

2499/2024

I-2422/2024

भारतीय गैर-न्यायिक

पचास
रुपये

₹.50

**FIFTY
RUPEES**

Rs.50

INDIA NON-JUDICIAL

পশ্চিমবঙ্গ পঞ্চিম বঙ্গাল WEST BENGAL

AK 856321

1. The document is
2. registered. The
3. stamp is attached to the
4. document.

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTRATION OF DEVELOPMENT AGREEMENT)

THIS DEVELOPMENT POWER OF ATTORNEY is granted at Kolkata on
this 21st day of June, 2024

BY

1. **SRI KRISANU BHATTCHARYA [AADHAAR NO: 3323 0190 1304], [PAN- AHPB0222H], [Mobile – 9830166276], [Date of Birth: 11-12-1973], Son of Late Dipankar Bhattacharjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.-Cossipore, Kolkata – 700002.**
2. **SRI INDRAJIT BANERJEE [AADHAAR NO: 8208 8143 9426], [PAN NO - BEGPB2759N], [Mobile – 6289710414], [Date of Birth: 17-11-1971], Son of Late Dipen Banerjee, by faith Hindu, by occupation- service, by Nationality - Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002,**
3. **SMT. DAMAYANTI BANERJEE GHOSH [AADHAAR NO : 5841 2899 0063], [PAN- AKBPG9145R], [Mobile – 8240029186], [Date of Birth: 02-01-1976], wife of Late Abhijit Banerjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002,**
4. **SMT. GOPA BASU [AADHAAR NO: 6137 0263 2266], [PAN- CQVPB9001R], [Mobile – 6290406041], [Date of Birth: 27-11-1970], wife of Saswata Basu and Daughter of Late Pannalal Khan, by faith Hindu, by occupation- Housewife, by Nationality -Indian, residing at 11A, Gobinda Pal Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata— 700 002,**
5. **SRI PARTHA KHAN [AADHAAR NO : 2392 7770 5598], [PAN- AOXPK8324E], [Mobile – 9830157188], [Date of Birth: 20-06-1975], Son of Late Pannalal Khan, by faith- Hindu, by occupation- Service, by Nationality- Indian, residing at 11A, Gobinda Pal Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata- 700002, hereinafter jointly called and referred to as the "OWNERS/APPOINTER" of piece and parcel of Bastu land measuring more or less **7 Cottahs 1Chittaks 4square Feet** more or less with old Brick build Dwelling House in various part (as described in Schedule – A, B & C) solely self residential use lying and situated at Premises No. 34, KALI KUMAR BANERJEE LANE, P.O.-Cossipore, P.S.–Chitpur,**

Kolkata-700002, Ward No. 06, Borough No. - I of KMC Assessee No. 11-006-15-0040-6, **A.D.S.R at Sealdah, District – 24 Parganas (South)**, and all other easement and appurtenances thereto, described in the Schedule "A" hereunder written. (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

IN FAVOUR OF

WHEREAS by a Development Agreement dated 21 /06/2024, executed by us as **OWNER** of the **ONE PART** and **M/S. TRIKUTA INFRA [PAN NO. :- AAVFT8351L]** a partnership firm having its registered office at 33A, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002, represented by its partners :

1. **SRI ABHISHEK SHAW [AADHAAR NO. :- 4907 8858 7463], [PAN NO :- JCTPS4131Q], [Mobile – 7980777179], [Date of Birth:05.12.1998]**, son of Sri Arun Kumar Shaw by faith Hindu, by occupation- business, Nationality- Indian, residing at 16/1A, Pran Krishna Mukherjee Road, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002 .
2. **SRI PRITAM DUTTA [AADHAAR NO. :- 5750 5433 4782], [PAN NO :- CAPPD5929N], [Mobile – 8335809003], [Date of Birth: 18.04.1989]** son of Sri Pradip Dutta, by faith Hindu, by occupation- business, Nationality- Indian, residing at 2/1/1A, Bag Bazaar Street, P.O.-Baghbazar, P.S.- Shyampukur, Kolkata – 700003,
3. **SRI RAJESH KUMAR BISWAKARMA [AADHAAR NO. :- 5186 9709 5957], [PAN NO :- AKJPB1852G], [Mobile - 9903935020], [Date of Birth: 04.07.1973]** son of Late Srinath Biswakarma, by faith Hindu, by occupation- business, Nationality- Indian, residing at 1/6C, Cossipore Road, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002,

4. SRI SUBAL PAUL[AADHAAR NO. :- 8016 6889 4896], [PAN NO :- AGBPP4054A], [Mobile - 8961738666], [Date of Birth:01.01.1965] son of Late Pran Krishna Paul, by faith Hindu, by occupation- business, Nationality- Indian, residing at 1, M. C. Garden Road, South Dum Dum (Municipality), North 24 Parganas, P.O.- Dum Dum, P.S.- Dum Dum, Kolkata – 700030, hereinafter called and referred to as the "**DEVELOPER/ATTORNEY**" of the **OTHER PART**, we have appointed the Developer to develop the said property, more fully and particularly detailed below in the Schedule "A" on the basis of the terms and conditions contained in the said Registered Development Agreement, dated **21/06/2024**, registered in the office of the A.D.S.R. at Sealdah, South 24 Parganas and recorded in **Book No. – 1, Volume No. – 1606-2024, Being No. – 02420**, for the year **2024**. (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executor, administrator, legal representative and assigns, successor, successor-in-office) of the **SECOND PART**.

AND WHEREAS to give effect to the said Agreement, it is necessary to execute a Power of Attorney in favour of the Developer to complete the said project at the earliest.

1. The Appointer is the sole owner seized and possessed of or otherwise well and sufficiently entitled to ALL THAT immovable property being 'bastu' land admeasuring an area of 7 Cottah 1 Chittak 4 Sq.Ft. together with old Brick build Dwelling House in various part (as described in Schedule-A, B & C) solely self residential use lying and situated at Premises No. 34, Kali Kumar Banerjee Lane, P.O.- Cossipore, P.S. – Chitpur, Kolkata – 700002, Ward No. – 06, Borough No. – I (more fully described in Schedule hereto, and delineated in Red Border in the sketch Map attached hereto as Annexure-1, and hereinafter referred to as the "**Schedule Property**").

2. The appointer has entered in to a registered Development Agreement, dated 21/06/2024, registered in the office of the A.D.S.R. at Sealdah, South24 Parganas and recorded in Book No. - 1, Volume No. - 1606-2024, Being No. - 02420, for the year 2024 ("Development Agreement") with the Attorney, therein referred to as the "Developer", whereby the Appointer has appointed the Attorney to develop the Schedule Property by developing and constructing new buildings and other constructed spaces on the Schedule Property for the consideration and or the terms and conditions as provided in the Development Agreement.
3. The Development inter alia provides that the Appointer shall exclusively and irrevocably grant permit constitute and appoint the Attorney herein as its constituted Attorney to enable the Attorney to carry on development and construction of the self-contained units including flats, apartments for residential purposes and other spaces to be enjoyed for commercial purposes including car parking spaces in the Project to be constructed/developed by the Attorney ("Units") and subject to the Developer Share of the Development Agreement to enter into agreement for sale and/or other documents including deed of conveyance with prospective buyers or otherwise deal with the Units as well as the undivided proportionate interest in any part of the Schedule Property attributable to the Units and also to receive consideration moneys and further to execute receipts and/or all documents in connection therewith.
4. In pursuance of the Development Agreement, the Appointer, has granted license to the Developer for free egress from the ingress to the Schedule Property to commence construction and complete the development of Project on the Schedule Property as per the terms of the Development Agreement.
5. The Appointer now desires to appoint the Attorney as its constituted Attorney.

NOW THESE PRESENTS WITNESSETH that we (1) **SRI KRISANU BHATTCHARYA** [AADHAAR NO: 3323 0190 1304], [PAN-AHBPB0222H], [Mobile – 9830166276], [Date of Birth: 11-12-1973], Son of Late Dipankar Bhattacharjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.-Cossipore, Kolkata – 700002, (2) **SRI INDRAJIT BANERJEE** [AADHAAR NO: 8208 8143 9426], [PAN NO - BEGPB2759N], [Mobile – 6289710414], [Date of Birth: 17-11-1971], Son of Late Dipen Banerjee, by faith Hindu, by occupation- service, by Nationality - Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.-Cossipore, Kolkata – 700002, (3) **SMT. DAMAYANTI BANERJEE GHOSH** [AADHAAR NO : 5841 2899 0063], [PAN- AKBPG9145R], [Mobile – 8240029186], [Date of Birth: 02-01-1976], wife of Late Abhijit Banerjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002, (4) **SMT. GOPA BASU** [AADHAAR NO: 6137 0263 2266], [PAN-CQVPB9001R], [Mobile – 6290406041], [Date of Birth: 27-11-1970], wife of Sri Saswata Basu and Daughter of Late Pannalal Khan, by faith Hindu, by occupation- Housewife, by Nationality -Indian, residing at 11A, Gobinda Pal Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata– 700 002, and (5) **SRI PARTHA KHAN** [AADHAAR NO : 2392 7770 5598], [PAN- AOXPK8324E], [Mobile – 9830157188], [Date of Birth: 20-06-1975], Son of Late Pannalal Khan, by faith- Hindu, by occupation- Service, by Nationality- Indian, residing at 11A, Gobinda Pal Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata- 700002, do hereby nominate, constitute and appoint and empower (1) **SRI ABHISHEK SHAW** [AADHAAR NO. :- 4907 8858 7463], [PANNO:~JCTPS4131Q], [Mobile–7980777179], [Date of Birth: 05.12.1998], son of Sri Arun Kumar Shaw by faith Hindu, by occupation- business, Nationality- Indian, residing at 16/1A, Pran Krishna Mukherjee Road, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002 , (2) **SRI PRITAM DUTTA** [AADHAARNO.: 5750 5433 4782], [PAN NO :-CAPPD5929N], [Mobile– 8335809003],

[Date of Birth: 18.04.1989] son of Sri Pradip Dutta, by faith Hindu, by occupation- business, Nationality- Indian, residing at 2/1/1A, Bag Bazaar Street, P.O.- Baghbazar, P.S.- Shyampukur, Kolkata – 700003, (3) **SRI RAJESH KUMAR BISWAKARMA** [AADHAAR NO.:5186 9709 5957], [PANNO:-AKJPB1852G], [Mobile - 9903935020], [Date of Birth : 04.07.1973] son of Late Srinath Biswakarma, by faith Hindu, by occupation- business, Nationality- Indian, residing at 1/6C, CossiporeRoad,P.S.- Chitpur,P.O.-Cossipore,Kolkata-700002,(4) **SRI SUBAL PAUL** [AADHAAR NO.:8016 6889 4896], [PANNO:- AGBPP4054A], [Mobile- 8961738666], [Date of Birth:01.01.1965] son of Late Pran Krishna Paul, by faith Hindu, by occupation- business, Nationality - Indian, residing at 1, M. C. Garden Road, South Dum dum (Municipality), North 24 Parganas, P.O.- Dum dum, P.S.- Dum dum, Kolkata-700030, partners of **M/S.TRIKUTA INFRA** [PANNO.: AAVFT8351L] a partnership firm having its registered office at 33A, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002, to be our true and lawfully attorney ("ATTORNEY") with the power and authority to do all or any of the following acts, things, deeds, and matters, as may be necessary in respect of the Schedule Property for construction, development and completion of the project in order to achieve the purpose and objectives of the Development Agreement and to implement the same, that is to say.

1. To prepare the plan or modified plan for construction of the building in respect of the said property on our behalf and to sign and execute the said proposed plan or modified plan or any other plan or any supplementary plan or any other documents for obtaining the said plan in our name and on our behalf and to submit the same to the Kolkata Municipal Corporation for sanction and to obtain the said sanction plan on our behalf.
2. To apply for and obtain No Objection Certificate and/or Completion Certificate and/or Occupation Certificate in respect of the said building after completion of the project.

3. To negotiate on terms for and to agree to and enter into and conclude any Agreement for Sale, Transfer, Deed of Conveyance in respect of the allotment of the Developer only with any Purchaser or Purchasers or transferee at such price which our said attorney in his absolute discretion thinks proper and/or cancel and/or repudiate the same in respect of the Developer's Allocation together with the undivided proportionate share of land as mentioned in the Development Agreement or Supplementary Agreement.
4. To execute and register any boundary Declaration of the said property and/or any other declaration or documents which may be required for obtaining sanction plan from the Kolkata Municipal Corporation.
5. To receive from the Purchaser or Purchasers or transferee any earnest money and/or balance of purchase money in respect of the sale of Developer's Allocation together with the undivided proportionate share of land and to issue valid receipt for the same.
6. To sign and execute all conveyance deeds, instruments or any other related deed rectification deed etc. which our said Attorney shall consider necessary in respect of the Developer's Allotment of our said property and to do all other work for conveying the said property allotted to the Developer as we could do ourselves as personally present.
7. To present any such conveyance or conveyances or any deed of transfer or any other document for registration in respect of the Developer's Allotment and to admit execution and receipt of consideration before the sub-registrar or registrar having authority for and to have the said deed registered according to law in respect of the Developer's allotment
8. To raise loans or otherwise borrow funds for construction of the project by mortgaging or creating a charge in respect of the Schedule Property and/or on the security of the development rights and/or Developer's Share in terms of the Development Agreement from recognized banks and financial institutions and sign and execute requisite documents

require there for, on such terms and conditions as the Developers deems fit, and to get the same registered, if necessary in the manner prescribed under law and there under, be present through authorized personnel for the said purpose, but without involving/ impacting the Owner or Owner's Share in the Gross Sales Revenues of the Project in any liability in respect of the said borrowing, mortgages or other commitments. The Owner shall not be responsible or liable in respect of such loan/financial facility in any manner whatsoever and howsoever.

9. In case of negligence of delay without any reason or if the attorney exercise his right against the interest of the owners, Power of Attorney will be cancelled.
10. To obtain clearance and/or any other clearance certificate from the competent authority and to complete the construction of the building according to the sanction plan of the Kolkata Municipal Corporation.
11. To approach, appear, represent and carry on correspondence with any authority and to deposit requisite amounts before any authority or authorities including Government, Municipalities, town planning departments etc. in connection with the development, construction and/or completion of the said project.
12. To do all things necessary for the purpose of construction of the building and to apply for and obtain from the competent authority any permits for cement, steel and other materials, or any other things which are necessary for carrying out the said construction work on our behalf.
13. To apply for and to execute necessary document on our behalf as and when required and to obtain electricity, water connection, sewerage connection and/or any other essential amenities for the said building from any competent authority and to execute necessary documents for installation of electrical equipment and/or supply of water to the entire premises and to install separate electric meters for apartment after completion of construction of building.

14. To take all necessary steps before the competent Court of law if required in respect of our property and to save our right, title and interest and to appoint any lawyer on our behalf before the Ld. Court and to sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any judicial authority, or any other person for and on our behalf.
15. To represent us before the office concern including Municipal and to sign and execute all papers, documents on our behalf before the Kolkata Municipal Corporation in respect of the property detailed below in the Schedule "A" and to appear in all hearing before the competent authority for mutation and/or to file any objection or appeal on our behalf or to file any objection against the excess valuation if any by the Municipal and/or to prepare any appeal before the appropriate authority and to represent me in any hearing of any case before any authority in respect of the property detailed below in the Schedule "A" with proper intimation.
16. To demolish the existing building for construction of new building at Developer's risk and cost and to sell out the said old building materials by the Developer.
17. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
18. We hereby agree to ratify and confirm whatsoever the said attorney shall do in relation to the premises by virtue of these presents and we hereby declare that we shall not do anything inconsistent with the Power of Attorney.
19. To warn off and prohibit any trespassers on the Schedule Property or any parts thereof and to take appropriate steps, whether by legal action or otherwise.

20. To make and prepare and/or cause to be made and prepared all such layout, sub-division, building plans, specifications and designs, as may be necessary, required and advisable at the direction of the Attorney for the purpose of constructing the buildings on the Schedule Property and to get sanction for the same from the authorities concerned and to engage the services of any architect, engineer, consultant, or any person as may be necessary fees and charges required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the appropriate authority or other authorities concerned.
21. To apply for and obtain all such approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws relating to the works envisaged herein including any modification, additions, alterations, variations, changes etc. of the sanctioned plan, commencement and completion of construction of the building(s) on the schedule property.
22. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility at or upon the proposed project and/or the Units and/or Schedule Property and/or to make alterations therein and for the purpose to sign execute and submit all papers applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney.
23. To apply and obtain in the name of the Appointer or the Developer all permissions, approvals, registrations and consents as may be required from time to time under applicable law including WBRERA for the construction and development of the project and for that purpose sign and execute all forms, letters, deeds and documents as may be prescribed under law or otherwise and to represent the Appointer before all departments and authorities concerned for the purpose of receiving and obtaining all such approvals, permissions, consents and registration.

24. For all or any of the purpose herein before stated to appear and represent the Appointer before all authorities having jurisdiction and to sign execute and submit all papers and documents concerning units and buildings to be developed on the Schedule Property; to appoint any project consultant, project manager, architects, engineers, contractors, sub-contractors and/or any other suitable professionals from time to time, as the Attorney may deem fit and proper, for construction, completion of the Project, units and buildings to be developed on the Schedule Property.
25. To launch the Project and make booking, take advances and/or, to exercise full, exclusive right and authority for marketing and to receive transfer consideration as per the terms of the Development Agreement and give receipts and hand over ownership, possession, use of occupation of the Units to the Customers;
26. to empower on behalf of and in the names of the Appointer and to represent its interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-Laws and also to appear before any public or Government officer or other Authorities whosoever.
27. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax and sales tax practitioners, Chattered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or Vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remunerations including special fees and charges.

28. To grant "No Objection Certificate" to the Customers for the purpose of obtaining loan, from the institutions and/or banks and/or any other authorities, for the purpose of acquiring Units in the Project and the proportionate interests in the Schedule Property and creating mortgage of their respective Units together with the proportionate, undivided and imparitable interest in the Schedule Property.
29. To pay development charges, layout charges, battlement charges, property tax etc. as may be applicable on behalf of the Owner in respect of the Schedule Property.
30. To apply for and secure commencement certificates, completion certificate and other certificates, permissions sanctions, orders etc., in respect of the Project to be constructed and completed on the Schedule Property from the concerned authorities.
31. To deal with the assessment authorities and/or revenue department/authorities in connection with all matters pertaining to the assessment of the Schedule Property.
32. To register the Project under WBRERA and/or West Bengal Real Estate Regulatory Authority, and do all acts and deeds necessary for a "Promoter" to make the Project compliant under the provisions of WBRERA and/or Real Estate Regulation and Development Act, 2016.

AND we, do hereby agree and ratify all acts, deeds, matters and things lawfully done by our said attorney which shall be construed as act, deeds, matters and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do or caused to be done for as by virtue of the power hereunder given.

SCHEDULE "A" PROPERTY
(ENTIRE PROPERTY)

1. **ALL THAT** piece and parcel of land measuring about comprising land area of **2 Cottahs 9 Chittaks 0 Sq.ft.** more or less with **80 years old four storied building** standing thereon comprising of built up area **980 Sq. Ft. on Ground Floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** solely self residential use lying and situated at Premises No. 34, **KALI KUMAR BANERJEE LANE**, P.O.-'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No.11-006-15-0040-6 free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **33 (Thirty Three) Feet**:

ON THE NORTH : 20 Feet Common Passage

ON THE SOUTH : Kali Kumar Banerjee Lane (35 Feet)

ON THE EAST : 6D/3, B.T. Road, 6D/1, B. T. Road and 6F, B.T.Road,

ON THE WEST : 33A & 33B, Kali Kumar Banerjee Lane and 11A, Gobinda Pal Lane.

2. **ALL THAT** piece and parcel of land measuring about comprising land area of **2 Cottahs 8 Chittaks 4 Sq.ft.** more or less with **90 years old one storied building** standing thereon comprising of built up area **1500 Square feet on Ground floor** solely self residential use lying and situated at Premises No. **33B, Kali Kumar Banerjee Lane**, P.O.-'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No. 11-006-15- 0057-1 free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **03 (Six) Feet common passage**:

ON THE NORTH : 11A, Gobinda Pal Lane,

ON THE SOUTH : 33A, Kali Kumar Banerjee Road & 03 Feet Passage of 33B, Kali Kumar Banerjee Road.

ON THE EAST : 34, Kali Kumar Banerjee Road,

ON THE WEST : 32, Kali Kumar Banerjee Road,

3. **ALL THAT** piece and parcel of land measuring about of **2 Cottahs** more or less with **80 years old** two storied building standing thereon comprising of built up area **1200 Square feet** on **Ground floor** and **400 Square feet** on **1st floor** solely self residential use lying and situated at Premises No. **11A, Gobinda Pal Lane alias Gobinda Paul Lane**, P.O.-'Cossipore', P.S.: 'Chitpur', Kolkata -700002, Ward No.- 06, Borough No. I of KMC Assessee No. **11-006-09-0026-7** free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **06 (Six) Feet**:

ON THE NORTH : 20 Feet Common Passage,

ON THE SOUTH : 33B, Kali Kumar Banerjee Road

ON THE EAST : 34, Kali Kumar Banerjee Road,

ON THE WEST : 08 feet common passage and 11A/1,Gobinda Paul Lane,

4. After amalgamated of Schedule-A ,Schedule-B & Schedule-C **ALL THAT** piece and parcel of land measuring about of **7 (seven) Cottahs 1 (one) Chittack 4 (four) Square Feet** more or less with old Brick build Dwelling House in various part (as described in Schedule-A, B & C) solely self residential use lying and situated at Premises No. **34, Kali Kumar Banerjee Lane, P.O.- Cossipore, P.S. – Chitpur, Kolkata – 700002, Ward No. – 06, Borough No. – I, Assessee No.11-006-15-0040-6, A.D.S.R. at Sealdah, District 24 Parganas (South)** which is free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises:

ON THE NORTH : 20 Feet Common Passage,

ON THE SOUTH : Kali Kumar Banerjee Road

ON THE EAST : 6D/3, B.T. Road, 6D/1, B.T. Road and 6F, B.T. Road,

ON THE WEST : 33A & 33B, Kali Kumar Banerjee Lane and 11A, Gobinda Pal Lane.

SCHEDULE "B" PROPERTY
(OWNER'S ALLOCATION)

ALL THAT the Owners shall be allotted 50% of the total constructed area of the sanction plan of the proposed multi storied building within the limits of the Kolkata Municipal Corporation being Municipal premises No. 34, Kali Kumar Banerjee Lane, P.O.- Cossipore, P.S. – Chitpur, Kolkata – 700002, Ward No. – 06, BoroughNo.-I, A.D.S.R. at Sealdah, District- 24 Parganas (South), with all easement and appurtenances thereto.

SCHEDULE "C" PROPERTY
(DEVELOPER'S ALLOCATION)

ALL THAT the Developer shall be allotted the rest 50% of the total constructed area of the sanction plan of the proposed multi storied building within the limits of the Kolkata Municipal Corporation being Municipal premises No. 34, Kali Kumar Banerjee Lane, P.O.- Cossipore, P.S. – Chitpur, Kolkata – 700002, Ward No. – 06, Borough No.- I, A.D.S.R. at Sealdah, District – 24 Parganas (South), together with the undivided proportionate share of land and all other easement and appurtenances thereto.

IN WITNESSES WHEREOF we, the Executants hereto put our signature
on this 21st day of May, Two Thousand Twenty Four (2024).

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of: -

- ① Krisam Deattarkya
- ② Gindipit Banerji
- ③ Damayanti Banerjee Ghosh
- ④ Gopabati Basu
- ⑤ Partha Khan

WITNESSES:-

1) S. D. S
S.C. COURT
K. - 14

2) N. Nag
Targen, KH-15

TRIKUTA INFRA
Abhishek Shaw
Partner

TRIKUTA INFRA
Pratikumar Sartie
Partner

TRIKUTA INFRA
Rakesh Kumar Bushwaram,
Partner

TRIKUTA INFRA
Subrat Ray
Partner

SIGNATURE OF THE ATTORNEY/ACCEPTANT

Drafted by:-
Rajib Kr. Mondal

Advocate,
Enrolment No. -
Sealdah Civil Court
Kolkata - 700014

RAJIB KR. MONDAL
Sealdah Civil & Criminal
Court, Kolkata - 700014
F 1613A/1583/1989

FORM FOR EXECUTION & FINGER PRINTS

NAME : SRI INDRAJIT BANERJEE (EXECUTANT/OWNER)

	Little	Ring	Middle	Fore	Thumb
	(LEFTHAND)				
Thumb	Fore	Middle	Ring	Little	
(RIGHHAND)					

NAME: SMT. DAMAYANTI BANERJEE GHOSH (EXECUTANT/OWNER)

	Little	Ring	Middle	Fore	Thumb
	(LEFTHAND)				
Thumb	Fore	Middle	Ring	Little	
(RIGHHAND)					

NAME: SMT. GOPA BASU (EXECUTANT/OWNER)

Gopa Basu.

	Little	Ring	Middle	Fore	Thumb
	(LEFTHAND)				
Thumb	Fore	Middle	Ring	Little	
(RIGHHAND)					

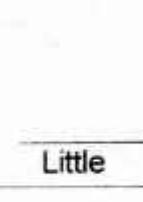
NAME: SRI PARTHA KHAN (EXECUTANT/OWNER)

Partha Khan

					
(LEFTHAND)					
					
(RIGHHAND)					

NAME: SRI KRISANU BHATTACHARJEE (EXECUTANT/OWNER)

Krisanu Bhattacharjee

					
(LEFTHAND)					
					
(RIGHHAND)					

FORM FOR EXECUTION & FINGER PRINTS

NAME : SRI ABHISHEK SHAW (ATTORNEY/ACCEPTANT) *Abhishek Shaw*

	Little	Ring	Middle	Fore	Thumb
	(LEFTHAND)				
Thumb	Fore	Middle	Ring	Little	
(RIGHHAND)					

NAME: SRI PRITAM DUTTA (ATTORNEY/ACCEPTANT) *Pritam Dutta*

	Little	Ring	Middle	Fore	Thumb
	(LEFTHAND)				
Thumb	Fore	Middle	Ring	Little	
(RIGHHAND)					

NAME: SRI RAJESH KUMAR BISWAKARMA (ATTORNEY/ACCEPTANT)

Rajesh Kumar Biswakarma

	Little	Ring	Middle	Fore	Thumb
	(LEFTHAND)				
	Thumb	Fore	Middle	Ring	Little
	(RIGHHAND)				

NAME: SRI SUBAL PAUL (ATTORNEY/ACCEPTANT)

Subal Paul

	Little	Ring	Middle	Fore	Thumb
	(LEFTHAND)				
	Thumb	Fore	Middle	Ring	Little
	(RIGHHAND)				

Major Information of the Deed

Deed No.	I-1606-02422/2024	Date of Deed
Query No.	1606-8001539829/2024	Office Where Deed is issued
Query Date	21/06/2024 2:29:24 PM	A.D.S.R. SEALDAH, District: South 24-Parganas
Applicant Name, Address & Other Details	A Guha Roy 43 Karaya Road, Thana : Karaya, District : South 24-Parganas, WEST BENGAL, PIN - 700017, Mobile No. : 8910671495, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Form Value	Market Value	
	Rs. 2,14,13,796/-	
Stamp Duty Paid (BD)	Registration fees Paid	
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160602420/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S.- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kali Kr, Banerjee Rd, , Premises No: 34, , Ward No: 006 Pin Code : 700002

Slab No.	Land Area	Land Type	Survey Land No.	Survey Area	Market Value in Rupees	Other Details
L1	Bastu			7 Katha 1 Chatak 4 Sq Ft	2,07,30,359/-	Property is on Road , Project Name :
	Grand Total :			11.6623Dec	0/-	207,30,359/-

Structure Details :

S1	On Land L1	1500 Sq Ft.	0/-	6,83,437/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1500 sq ft	0/-	6,83,437/-	

Principal Details :

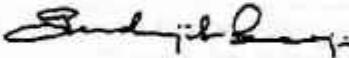
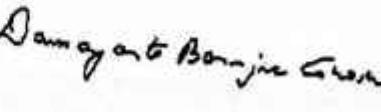
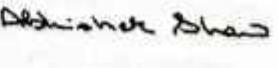
No	Name/Address/Photo/Finger print and Signature		
1	<p>Krisanu Bhattacharya Daughter of Late Dipankar Bhattacharya Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office</p>	  Captured	 21/06/2024
<p>Kali Kumar Banerjee Lane, 34, City:- Kolkata, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AHxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office</p>			
2	<p>Indrajit Banerjee Son of Late Dipen Banerjee Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office</p>	  Captured	 21/06/2024
<p>Kali Kumar Banerjee Lane, 33B, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: bexxxxxxxx9n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office</p>			
3	<p>Damayanti Banerjee Ghosh Wife of Late Abhijit Banerjee Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office</p>	  Captured	 21/06/2024
<p>KALI KUMAR BANERJEE LANE, 33B, City:- Not Specified, P.O:- COSSIPORE, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: AKxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office</p>			

	Photo	Finger Print	
4	Gopa Basu Wife of Saswata Basu Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office		 Captured
	21/06/2024	LTI 21/06/2024	21/06/2024
11A, Gobinda Paul Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: cqxxxxxx1r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office			
5	Partha Khan Son of Late Pannalal Khan Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office		 Captured
	21/06/2024	LTI 21/06/2024	21/06/2024
11A, Gobinda Paul Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: aoxxxxxx4e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office			

Attorney Details :

1	TRIKUTA INFRA Kali Kumar Banerjee Lane, 33A, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
---	---

Representative Details :

1	Abhishek Shaw (Presentant) Son of Arun Kumar Shaqw Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 21/06/2024, Place of Admission of Execution: Office		 Captured	
	Jun 21 2024 2:53PM	LTI 21/06/2024	21/06/2024	

16/1A, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: JCxxxxxx1Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TRIKUTA INFRA (as partner)

2

Pritam Dutta
Son of Pradip Dutta
Date of Execution -
21/06/2024, , Admitted by:
Self, Date of Admission:
21/06/2024, Place of
Admission of Execution: Office



B-1000 - with

Jun 21 2024 2:55PM

LTI
21/06/2024

21/06/2024

Bag Bazar Street, 2/1/1A, City:- Not Specified, P.O:- Bag Bazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: caxxxxxx9n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TRIKUTA INFRA (as partner)

3

Rajesh Kumar
Bishwakarma
Son of Late Srinath
Biswakarma
Date of Execution -
21/06/2024, , Admitted by:
Self, Date of Admission:
21/06/2024, Place of
Admission of Execution: Office



21/06/2024

Jun 21 2024 2:56PM

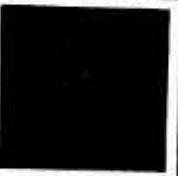
LTI
21/06/2024

21/06/2024

1/60, Cossipur Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AKxxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TRIKUTA INFRA (as partner)

4

Subal Paul
Son of Late Pran Krishna Paul
Date of Execution -
21/06/2024, , Admitted by:
Self, Date of Admission:
21/06/2024, Place of
Admission of Execution: Office



Subal Paul

Jun 21 2024 2:58PM

LTI
21/06/2024

21/06/2024

M C Garden Road,south Dumdum, 1, City:- Not Specified, P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AGxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TRIKUTA INFRA (as partner)

Identifier Details :

Name	Photo	Fingerprint	Signature
Mr Sadhan Bar Son of Late Sudhangshu Bar 533 Debendra Chandra Dey Road, City- Kolkata, P.O.- Kol, P.S.- Tiljala, District- South 24-Parganas, West Bengal, India, PIN - 700030		 Captured	
	21/06/2024	21/06/2024	21/06/2024
Identifier Of Krisanu Bhattacharya, Indrajit Banerjee, Damayanti Banerjee Ghosh, Gopa Basu, Partha Khan, Abhishek Shaw, Pritam Dutta, Rajesh Kumar Bishwakarma, Subal Paul			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Krisanu Bhattacharya	TRIKUTA INFRA-2.33246 Dec
2	Indrajit Banerjee	TRIKUTA INFRA-2.33246 Dec
3	Damayanti Banerjee Ghosh	TRIKUTA INFRA-2.33246 Dec
4	Gopa Basu	TRIKUTA INFRA-2.33246 Dec
5	Partha Khan	TRIKUTA INFRA-2.33246 Dec

Sl.No	From	To, with area (Name-Area)
1	Krisanu Bhattacharya	TRIKUTA INFRA-300.00000000 Sq Ft
2	Indrajit Banerjee	TRIKUTA INFRA-300.00000000 Sq Ft
3	Damayanti Banerjee Ghosh	TRIKUTA INFRA-300.00000000 Sq Ft
4	Gopa Basu	TRIKUTA INFRA-300.00000000 Sq Ft
5	Partha Khan	TRIKUTA INFRA-300.00000000 Sq Ft

On 21/06/2024

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)(a)(1), W.B. Registration Rules, 1962)

Presented for registration at 14:30 hrs on 21-06-2024, at the Office of the A.D.S.R. SEALDAH by Abhishek Shaw ..

Certificate of Market Value (WB PUV rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,14,13,796/-

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

Execution is admitted on 21/06/2024 by 1. Krisanu Bhattacharya, Daughter of Late Dipankar Bhattacharya, Kali Kumar Banerjee Lane, 34, P.O: Cossipore, Thana: Chitpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 2. Indrajit Banerjee, Son of Late Dipen Banerjee, Kali Kumar Banerjee Lane, 33B, P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 3. Damayanti Banerjee Ghosh, Wife of Late Abhijit Banerjee, KALI KUMAR BANERJEE LANE, 33B, P.O: COSSIPORE, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 4. Gopa Basu, Wife of Saswata Basu, 11A, Road: Gobinda Paul Lane, , P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife, 5. Partha Khan, Son of Late Pannalal Khan, 11A, Road: Gobinda Paul Lane, , P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service

Indetified by Mr Sadhan Bar, , , Son of Late Sudhangshu Bar, 53/3 Debendra Chandra Dey Road, P.O: Kol, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

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

Execution is admitted on 21-06-2024 by Pritam Dutta, partner, TRIKUTA INFRA, Kali Kumar Banerjee Lane, 33A, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr Sadhan Bar, , , Son of Late Sudhangshu Bar, 53/3 Debendra Chandra Dey Road, P.O: Kol, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

Execution is admitted on 21-06-2024 by Rajesh Kumar Bishwakarma, partner, TRIKUTA INFRA, Kali Kumar Banerjee Lane, 33A, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr Sadhan Bar, , , Son of Late Sudhangshu Bar, 53/3 Debendra Chandra Dey Road, P.O: Kol, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

Execution is admitted on 21-06-2024 by Subal Paul, partner, TRIKUTA INFRA, Kali Kumar Banerjee Lane, 33A, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr Sadhan Bar, , , Son of Late Sudhangshu Bar, 53/3 Debendra Chandra Dey Road, P.O: Kol, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

Execution is admitted on 21-06-2024 by Abhishek Shaw, partner, TRIKUTA INFRA, Kali Kumar Banerjee Lane, 33A, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Mr Sadhan Bar, , , Son of Late Sudhangshu Bar, 53/3 Debendra Chandra Dey Road, P.O: Kol, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

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 50.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no V70130, Amount: Rs.50.00/-, Date of Purchase: 18/06/2024, Vendor name: S
CHATTERJEE

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 77507 to 77537

being No 160602422 for the year 2024.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2024.07.03 15:31:49 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 03/07/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.**