

2046

D-2037/2



पश्चिम बंगाल WEST BENGAL

8/3877-02/23

AM 883648

Certified that the document is admitted to registration. The signature sheet, sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar,
Bajarhat, New Town, North 24-Pgs

13 FEB 2023

DEVELOPMENT POWER AFTER REGISTERED
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT, I, MR. AJIT KUMAR CHOWDHURY [PAN : ACHPC7126N] [Aadhaar No. 6056 6611 8257] son of Satish Chandra Chowdhury, by faith – Hindu, by Occupation – Retired, by Nationality – Indian, resident of BA-33, Prafulla Kanan West, Krishnapur, P.O. Prafullakanan, P.S. Baguiati, Kolkata – 700101, District North 24- Parganas, hereinafter called and referred to as the "PRINCIPAL" do hereby nominate, constitute and appoint PRAYASH ENTERPRISE [PAN : AAQFP 0447G], a registered Partnership Firm of Builders, Developers and Contractors having its registered

office at AB-85/1, Prafulla Kanan (West), Krishnapur, P.O. Prafulla Kanan, Kolkata – 700101, P.S. Baguiati in the District of North 24-Parganas, duly represented by its Partners namely (1) **MRS. POMPI MAJUMDER [PAN : AMAPM 5379C]** wife of Mr. Simul Kumar Majumder, by Occupation – Business and **MRS. PURNIMA BANIK [PAN : BJFPB6079R]** wife of Mr. Satyajit Banik, by Occupation – Business, both by faith Hindu, by Nationality – Indian, as my true and lawful Attorney for me in my name and on my behalf to do and execute and perform or cause to be done executed and performed the acts, deeds and things hereinafter appearing:

WHEREAS, I, the Principal hereto, am absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT homestead land measuring an area of **4 Cottah 10 Chittack 14 Square Feet**, more or less, appertaining to Mouza Krishnapur, J.L. No. 17, R.S. 180, Touzi No. 228/229, comprised in C.S. Khatian No. 54, C.S. Dag No. 3169, R.S. Dag No. 99, R.S. Khatian No. 664, L.R. Dag No. 771 within P.S. Rajaarhat presently Baguiati under Ward No 17 of Bidhannagar Municipal Corporation in the District of North 24-Parganas, **TOGETHER WITH** all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. more fully and particularly described in the Schedule hereunder written and I have absolute right, title and interest to transfer, convey, assign, gift, mortgage etc. at my own desire and absolute discretion.

AND WHEREAS, I have entered into a Registered Development Agreement in respect of the aforesaid land and more fully described in the Schedule hereinafter written owned by me with the said **PRAYASH ENTERPRISE [PAN : AAQFP 0447G]**, a registered Partnership Firm of Builders, Developers and Contractors, on certain

terms and conditions recorded therein and the said Development Agreement has been registered on 13th day of February , 2023 in the office of the Additional District Sub-Registrar, Rajarhat and recorded in Book No. I, Volume No. 1523-2023, Being (Deed) No. 152302030 for the year 2023.

AND WHEREAS, with reference to the above Registered Agreement for Development, for smooth development work, I, the Principal/Landowner hereto, am appointing the said Developer as my true, authorized and lawful Attorney in my name and on my behalf to do, exercise and perform all and every or any of the deeds, matter and things as hereinafter appearing:

- (1) To look after, protect, manage, and control our property, to sub-lease, to receive rents and profits, to issue proper and sufficient receipts thereof in my name and on my behalf.
 - (2) To appear and represent before the Competent Authorities, Panchayet Office, Municipality, Bidhannagar Municipal Corporation, WBSEDCL, Income Tax Departments, Authorities under the Town and Country Planning Act, Airport Authority of India, Registrar of Assurances, Kolkata, District Registrar, Additional District Sub-Registrar and before all other Statutory and local bodies and any Competent Court of Law as and when necessary for the purpose of construction of new building/s and do all the needful activities as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, shops, garages, spaces, commercial spaces from the Developer's Allocations.
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- (3) To pay any tax or taxes in respect of my property if stand unpaid or dues of any nature in Government or Semi Government Departments on my behalf and to receive any benefit, compensation, demurrage etc. from the Government or Semi-Government Offices, Panchayet or Settlement Office, B.L. & L.R.O. etc. in my name and on my behalf.
- (4) To apply, obtain electricity, gas , water connection, sewerage connections and permissions from the appropriate Authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the appropriate Authorities and to appoint Engineers, Architects and other Agents and Sub-Agents/Contractors for the aforesaid purpose as the said Attorney may think fit and proper.
- (5) To enter into any Agreement for Sale, Memorandum of Understanding and/or to execute Deed of Amalgamation with the adjacent plot of land and/or any other instruments and Deeds and documents in respect of Sale of Flat/s, units and / or car parking spaces , commercial spaces from the Developer's Allocation in the said new constructed building/s in favour of the intending buyer/buyers in the terms of the said Registered Agreement for Development.

- (6) To take finance and/or loan in his/her/its name or in the names of intending Purchaser/s from any financial institution by depositing and mortgaging flat/ flats/ shops/ garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, and/ or any other instrument and documents in respect of sale of flats/s, shop/s, units and/or car parking-spaces, commercial spaces in the said new building/s in favour of the indenting Purchaser/s relating to Developer's Allocation as per the said Registered Agreement for Development.
- (7) To execute and sign the Deed of Sale/Deed of Conveyance/Deed of Transfer whatever the case may be in respect of Developer's Allocation, in favour of the intending Purchaser or Purchasers in respect of the Properties noted above in my names and on my behalf and to appear before the Registering Authority and admit execution thereof on my behalf and represent me where necessary in terms of these presents, from Developer's Allocation.
- (8) To receive the consideration money in cash or by cheques / bank draft from the intending Purchaser/Purchasers for booking of flat/s, shops/garages, units, commercial spaces and/or car parking space etc. relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the Purchaser/s as my lawful Attorney shall deem fit and proper.
- (9) To act, do all the needful according to the conditions mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, garages covered spaces and car parking spaces within the Developer's Allocation.

- (10) To appoint Advocates for doing lawful activities with regard to the aforesaid housing project. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portions thereof.
- (11) To give delivery of possession of the property after acknowledging full consideration in my name and on my behalf.
- (12) To sign, verify and file application, forms, documents and papers before the Municipality or before any other Statutory Authorities for the purpose of maintenance, protection and preservation of my said property and to institute, defend and prosecute any suit or other actions and proceedings in any matter in any court of law and to appoint Advocates, to sign, execute vakalatnama, plaint, written statement, petition, affirm affidavits and other pleadings and also to present memorandum of appeal, notice and execute decree or orders, to compromise and withdraw of suits in my names and on my behalf as my said Attorney may deem fit and proper.
- (13) If the Attorney violates terms and conditions of the Development Agreement, in such event the Principal shall have the right to cancel this Power of Attorney.

A N D, I do hereby agree to ratify and confirm whatsoever acts, deeds and things lawfully will be done by my said Attorney, which shall be construed as acts, deeds and things done by me to all intents and purposes as if I was personally present.

(7)

SCHEDULE ABOVE REFERRED TO:

ALL THAT Bastu vacant land measuring an area of **4 Cottah 10 Chittack 14 Square Feet**, more or less, appertaining to Mouza Krishnapur, J.L. No. 17, R.S. 180, Touzi No. 228/229, comprised in C.S. Khatian No. 54, C.S. Dag No. 3169, R.S. Dag No. 99, R.S. Khatian No. 664, L.R. Dag No. 771 within P.S. Rajaarhat presently Baguiati under Ward No. 17 of Bidhannagar Municipal Corporation in the District of North 24-Parganas, and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. The Land is butted and bounded as follows:

On the North : Part of R.S. Dag No. 3169
On the South : Part of R.S. Dag No. 3169
On the East : Others property (Swapan Chowdhury).
On the West : 37.6 Feet Wide Prafulla Kanan West Road.

IN WITNESSES whereof, we have hereunto put my signatures on this
13th day of February, Two Thousand and Twenty Three

Signed and delivered by the above
named Principal at Kolkata in the
presence of :

WITNESSES

1. Ambarish Raj Samal
Logatpur, Kt-159

2. Paukaj Behari Sarkar
Sandhya Apartment
Flat No. 3B
12, Dum Dum Park,
Kolkata-700055

Ajit Kumar Choudhary

PRINCIPAL

PRAYASH ENTERPRISE
Pompi Mazumder
Purnima Banerjee
Partner Partner

ATTORNEY

Drafted by : -

K. G. Tripathi

K. G. TRIPATHI
M. Com. LLB.
ADVOCATE HIGH COURT
KOLKATA

Regn. No. - W-224/05
9836041430 / 9007373125

UNDER RULE 44A OF THE I.R. ACT 1908

L.H. BOX- SMALL TO THUMB PRINTS

R.H. BOX-THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED :- *Arif Ruman Choudhry*

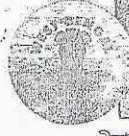
	LH					
	RH					

ATTESTED :- *Purnima Banerjee*

	LH					
	RH					

ATTESTED :- *Pompi Mazumder*


 ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 YMM1548932




নির্বাচকের নাম : শ্রীবাস রাজবংশী
 Elector's Name : Shribas Rajbanshi
 পিতার নাম : জয়দেব রাজবংশী
 Father's Name : Jaydeb Rajbanshi
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ : 09/12/1993
 Date of Birth :

YMM1548932

ঠিকানা:
 আদর্শপল্লী, রাজারহাট গোপালপুর, বাগুয়াটি, উত্তর ২৪
 পরগণা-700059

Address:
 ADARSHAPALLY, RAJARHAT
 GOPALPUR, BAGUIATI, NORTH 24
 PARGANAS-700059



Date: 15/12/2012

115-রাজারহাট নিউটাউন নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অধিকারিকের স্বাক্ষরের অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

চিহ্নের পরিবর্তন হলে সড়ক চিকিৎসা ডেপুটি মিস্ট্রি নামে যোগাযোগ করে
 নতুন পত্রে সঠিক পরিচয়পত্র প্রদানের জন্য নিম্নলিখিত ফর্ম এই
 পরিচয়পত্রের সাথে উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

0950797

Major Information of the Deed

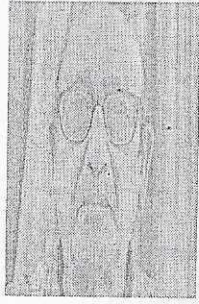
Deed No :	I-1523-02037/2023	Date of Registration	13/02/2023
Query No / Year	1523-8000387702/2023	Office where deed is registered	
Query Date	13/02/2023 2:36:28 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	KRISHNA GOPAL TRIPATHI AB 130,Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700163, Mobile No. : 8910044219, Status :Advocate		
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. 1/-		Rs. 1,28,74,403/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152302030/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Prafulla Kanan (west)(Krishnapur), Mouza: Krishnapur, Pin Code : 700101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-99	RS-664	Bastu	Shali	4 Katha 10 Chatak 14 Sq Ft	1/-	1,28,74,403/-	Width of Approach Road: 38 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					7.6633Dec	1 /-	128,74,403 /-	

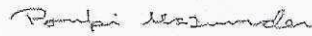
al Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Mr AJIT KUMAR CHOWDHURY (Presentant) Son of Late SATISH CHANDRA CHOWDHURY Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	 13/02/2023	 LTI 13/02/2023
BA 33, PRAFULLA KANAN WEST, City:- , P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx6N, Aadhaar No: 60xxxxxxxx8257, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office			

Attorney Details :

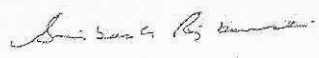
SI No	Name,Address,Photo,Finger print and Signature
1	PRAYASH ENTERPRISE AB 85/1 PRAFULLA KANAN WEST, City:- , P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 , PAN No.: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Mrs Pompi Majumder Wife of Simul Kumar Majumder Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office	 Feb 13 2023 4:53PM	 LTI 13/02/2023	 13/02/2023
AB 85/1 PRAFULLA KANAN WEST, City:- Not Specified, P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: amxxxxxx9c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRAYASH ENTERPRISE (as PARTNER)				

Name	Photo	Finger Print	Signature
Mrs Purnima Banik Wife of Satyajit Banik Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office			
Feb 13 2023 4:53PM	LTI 13/02/2023	13/02/2023	
AB 85/1 PRAFULLA KANAN WEST, City:- Not Specified, P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bjxxxxxx9r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRAYASH ENTERPRISE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SRIBASH RAJBANSHI Son of Late J RAJBANSHI JAGATPUR ADARSHAPALLY, City:- Not Specified, P.O:- GOURANGANAGAR, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059			
13/02/2023	13/02/2023	13/02/2023	
Identifier Of Mr AJIT KUMAR CHOWDHURY, Mrs Pompi Majumder, Mrs Purnima Banik			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AJIT KUMAR CHOWDHURY	PRAYASH ENTERPRISE-7.66333 Dec

13-02-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:52 hrs on 13-02-2023, at the Office of the A.D.S.R. RAJARHAT by Mr AJIT KUMAR CHOWDHURY ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,28,74,403/-

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

Execution is admitted on 13/02/2023 by Mr AJIT KUMAR CHOWDHURY, Son of Late SATISH CHANDRA CHOWDHURY, BA 33, PRAFULLA KANAN WEST, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession Retired Person

Indetified by Mr SRIBASH RAJBANSHI, , , Son of Late J RAJBANSHI, JAGATPUR ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

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

Execution is admitted on 13-02-2023 by Mrs Pompei Majumder, PARTNER, PRAYASH ENTERPRISE, AB 85/1 PRAFULLA KANAN WEST, City:- , P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101

Indetified by Mr SRIBASH RAJBANSHI, , , Son of Late J RAJBANSHI, JAGATPUR ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

Execution is admitted on 13-02-2023 by Mrs Purnima Banik, PARTNER, PRAYASH ENTERPRISE, AB 85/1 PRAFULLA KANAN WEST, City:- , P.O:- PRAFULLA KANAN, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101

Indetified by Mr SRIBASH RAJBANSHI, , , Son of Late J RAJBANSHI, JAGATPUR ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

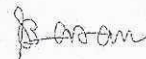
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 94279, Amount: Rs.100.00/-, Date of Purchase: 14/12/2022, Vendor name: Jaydeep Chatterjee



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 80147 to 80162
being No 152302037 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.02.21 18:11:07 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2023/02/21 06:11:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)