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#### DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SRI SUKANTA SARKAR, (PAN No. EAOPS1410J), (AADHAR No. 26829929971), son of Sanat Kumar Sarkar, by faith -Hindu, by Occupation -Service, by Nationality - Indian, residing at- Dhamua Dakshin, Magrahat-II, South 24 Parganas, Pin- 743610, being the owner of the land as described in the Schedule hereunder do hereby nominate, appoint GHOROI BUILDERS, constitute and Proprietorship Firm, having its registered office situated at Village- Dhalua, P.O. Dhalua, Police Station- Sonarpur, Kolkata- 700 152, represented by its ...... (P.T.O)

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Striman Mondal
Sto Suranta hondal
1135, Nayabad NOL-99
P.S. Bucharayar
Occupation. Businem

ACCOMPANY SOME STORY

AGIPGO245P), son of Late Kalipada Ghoroi, by faith Hindu, by Occupation - Business, by Nationality - Indian, residing at Village-Dhalua, P.O. Dhalua, Police Station- Sonarpur at present Narendrapur, Kolkata-700 152, to be the true and lawful constituted Attorney for me in my name and on behalf of me to do all or any of the following acts, deeds and things:-

WHEREAS the Landowner herein is the owner and seized and possessed of ALL THAT Shali land measuring an area of about 2 (two) cottahs be the same a little more or less and the said land has been more fully and particularly described in the Schedule hereunder written.

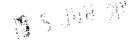
WHEREAS Sukanta Sarkar is the owner of a plot of land by virtue of a registered Deed of Gift dated 01.03.2011 from Sri Sanat Sarkar son of Late Surendra Nath Sarkar residing at Vill – Dhamua, P.O – Dhamua, P.S – Magrahat, South 24 Parganas. The said deed was recorded in the office of A.D.S.R –IV at Alipore and recorded in Book No.1, CD Volume No. 6, Page No. 68 to 84, Deed No. 01531 for the year 2011. The area of land is 2 Cottahs comprised in Mouza-Dhalua, J.L. No. 43, Touzi No. 340, 342, P.S. Sonarpur, comprising in R.S. Dag No. 119, under R.S. Khatian No. 341, L.R. Dag No. 125, L.R. Khatian No. 2140 within Police Station-Sonarpur at present Narendrapur, District- South 24 Parganas.

AND WHEREAS the Landowner herein being desirous of construction of a new multi-storied building on the said Scheduled land, has approached to **GHOROI BUILDERS**, a Proprietorship Firm, having its registered office situated at Village- Dhalua, P.O. Dhalua, Police Station- Sonarpur, Kolkata- 700 152, represented by its Partner namely SRI NISHIKANTA GHOROI, (PAN - AGIPGO245P),





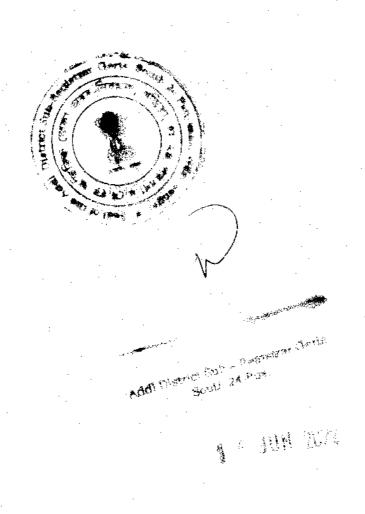
AND DIRECT TOP - BORDERS TOWN



son of Late Kalipada Ghoroi, (the Developer) and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowner and the said Developer under certain terms and conditions stated in that **said Development Agreement** which has been duly registered on 15.06.2022 before A.D.S.R. Garia and the said agreement recorded in Book No. 1, Being No. 3758, for the year 2022;

AND WHEREAS in order to develop the said premises as per the Development Agreement dated 15.06.2022 the Landowners herein have decided to execute this Development Power of Attorney in favour of GHOROI BUILDERS, represented by its Partner namely SRI NISHIKANTA GHOROI, (PAN - AGIPGO245P), son of Late Kalipada Ghoroi, being the sole Proprietor of GHOROI BUILDERS, a Proprietorship Firm, having its registered office situated at Village-Dhalua, P.O. Dhalua, Police Station-Sonarpur, Kolkata-700 152.

- To look after, manage, amalgamation, supervise and submit or sanctioned building plan or plans for renewal/revised plan, amalgamation, mutation before the Rajpur-Sonarpur Municipality or any other authority having jurisdiction in that behalf.
- 2. To sign and execute all necessary papers and documents that may be required for the revised building plan or plans from the said Rajpur-Sonarpur Municipality or any other



appropriate authority as our said attorney thinks fit and proper.

- 3. To negotiate on terms for and to agree to and enter into any sale agreement or any agreement of sale with any intending Purchaser or Purchasers of the of the Developer's allocation shall mean and include the remaining constructed area of the Ground plus three storied building (except the Owners' allocation) as per sectioned building plan by the Rajpur-Sonarpur Municipality and except the owner's allocation of the building has more fully and particularly described in Schedule "C".
- 4. To receive money from any intending purchaser or purchasers of the developer's allocation only of earnest money and/or advance or advances and also the balance of the purchase money and my attorney holder to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers.
- 5. Upon such receipt as aforesaid in our names and as our act and deed to sign, execute and deliver any conveyance or conveyances of the developer's allocation only in favour of the said Purchaser or Purchasers or his/her/their nominee or assignee.
- To sign and execute all other deeds, instruments and assurances which will consider necessary and to enter into

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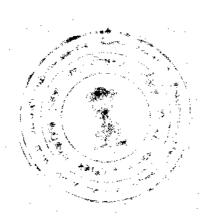
any agreement to such covenants and conditions as mentioned aforesaid as we could do ourselves, if personally present.

- To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration as mentioned aforesaid before the any Sub-Registrar or registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things (developer's allocation) which may be said attorney shall consider necessary or purchaser as fully and effectually in respect as we could do the same ourselves.
- 8. To sign mutation document or any other records maintained by the appropriate authorities as also in the assessment record maintained by the Rajpur-Sonarpur Municipality and to sign all applications and objections relating thereto.
- To appear for and represent me before the Judge, Magistrate,
  Munsif and all Government Offices, Rajpur-Sonarpur
  Municipality or any other authority in all matters and things
  relating to the said property or its affairs ancillary thereof.
- 10. To appear for and represent me in all Courts, Civil or Criminal as also original Revisional or Appellate Court,

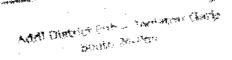


within the jurisdiction and to sign execute verify and file plaints, written statements, petition and also to prefer appeals to any Court and to accept service of all summons, notices and other process of law relating to the concerning with the said premises.

- To apply before the appropriate authority and to obtain temporary and permanent connection of water, electricity, power as also to apply for and obtain permanent drainage and sewerage connection at the said property for and on our behalf as our authorized agent.
- To appoint, engage of our behalf pleaders, advocates,
  Supervisor Counsel or solicitors wherever our said attorney
  shall think fit and proper to do so and to discharge and/or
  terminate its appointment.
- 13. To withdraw and receive documents or money from courts or registration office of the developer's allocation only.
- 14. Be it noted that this Power of Attorney is being granted in favour of the said attorneys to develop the said land and to sell the developer's allocation as per the sanctioned building plan.







AND GENERALLY to do, execute and perform any other acts or acts, deed or deeds matters or things as mentioned aforesaid of the Power of Attorney which is in the opinion of our said Attorney ought to be done, executed and performed in relation to the said matter or incidental thereto as fully and effectually as we could do the same by ourselves if personally be present.

AND I hereby agree to ratify and confirm all and whatsoever other Act or acts my said attorney shall lawful do, execute or perform or cause to be done, executed or performed in connection with the sale of the developer's allocation as per the **Development Agreement**.

#### THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 2 Cottahs comprising in R.S. Dag No. 119, under R.S. Khatian No. 341, L.R.

Dag No. 125, L.R. Khatian No. 2140, Holding No. 350, of Mouza
Dhalua, J.L. No. 43, within Police Station- Sonarpur at present

Narendrapur, Dist - South 24 Parganas and butted and bounded by as follows:-

ON THE NORTH

: Land of Amit Jana

ON THE SOUTH

Land of Bhadreswar Mondal

ON THE EAST

6 ft. common passage nearest road Dhalua

main road

ON THE WEST

Land of Sankar Dev





Addi District Sub - Peculature Gauld Scene M. Pus.

## THE SCHEDULE "B" ABOVE REFERRED TO (OWNER'S ALLOCATION)

On completion of the proposed multi storied building in all respects by the DEVELOPER at its own cost and expenses, the DEVELOPER shall allocate and handover the OWNER'S ALLOCATION to the OWNER i.e. the OWNER will be allocated on the Flat i.e Second Floor 2 BHK Flat (South West side), measuring more or less 678 Sq.ft. super built up area consisting with 2 bed room, 2 Tolilet, 1 Kitchen 1 Dinning and one 1 BHK Flat (North West Side), measuring more or less 400 Sq.ft. super built up area consisting with 1 bed room, 1 Kitchen cum Dinning, 1 Toilet. The OWNER shall have right to enjoy the undivided proportionate share of land and other common rights of the building.

# THE SCHEDULE "C" ABOVE REFERRED TO (DEVELOPER'S ALLOCATION)

Excluding the Owner's Allocation and common areas the Developer shall get rest of the construction area of the said project with lift and the proposed building to be constructed as per sanction Plan to be sanctioned by the Rajpur-Sonarpur Municipality upon the land mentioned in the SCHEDULE "A" premises as hereinabove mentioned together with undivided impartible proportionate share of the land including common facilities and amenities available to the said building.





Add District Sub - Registrat State
Security 24, 20%.

1 5 JUN 2022

IN WITNESS WHEREOF, I, SUKANTA SARKAR, set and subscribed my hand on this 15 15 day of June. Two Thousand and Twenty Two (2022).

### SIGNED. SEALED & DELIVERED by

the parties at Calcutta in presence of:-

1. Rhiman Hondal 1195, Nayabald 1201-79

2. Minto, Monday VIII- Madhalfala 80 Boux ran PS Tibontala Bangli 24 pars

Drafted by:

Subhender Kun Holy?

Subhendu Kumar Hota

Advocate

High Court, Calcutta. ENN F/1077/92/9/1999

Typed by:

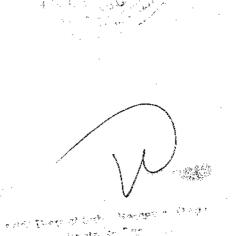
S.B.Chowdhury, Kol-700094 Sukanta Sankar

SIGNATURE OF THE EXECUTANT

**GHOROI BUILDERS** 

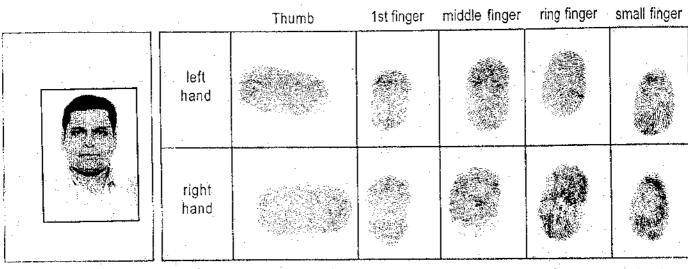
Mulikata Gloros Proprietor

SIGNATURE OF THE ATTORNEY HOLDER



September 1997

5 JUN 2002



Name SAKANIA SARKAK

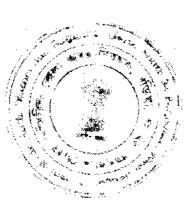
Signature Sulvante Sankon-

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	left hand					<b>河</b>	
	right hand						

Name NISHIKANTA GHOROI

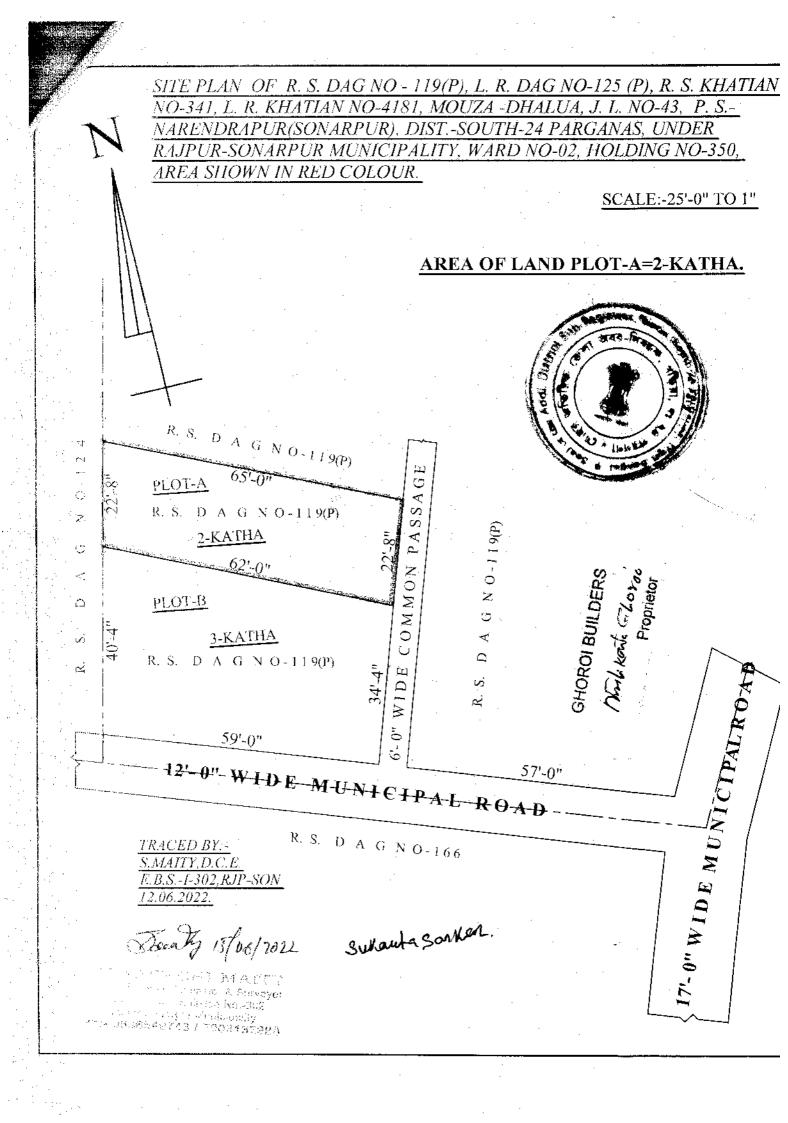
Signature NISh Kats Glaro

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AAA District Sub - Register Socia-South 24-Post







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4 8 JUN 2022



### SOVERNMENT OF INDIA

ঘীমান সভাগ Dhiman Monda গিড়া : মুশান্ত মান্ডল Father : SUSANTA MONDAL জন্ম শাস / Year of Birth 1987, পুকুষ / Maile



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সাধারণ মানুষের অধিকার

#### ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ unique:Dentification Auxhority of India

টেকানা: ১৯৬২ স্মানাশ, নুকুলগুর, স্কুলগুর, সুকুলগুর, ৮৯,২৪ গুলনাশ, স্পিনারর, 700099 Address: 1135 NAYABAD. MUKUNDAPUR. Mukundapur, Mukundapur South Twenty Four Parganas, West Bengal. 700098









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### GOVERNMENT OF INDIA

ধীমাশ মন্তল Dhime: Mondel পিতা : সৃশান্ত মন্তল Father : SUSANTA MONDAL জন্ম সাল / Year of Birth : 1987 সুক্ষে / Male



9196 7415 6577

চার্কিট - সাধারণ মানুষের অধিকার

### ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ ধ্যাত্রমান্ত্রমান্ত্রমান্তরাম্পর্কার্ম

हिंगाता. १८५५ मानगणः प्रकृष्णपृतः वृक्षणपृतः पुक्रमपृतः सः १६ भवरताः, अस्मितकः, १०००५५ Address: 1135 NAYABAD. MUKUNDAPUR. Mukundapur. Mukundapur. South Twenty Four Parganas, West Bengal. 700099







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#### भारत सरकार GOVERNMENT OF INDIA

হীলের মতেও Dhinnan Mondal বিভা: , সুবাই মন্ডব Father : SUSANTA MONDAL এখ সাঁচ / Year of Both : 1987 সুকুর্ব / Male



9196 7415 6577

- সাধারণ মানুষের অধিকার

#### ভারতীয় বিশিষ্ট পার্চর প্রতিকরণ unique:pegitrication authority of India

ঠিলাম। ১৯৬০ সংযোগ, মুকুলামুগ্র, মুকুলামুর, মুকুলামুর, গেলা পর্থমা, মানিমবন্ধ, ২০০০৭৪ Address
1135 NAYABAD,
MUKUNDAPUR,
Mukundapur, Mukundapur,
South Twenty Four
Parganas, West Bengal,
700099







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নিশি কাচ ঘোড়ই Nishi Kanta Ghoroi জ্মাতারিখ/DOB: 22/11/1971 পুরুষ্য/ MALE

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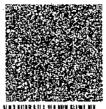


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ঠিকাশা: ১৮০: কালীপদ স্বোড়ই, ঢালুয়া কলি দন্দির, রাজপুর নোনারপুর, দক্ষিণ ২৪ পরগনা, পশ্চিমবঙ্গ - 700152

Address: S/O: Kalipada Ghorol, DHALUA kali mandir, RAJPUR SONARPUR, South 24 Parganas, West Bengal - 700152









heip@uldal.gov.in



Nul Kato Gloros

अगयकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT. OF INDIA



म्थायी लेखा मंख्या कार्ड Permanent Account Number Card ACHPGD245P



MISMI KANTA GHOROL

Special and Father's Name KALIPADA GHOROI

The of Birth 22/11/1971

grafiert Bignature

हुम कार्ड के खोने/माने पर कृपया सुवित करें/जीटाएं: सीपका देन सेवा इकार्य, एन एस डी एल 5भी संक्रिक मंत्री स्टॉलिंग, प्लॉट ने 542, सर्वे ने. 997/8, भोडल कालीनी, शीप धेंगला चौक के पास, पुणे - 471 016.

If this card is lost/someone's lost card is found, please inform returning.
Income I a LAN Sergie Wait, NSDI.
5th Ricor Martin Sterling.
Flot No. 3418 Survey No. 897/8.
Model Colony, Lear Deep Bungalow Chowk.
Func. 41 1005.
Tel. 361202 June 1838 Martin Sterling 18081



Nurb Kate Glora



নির্বাচকের নাম : সুকান্ত সরস্থার

Ejector's Name : Sukanta Sarkar

শিতার নাম : সনং সরদার

Father's Name Ganat Sarker

TIM eer office Date of Birth 10005/1982

Cardel Miove & Pramanik Pára, Baseuya Dakstiin, Magrahat, Sonth 24 Maganas, 743365

Sullaute Scullar



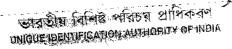
#### भारत सरकार GOVERNMENT OF INDIA

ধীয়াণ সভাগ Dhiman Monael পিতা: সুশার্থ মতের Petrer : SUSANTA MONDAL Set সাল / Yoar of Birth : 1987 স্কুম / Male



9196 7415 6577

্রাপার - সাধারণ মানুষের অধিকার



১১৬৫ খ্যাবল, মুকুসসূর মৃকুশাপুর, মুকুশাপুর, বং ২৪ পর্যাপা, সন্দিমবাগ, 700059 Aggress 1135 NAYABAD. MUKUNDAPUR. Mukundapur, Mukundapur, South Twenty Four Pargánas, West Bengal. 700099









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#### Major Information of the Deed

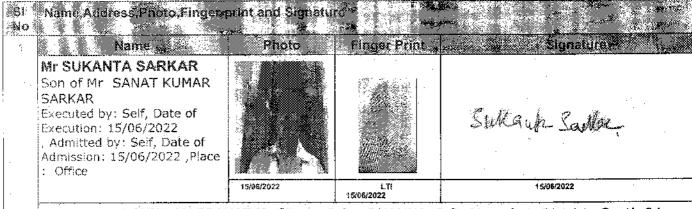
Deed No :	I-1629-03759/2022	Date of Registration 21/06/2022				
Cuary No / Year	1629-8001806748/2022	Qiffice where deed is registered				
Query Date	15/96/2022 5:10:50 PM	A.D.S.R. GARIA, District: South 24-Parganas				
Applicant Name, Address & Other Details	SUBHENDU KUMAR HOTA High Court, Calcutta, Thana: Hare Str 700001, Mobile No.: 7439340973, Sta	UMAR HOTA Icutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN -				
Transaction 4		Additional Transaction				
[8138] Sale, Development F Development Agreement	Power of Attorney after Registered	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]				
Set Forth value		Market Value				
Rs. 1/-		Rs. 21,06,000/-				
Stamoduty PalcySD)		Registration Fee 段間域				
Rs 100/- (Article:48(g))		Rs. 21/- (Article:E, E)				
Remarks  Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162903643/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)						

#### Land Details:

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Ohelua, Pin Code: 700152

Soh No	Plot Number	***************************************	Land Proppsed	USE A.	Angeof Lante	♥ SetForth Value (In Rs.)	Markey** Value (in Rs.)	Omer Setalls
	LR-125 (RS	LR-4181	Bastu	Shali	2 Katha	1/-		Width of Approach Road: 12 Ft.,
	·" ,							Adjacent to Metal Road,
	Grand	Total:			3.3Dec	1 /-	21,06,000 /-	

#### Principal Details:



DHAMUA DAKSHIN, MAGRAHAT II, City:-, P.O:- DHAMUA, P.S:-Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 743610 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status: Individual,

Executed by: Self, Date of Execution: 15/06/2022

Admitted by: Self, Date of Admission: 15/06/2022 ,Place: Office

#### Attorney Details:

SI Name, Address, Photo Finger prin No	Land Signature	
4 GHOROLBUILDERS		

DHALUA, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 PAN No.:: AGxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details:

S) Name, Address, Photo, Finger No	print and Signatur		
Name (1997)	44Photo	Finger Print	which Signature .
Mr NISHIKANTA GHOROI (Presentant) Son of Late KALIPADA GHOROI Date of Execution - 15/06/2022, , Admitted by: Self, Date of Admission: 15/06/2022, Place of Admission of Execution: Office			transcale Share
	Jun 15 2022 5:35PM	LTI 15/06/2022	15/06/2022

Dhalua, City:-, P.O:- Dhalua, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:-700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5P,Aadhaar No Not Provided by UIDAI Status: Representative, Representative of: GHOROI BUILDERS (as PROPRIETOR)

#### Identifier Details:

Nume 1 2 3	Photo:	Finger Print 🤻	Signature (S)
Mr Dhiman Mondal Son of Mr. Susanta Mondal 1135, Nayabad, City:-, P.O:- Panchasayar, P.S:-Purba Jadabpur, Oistrict:-South 24-Parganas, West Bengal, India, PIN:- 700099	The second secon		Dhimon Mondaj
l·	15/06/2022	15/06/2022	15/06/2022

Identifier Of Mr SUKANTA SARKAR, Mr NISHIKANTA GHOROI

Trans	for of property for Life		The state of the s
SI.No	From	To. with area (Name-Area)	
. 1	Mr SUKANTA SARKAR	GHOROI BUILDERS-3.3 Dec	

#### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dhulua Main Road, Mouza: Dhelua, Pin Code: 700152

	Sch No	Riot & Khahan	Dejalis Of Sorid	Owner name in English
	1	N 4.43.4	Landing Control of the Control of th	Mr SUKANTA SARKAŔ
	:	1,11	সরকার, Address:শিজ , Classification:শালি, Area:0.03000000	
٠			Acre,	

#### Endorsement For Deed Number: I - 162903759 / 2022

#### On 15-06-2022

Presentation (Vinter Section 52 & Rule 22A(3),46(1) W.B. Registration Rules,1962) ....

Presented for registration at 17:21 hrs. on 15-06-2022, at the Office of the A.D.S.R. GARIA by Mr. NISHIKANTA GHOROL...

#### Certificate of Market Value WB PUV Folias of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,06,000/-

#### Admission of Execution ( Under Section 58s W. BirRegistration Rules, 1962 )

Execution is admitted on 15/06/2022 by Mr SUKANTA SARKAR, Son of Mr SANAT KUMAR SARKAR, DHAMUA DAKSHIN, MAGRAHAT II, P.O. DHAMUA, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743610. by caste Hindu, by Profession Service

Indetified by Mr Dhirnan Mondal, , , Son of Mr Susanta Mondal, 1135, Nayabad, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

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

Execution is admitted on 15-06-2022 by Mr NISHIKANTA GHOROI, PROPRIETOR, GHOROI BUILDERS (Sole Proprietoship), DHALUA, City:-, P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN 700152

Indetified by Mr Dhiman Mondal, , , Son of Mr Susanta Mondal, 1135, Nayabad, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

#### Payment of Stamp Duty.

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 5048, Amount: Rs.100/-, Date of Purchase: 09/03/2022, Vendor name: Samiran



Krishnendu Talukdar ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. GARIA

South 24-Parganas, West Bengal

#### On 21-06-2022

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 : 4 (g) of Indian Stamp Act 1899.



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAN
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 123303 to 123319 being No 162903759 for the year 2022.



Digitally signed by KRISHNENDU TALUKDAR

Date: 2022.06.22 16:38:31 +05:30 Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/06/22 04:38:31 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. GARIA West Bangal.

(This document is digitally signed.)