24 Parganas and enjoying all kind of ejmali right over the said land

2. While having absolute seized and possessed the aforesaid land, the said Saroj Bandhu Roy, by virtue of registered Bengali Bikroy Kobala dated 23/06/1954 sold, transferred and conveyed the said land measuring an area of 05 Cottahs, 12 Chittacks and 40 Square Feet more or less, lying the situated at Mouza Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Tollygunge Municipality, then Calcutta Corporation, thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station – Sadar Tollygunge then Jadavpur thereafter Kasba now Garfa, in the District 24 – Parganas now District South 24 – Parganas, in favour of Gour Gopal Kundu, which was duly registered in the office of the Sub Registrar at Alipore and recorded in Book No. I, Volume No. 89, Pages 1 to 5, Being No. 4876 for the year 1954 for the consideration mentioned therein.

3. After the above mentioned purchase the said Gour Gopal Kundu became the absolute and sole owner of **ALL THAT** piece and parcel of land measuring an area of 05 Cottahs, 12 Chittacks and 40 Square Feet more or less, lying the situated at Mouza Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Tollygunge

Municipality, then Calcutta Corporation, thereafter Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station – Sadar Tollygunge then Jadavpur thereafter Kasba now Garfa, in the District 24 – Parganas now District South 24 – Parganas and enjoying the absolute right, title, interest and possessed by construct a tile shed structure over the said plot of land, free from all sorts of encumbrances.

4. While having seized and possessed the aforesaid landed property, the said Gour Gopal Kundu by virtue of registered Deed of Gift (written in Bengali) dated 10/06/1985 gifted, transferred and conveyed a portion of land measuring an area of 03 Cottahs, 02 Chittacks and 38 Square Feet more or less, out of his entire land measuring an area of 05 Cottahs, 12 Chittacks and 40 Square Feet more or less, together with 200 Square Feet of tile shed structure thereon, out of the entire structure of 400 Square Feet more or less, lying and situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station – Jadavpur thereafter Kasba now Garfa, in the District 24 – Parganas now District South 24 – Parganas, in favour of Sri Jiban Krishna Kundu, duly registered in the office

of the Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 81, Pages 228 to 234, Being No. 4817, for the year 1985. Thus the said Sri Jiban Krishna Kundu (the First Party herein) thereto became the Sixteen Annas sole Owner of **ALL THAT** piece and parcel of land measuring area of **03** Cottahs, **02** Chittacks and **38** Square Feet more or less, together with 200 Square Feet of tile shed structure thereon and mutated his name in the records of the then Calcutta Municipal Corporation now the Kolkata Municipal Corporation and is paying the relevant rates and taxes to the concerned authorities under Assesse No: 311041000422.

5. After the aforesaid Deed of Gift, the said Gour Gopal Kundu enjoying the remaining land measuring area of 02 Cottahs, 10 Chittacks and 02 Square Feet more or less, along with 200 Square Feet of tile shed structure thereon, lying and situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station – Jadavpur thereafter Kasba now Garfa, in the District 24 – Parganas now District South 24 – Parganas and enjoying the all kind of ejmali rights over the said landed property, free from all sorts of encumbrances.

6. Being in natural love and affection the said Gour Gopal Kundu by virtue of registered Dan Potro (Bengali Gift Deed), dated 10/06/1985 gifted, transferred and conveyed a portion of land measuring an area of 01 Cottah, 12 Chittacks and 32 Square Feet more or less, out of his entire remaining plot of land measuring an area of 02 Cottahs, 10 Chittacks and 02 Square Feet more or less, together with 200 Square Feet of tile shed structure thereon, lying and situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station – Jadavpur thereafter Kasba now Garfa, in the District 24 – Parganas now District South 24 – Parganas, unto and in favour of Sri Nripendra Narayan Kundu (the Second Party herein), which was duly registered in the office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 81, Pages 235 to 241, Being No. 4818, for the year 1985.

7. By virtue of aforesaid Bengali Deed of Gift, the said Sri Nripendra Narayan Kundu, became the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of **01** Cottah, **12** Chittacks and **32** Square Feet more or less, together with 200 Square Feet of tile shed structure thereon, lying and

situated at Mouza - Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, under Police Station - Jadavpur thereafter Kasba now Garfa, in the District 24 - Parganas now District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said gifted landed property.

8. While having peacefully seized and possessed the aforesaid landed property, the said Sri Nripendra Narayan Kundu mutated his name in the records of the Block Land and Land Reforms Office, as absolute sole Owner in respect of the said landed property and subsequently the said concerned authority have recorded his plot at Mouza - Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293 now being L.R. Khatian No. 3074 and R.S/L.R Plot No:506/3832 and also granted his prayer for conversion of his said plot of land into Bastu Category vide Memo No: 17/2762/BL and LRO/KOL dated 11.10.2023.
9. While having peacefully seized and possessed the aforesaid landed property, the said Sri Nripendra Narayan Kundu mutated his name in the assessment records of the then

Calcutta Municipal Corporation now the Kolkata Municipal Corporation, as absolute and sole Owner in respect of the said landed property, subsequently the said concerned authority have assessed his name in the assessment book and numbered the aforesaid landed property as Premises No. 41, Garfa 3rd Lane, under Ward No. 104, Police Station – Kasba now Garfa, Calcutta now Kolkata – 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas and since then the said Sri Nripendra Narayan Kundu has paying the relevant rates and taxes to the concerned authority under Assessee No. 311041000410 without delay of default.

10. Thus the said Sri Nripendra Narayan Kundu thereto became the sixteen annas sole Owner of **ALL THAT** piece and parcel of land measuring area of **01** Cottah, **12** Chittacks and **32** Square Feet more or less, together with 200 Square Feet of tile shed structure thereon, lying and situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, within the limits of the Kolkata Municipal Corporation, at and being Premises No. 41, Garfa 3rd Lane, under Ward No. 104, Police Station – Kasba now Garfa, Kolkata – 700075, within the jurisdiction of District Sub-Registrar at Alipore, in

the District South 24 – Parganas and enjoying the absolute ownership rights over the said landed property, without any kind of hindrance, objection, obstruction, trusts, mortgage, claim and/or demand whatsoever from any corner, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS the said two Plots of Land with structure, i.e. the land of Sri Jiban Krishna Kundu and the land of Sri Nripendra Narayan Kundu are situated side by side adjacent to each other.

AND WHEREAS for the benefit of use, occupation and enjoyment Sri Jiban Krishna Kundu and Sri Nripendra Narayan Kundu intended to join the said two Plots of Land into one so that the Parties shall be the joint Owners by joining/amalgamating of the two Plots of Land into a single plot of land more fully and particularly described in the **FIRST SCHEDULE** hereunder written from the concerned authority.

AND WHEREAS the said Sri Jiban Krishna Kundu and Sri Nripendra Narayan Kundu mutually amalgamated and transferred their respective ownership into joint one vide a Registered Deed of Amalgamation which was duly registered in the office of the Sub-Registrar at Alipore and recorded in Book No. 1 Volume No. 1603-

2023 Pages 548397 to 548428 Being No. 160319932 for the year 2023.

AND WHEREAS after the registration of the said Deed of Amalgamation, the said Sri Jiban Krishna Kundu and Sri Nripendra Narayan Kundu jointly mutated their names in the assessment records of the Kolkata Municipal Corporation as joint Owners in respect of the land measuring an area of **04** Cottahs, **15** Chittacks and **25** Square Feet more or less, together with 400 Square Feet of Tile Shed structure standing thereon, having cemented floor thereon, lying and situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, now being L.R. Khatian No. 3074 and 3075 and R.S/L.R Plot No:506/3832, within the limits of the Kolkata Municipal Corporation, at and being Premises Nos. 42 Garfa 3rd Lane, under Ward No. 104, Police Station – Kasba now Garfa, Kolkata – 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, having Assesse No. 311041000422, together with all right, title, interest and possession and right of easement attached thereto, along with all rights of easements and appurtenances civil amenities and facilities in the said premises, and all sorts of easement right over the 4' feet common passage/road and other benefits, facilities, amenities and advantages attachment therein or thereon, more fully described in the

SCHEDULE hereunder written and subsequently the said concerned authority have entered their names in the assessment books as joint Owners in respect of the aforesaid plot of land, along with structure standing thereon and since then the said Sri Jiban Krishna Kundu and Sri Nripendra Narayan Kundu (the Owners/Vendors herein) have been paying the relevant rates and taxes to the concerned authority under Assessee No. 311041000422, without delay or default, hereinafter for the sake of brevity referred to as the “**said Property/Premises**” free from all sorts of encumbrances.

AND WHEREAS thus the said Owners/Vendors thereto become the absolute joint Sixteen Annas joint Owners in respect of **ALL THAT** piece and parcel of land measuring an area of **04** Cottahs, **15** Chittacks and **25** Square Feet more or less, together with 400 Square Feet of tile shed structure standing thereon, having cemented floor thereon, lying and situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, now being L.R. Khatian No. 3074 and 3075 and R.S/L.R Plot No:506/3832, within the limits of the Kolkata Municipal Corporation, at and being Premises Nos. 42, Garfa 3rd Lane, under Ward No. 104, Police Station – Kasba now Garfa, Kolkata – 700075, within the jurisdiction of District Sub Registrar at Alipore, in the District South 24 – Parganas, having Assessee No. 311041000422, together with all right, title,

interest and possession and right of easement attached thereto, and all sorts of easement right over the 4' feet common passage/road and other benefits, facilities, amenities and advantages attachment therein or thereon, more fully described in the **SCHEDULE** hereunder written and enjoying the absolute right, title and interest without any kind of hindrance, objection, obstruction, interference, lispenden, requisition, acquisition, mortgage, trusts, claim and/or demand whatsoever or howsoever from any corner.

AND WHEREAS in view for better enjoyment, occupation and some future convenience from the aforesaid property, the said Owners herein have decided to construct a multistoried Building on the said property.

AND WHEREAS but due to lack of less knowledge and inexperience in the field of development, the said Owners herein decided to construct a multistoried Building on the said property through an efficient developer/s who have enough capacity and knowledge in the property development business and after coming to know of the said intention of the Owner herein, the Developers herein namely **AMCON PROJECTS**, (PAN - ABTFA2531N), a Partnership Firm, having its principal place of Business at 4/27, Viveknagar, Post Office Santoshpur, Police Station - Garfa, Kolkata - 700075, represented by

its Partners namely (1) **SRI ANINDYA KUNDU**, (PAN - BRXP8425J) (Aadhaar - 8132 9132 6405), son of Late Arabinda Kundu, residing at 31/A, Garfa Main Road, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700075 and (2) **SRI MRITUNJAY DAS Alias MRITYUNJAY DAS**, (PAN - AWYPD8768L) (Aadhaar - 6866 0840 6791), son of late Gouranga Das, residing at 4/12 Viveknagar, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700075, both by faith - Hindu, by occupation - Business, by Nationality - Indian, came forward with an offer with suitable ratio, which the aforesaid Owners and considering the capacity of the Developers for providing finances as well as experiences in construction work agreed to the proposal of the Developers and the Owners agreed to handover the peaceful vacant possession to develop the said property as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation **AND** the Developers agreed to work for construction of building and/or development of the said property, at its own cost and expenditure, after demolishing the old structure thereon, at and being K.M.C. Premises No. 42, Garfa 3rd Lane, under Ward No. 104, Police Station - formerly Kasba now Garfa, Kolkata - 700075, within the jurisdiction of District Sub-Registrar at Alipore.

AND WHEREAS the said Owners, also declared hereby that the said property is free from all encumbrances, charges, liens, lispendents,

claims demands, trust acquisition or requisition or whatsoever and have full marketable right, title and interest on the aforesaid land described in the **SCHEDULE** property and before the execution of this agreement if it is found that due to any false statement given by the said Owners, the said Developers may suffer in any steps relating to the construction of proposed multistoried building etc. on the said property, the Developers will get all damages, compensations or any loss or whatsoever in connection to the Development of New Building including otherwise from the said Owner.

AND WHEREAS the said Developers herein, after having full discussion with the said Owners, regarding the terms and conditions upon which the Development of the said property can be undertaken, have agreed to develop the said property by constructing anewly proposed multistoried building in the piece and parcel of land being KMC Premises No. 42, Garfa 3rd Lanc, under Ward No. 104, Borough-XI, Police Station –Garfa, Kolkata – 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, having Assessec No. 311041000422, more fully and particularly described and mentioned in the **SCHEDULE** hereafter written.

AND WHEREAS upon consideration of the above referred proposal of the Owners and the Developers, after being verifying all documents

and proper relating to the subject had agreed to develop the aforesaid property subject to the terms and conditions as stated under and as amended up-to date.

AND WHEREAS the Owners/Principals have agreed to allow the Developers to develop the Scheduled land at its own costs on the terms and conditions mentioned therein.

AND WHEREAS the Principals herein being desirous of developing the said Schedule property entered into a **Registered Development Agreement**, duly registered in the office of the D.S.R. III at Alipore and recorded in Book No. I, being Deed No. 4203, for the year 2024 with **AMCON PROJECTS**, a Partnership Firm, represented by its Partners namely (1) **SRI ANINDYA KUNDU**, son of Late Arabinda Kundu and (2) **SRI MRITUNJAY DAS Alias MRITYUNJAY DAS**, son of late Gouranga Das, on mutual terms and conditions contained therein.

NOW BY THESE PRESENTS THATWE, (1) **SRI JIBAN KRISHNA KUNDU**, son of Late Joy Gopal Kundu, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 1/54, Garfa 3rd Lane, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700075, District South 24 - Parganas and (2) **SRI NRIPENDRA NARAYAN KUNDU**, son of Late Nani Gopal Kundu, by

faith Hindu, by occupation - Retired, by Nationality - Indian, residing at 1/54, Garfa 3rd Lane, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700075, District South 24 - Parganas, **DO HEREBY AND HEREUNDER NOMINATE, APPOINT AND CONSTITUTE** namely **AMCON PROJECTS**, a Partnership Firm, represented by its Partners namely (1) **SRI ANINDYA KUNDU**, son of late Arabinda Kundu and (2) **SRI MRITUNJAY DAS Alias MRITYUNJAY DAS**, son of late Gouranga Das, to be our true and lawful **ATTORNEYS** and on my behalf and in our name to do and execute all or any of the following acts, deeds, things and matter, to represent the Principal, to do, exercise, execute and perform individually every acts, deeds, matters and things as mentioned hereunder for the purpose of to construct the proposed building as per the Schedule as mentioned thereafter in terms of the registered "Development Agreement" that is to say:-

1. To sanction the proposed building plan from the Building Department of Kolkata Municipal Corporation, to revise such plan if necessary and to sign and prepare any other document relating to Kolkata Municipal Corporation building plan sanction.
2. To sign any application of Affidavits and affirm the same on behalf of the Principal herein which may be necessary for the

construction of the said building and to carry correspondence on behalf of the Principal herein with all concerned authorities and body/bodies including the Kolkata Municipal Corporation, Office of the BLRO, Government of West Bengal, Kolkata Police, fire Brigade, West Bengal State Electricity Board, C.E.S.C etc. in accordance. with the said construction and development of the said premises under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any licenses, permission and consents required for the proposed construction and development of the said premises.

3. To present before the appropriate registering authorities any Deed of Conveyance, Agreement for Sale on behalf of the Principal herein in respect of the Developer's Allocated Flats and other spaces of the said proposed Building/Buildings to be constructed by the same Attorneys and to receive payments, from the intending purchaser/purchasers and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement.
4. To negotiate with the intending buyer/purchasers of the Flats and other spaces of the Developer's Allocation only of the said proposed building to be constructed by the Attorneys on behalf



of the Principal at the said premises, save and except the Owner's Allocation.

5. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District' Sub-Registrar at Alipore, District Sub-Registrar at Alipore, South 24 - Parganas, District Registrar or any other Registrars for the purpose of registration of the Agreement/Agreements, Deed of Conveyance in respect of the Developer's Allocation of any spaces or parts or portion to be constructed by the said Developer at the said premises on behalf of the Principal **save and except the Owner's Allocation.**
6. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principal and to protect the right, title and interest of the Principal in the said property and/or the building to be constructed thereon.
7. To develop the said land by construction of proposed Building and/ or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
8. To appear before the necessary authority including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police and/or any

other competent Authorities in connection of sanctioning of plans, revising of plans and other purposes.

9. To apply for and to obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.
10. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.
11. To accept notice and service of papers for and on behalf of the Principal from any Court / Kolkata Municipal Corporation / Tribunal and / or any other Competent Authority and / or persons.
12. To pay and / or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principal.
13. To sign and submit papers, applications and documents for having the mutation/amalgamation effected in all public records and with all authorities and/or persons including the said Kolkata Municipal Corporation being appropriate

jurisdiction in respect of the said land or any portion thereof and to deal with such authority and / or authorities in any manner to have mutation effected for and on behalf of the Principal.

14. To pay all outgoings from the date of execution of these presents including fees of Kolkata Municipal Corporation/Municipal Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and/or other moneys including compensation of any nature from requisition and/or acquisition authorities only in the name of the Principal and to grant valid receipts and/or discharges thereof. 
15. To prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularization and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on my behalf and in my name. 
16. To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

17. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorney as Developer.
18. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principal.
19. To enter into any Agreements for the proposed Flats and other spaces and to receive advance/earnest money / consideration money / security deposit / vide Account Payee Cheques in the name of the Developers in respect of the said spaces and the undivided proportionate impartiable share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principal in the land and to handover the copies of the relevant Documents in regard to 'title of the property to such intending Purchaser / s in respect of Developer's Allocation, **save and except the Owner's Allocation.**
20. For all and any of the purposes herein before stated to appear and represent the Principal before all authorities having jurisdiction on the Schedule Premises and to sign execute and submit papers and documents and the said Attorneys can act in terms of the said Developer Power of Attorney.
21. To appear and represent the Principal before any notary, Registrar of Assurance, Metropolitan Magistrate and other

Officer / Officers or Authority / Authorities having jurisdiction on the Schedule Premises and to present for registration and to acknowledge the registration or have registered and perfected all Attorneys in any manner concerning the Agreements / Deed of Conveyance in the said premises to such Purchaser / s in respect of Developer's Allocation, **save and except the Owner's Allocation.**

22. To apply for C.C/Occupancy certificate from Kolkata Municipal Corporation and to accept the same on our behalf.

AND the Principals hereby ratify, confirm and agree or undertake to ratify confirm and acknowledge all and whatsoever their said Attorneys or agent appointed under this Power hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of the registered "Development Agreement" as mentioned hereinabove, including such confirmations and other works till the completion of the whole deal as per the terms of the aforesaid registered **"Development Agreement."**

Be it mentioned that this Power of Attorney does not confirm any transfer of ownership of the said property as mentioned in the schedule below.

SCHEDULE OF LAND REFERRED TO ABOVE
(Description of the Land owned by Owners)

ALL THAT piece and parcel of Bastu Land measuring an area of **04** Cottahs, **15** Chittacks and **25** Square Feet more or less, together with 400 Square Feet of tile shed structure standing thereon, having cemented floor thereon, lying and situated at Mouza – Garfa, J.L. No. 19, comprised in C.S. Dag No. 389, appertaining to C.S. Khatian No. 293, now being L.R. Khatian No. 3074 and 3075 and R.S/L.R Plot No:506/3832, within the limits of the Kolkata Municipal Corporation, at and being Premises Nos. 42, Garfa 3rd Lane, under Ward No. 104, Police Station – Formerly Kasba now Garfa, Kolkata – 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 – Parganas, having Assessee No. 311041000422, together with all right, title, interest and possession and right of easement attached thereto, along with all rights of easements and appurtenances civil amenities and facilities in the said premises, and all sorts of easement right over the 4' feet common passage/road and other benefits, facilities, amenities and advantages attachment therein or thereon, which is butted and bounded as follows:-

ON THE NORTH : 4' Feet wide Common Passage

ON THE SOUTH : Land of Apurba Chandra Roy

ON THE EAST : 12 Feet Wide KMC Road

ON THE WEST : Land of Gour Gopal Kundu

IN WITNESS WHEREOFWE, the Principals, do hereto and hereunto set and subscribed our respective hands on this 12th day of March, 2024.

SIGNED, SEALED AND DELIVERED

By the Principals at Kolkata.

In presence of:

WITNESSES

- 1) Base der Par
42/2 Steel Road
San Felipe. Vm. 75

Tibary Krishna Kumar.
Naipen Jee Narayan Kuter.

**SIGNATURE OF THE
PRINCIPALS**

- 2) Brewster ~~John~~
Alpena Police Court
Mar - 27

For AMCON PROJECTS

Alyson
Partner

Member Jay Dos
Partner

**SIGNATURE OF THE
ATTORNEYS**

Drafted by:

Amitabha Ray
Advocate
Alipore Police Ct
Kul: 27
WB/236/1984



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature Tibay Krishna Kundu



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature Prifan Nanyang Kundu



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left hand					
right hand					

Name ANINDYA KUNDU

Signature A. dyakun



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name MRITYUNJAY DAS

Signature Mrityunjay Das



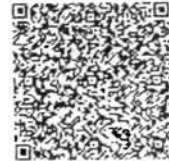
ভারত সরকার
Unique Identification Authority of India
Government of India

ভাষিকাত্তির নম্বর/Enrolment No.: 1528/64443/10201

Download Date: 01/04/2017
Generation Date: 19/02/2017

To
বাসু দেব পাল
Basu Dev Paul
S/O: Late Dhiren Paul
P.S - Garfa
43/2, Jhill Road
Santoshpur
Kolkata Santoshpur
West Bengal - 700075
7044322146

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA G2
Date: 2017.04.01 15:08:44
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

8035 3737 7879

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



বাসু দেব পাল
Basu Dev Paul
জন্মতারিখ/ DOB: 04/12/1967
পুরুষ / MALE



8035 3737 7879

আমার আধার, আমার পরিচয়

Major Information of the Deed

Deed No :	I-1603-04211/2024	Date of Registration	12/03/2024
Query No / Year	1603-8000688466/2024	Office where deed is registered	
Query Date	12/03/2024 11:14:16 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BASUDEV PAUL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9123358303, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,28,59,052/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160304203/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



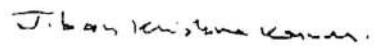



District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garfa 1st to 4th Lane, , Premises No: 42, , Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 15 Chatak 25 Sq Ft	1/-	1,27,53,752/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				8.2042Dec	1 /-	127,53,752 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,05,300/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,05,300 /-	






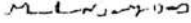
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Jiban Krishna Kundu Son of Late Joy Gopal Kundu Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Office	Photo  12/03/2024	Finger Print  Captured LTI 12/03/2024	Signature  12/03/2024
Block/Sector: 1/54, Garfa 3rd Lane, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: aGxxxxxx6H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Office				
2	Name Mr Nripendra Narayan Kundu Son of Late Nani Gopal Kundu Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Office	Photo  12/03/2024	Finger Print  Captured LTI 12/03/2024	Signature  12/03/2024
Block/Sector: 1/54, Garfa 3rd Lane, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: dtxxxxxx7n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AMCON PROJECTS 4/27, Viveknagar, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.: abxxxxxx1n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ANINDYA KUNDU (Presentant) Son of Late Arabinda Kundu Date of Execution - 12/03/2024, , Admitted by: Self, Date of Admission: 12/03/2024, Place of Admission of Execution: Office	Photo  <small>Mar 12 2024 12:38PM</small>	Finger Print  Captured <small>LTI 12/03/2024</small>	Signature  <small>12/03/2024</small>
	31/A, Garfa Main Road, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: brxxxxxx5j,Aadhaar No Not Provided Status : Representative, Representative of : AMCON PROJECTS (as Partner)			
2	Name Mr Mrityunjay Das, (Alias Name: Mr Mritunjay Das) Son of Late Gouranga Das Date of Execution - 12/03/2024, , Admitted by: Self, Date of Admission: 12/03/2024, Place of Admission of Execution: Office	Photo  <small>Mar 12 2024 12:36PM</small>	Finger Print  Captured <small>LTI 12/03/2024</small>	Signature  <small>12/03/2024</small>
	4/12, Viveknagar, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: awxxxxxx8I,Aadhaar No Not Provided Status : Representative, Representative of : AMCON PROJECTS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BASUDEV PAUL Son of Late D C PAUL 43/2, JHEEL ROAD, City - , P.O:- HALTU, P.S -Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078	 <small>12/03/2024</small>	 Captured <small>12/03/2024</small>	 <small>12/03/2024</small>

Identifier Of Mr Jiban Krishna Kundu, Mr Nripendra Narayan Kundu, Mr ANINDYA KUNDU, Mr Mrityunjay Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Jiban Krishna Kundu	AMCON PROJECTS-4.10208 Dec
2	Mr Nripendra Narayan Kundu	AMCON PROJECTS-4.10208 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Jiban Krishna Kundu	AMCON PROJECTS-200.00000000 Sq Ft
2	Mr Nripendra Narayan Kundu	AMCON PROJECTS-200.00000000 Sq Ft

On 12-03-2024

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 11:17 hrs on 12-03-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ANINDYA KUNDU ,

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 1,28,59,052/-

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

Execution is admitted on 12/03/2024 by 1. Mr Jiban Krishna Kundu, Son of Late Joy Gopal Kundu, Sector: 1/54, Garfa 3rd Lane, P.O: SANTOSH PUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Mr Nripendra Narayan Kundu, Son of Late Nani Gopal Kundu, Sector: 1/54, Garfa 3rd Lane, P.O: SANTOSH PUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person

Indetified by Mr BASUDEV PAUL, , Son of Late D C PAUL, 43/2, JHEEL ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

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

Execution is admitted on 12-03-2024 by Mr ANINDYA KUNDU, Partner, AMCON PROJECTS, 4/27, Viveknagar, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr BASUDEV PAUL, , Son of Late D C PAUL, 43/2, JHEEL ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Execution is admitted on 12-03-2024 by Mr Mrityunjay Das, , Mr Mritunjay Das Partner, AMCON PROJECTS, 4/27, Viveknagar, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr BASUDEV PAUL, , Son of Late D C PAUL, 43/2, JHEEL ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 17005, Amount: Rs.100.00/-, Date of Purchase: 08/03/2024, Vendor name: S DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 98573 to 98610
being No 160304211 for the year 2024.



[Handwritten signature]

Digitally signed by DEBASISH DHAR
Date: 2024.03.12 15:57:51 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/03/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.