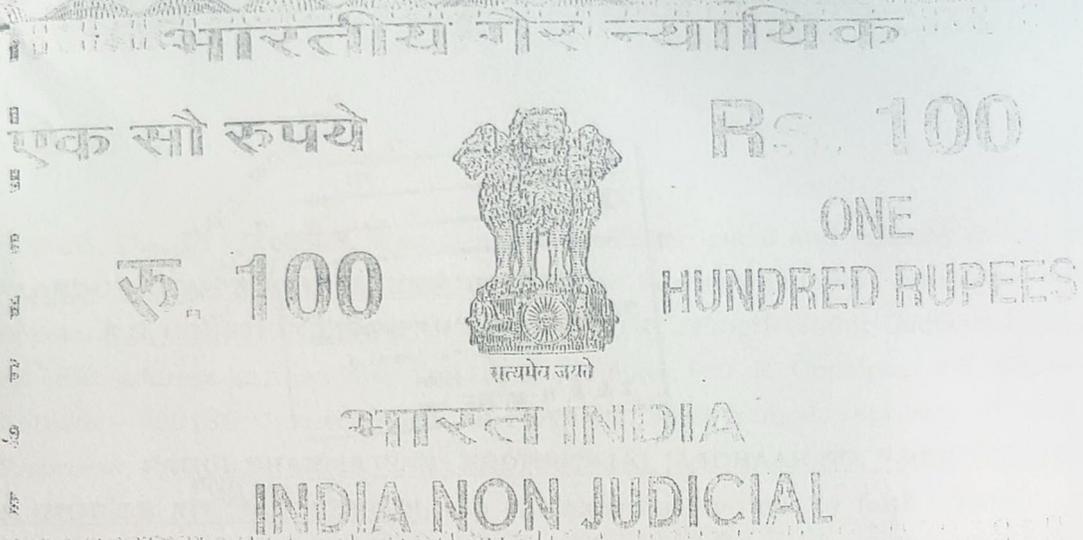


365/23

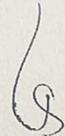
I - 351/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 041055

Cerify that the document is attached to registration. The signature sheet with this documents are the pr this document.

  
Addl. District Sub-Registrar  
Bidhanagar, Salt Lake City

20 FEB 2023

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER**  
**REGISTERED DEVELOPMENT**  
**AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS I,  
RAJIB MANNA [PAN : ADVPM7926P],  
[AADHAAR NO. 458006262825] & [MOBILE  
NO. 9433175342], son of Late Kanai Lal Manna,  
by faith - Hindu, by occupation - Business, by  
nationality - Indian, residing at 108, Beniatola  
Street, P.O. Hatkhola, P.S. Jorabagan, Kolkata -

20-2-2023  
3156  
6000 45-7812/2023

Anaki Chattopadhyay  
Judge, Court Barasat  
Advocate

25 JAN 2023  
SUNANJAN BURUPURJUR  
LAWYER: ...  
C. C. ...  
25 JAN 2023

25 JAN 2023  
25 JAN 2023



Adtl District Sub-Registrar  
Bahannagar, (Sah Lake Chy)  
20 FEB 2023

Handwritten notes:  
Hain Chand Bujwal  
Sah Lake Bahannagar  
Ravi Nagar Bahannagar  
Post R. Bahannagar  
P.S. Bahannagar  
12/1/136

700005, District - Kolkata, West Bengal, hereinafter called and referred to as the **“LANDOWNER/PRINCIPAL/EXECUTANT”**, do hereby nominate, constitute and appoint **R.S. CONSTRUCTION [PAN : BRDPS0741K]**, a Proprietorship Concern, having its office address at Anandalok 2nd Lane, Bablatala, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136, District North 24 Parganas, West Bengal, represented by its Proprietor, **RAHUL SHARMA [PAN : BRDPS0741K], [AADHAAR NO. 930060628077] & [MOBILE NO. 9836123352]**, son of Mahendra Sharma, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Anandalok 2nd Lane, Bablatala, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney for me in my name on my behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

**WHEREAS** I, the Landowner/Principal herein, am the absolute owner of **ALL THAT** piece and parcel of a demarcated plot of Bastu land measuring **6 (Six) Cottahs 1 (One) Chittack 30 (Thirty) sq.ft. be the same a little more or less including cement flooring pucca super structure upto G+4 storied residential building standing in the part of the land, in total building area measuring 1114.46 (One Thousand One Hundred Fourteen Point Four Six) Square Meter be the same a little more or less of covered area equivalent to 11996 (Eleven Thousand Nine Hundred Ninety Six) Square Feet be the same a little more or less of covered area [Ground Floor - 2376 sq.ft. (220.74 square meter), 1st Floor - 2405 sq.ft. (223.43 square meter), 2nd Floor - 2405 sq.ft. (223.43 square meter), 3rd Floor - 2405 sq.ft. (223.43 square meter) & 4th Floor : 2405 sq.ft. (223.43 square meter)]**, lying and situated at **Mouza - Gopalpur**, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, comprised in **R.S./L.R. Dag No. 2842**, under **R.S. Khatian No. 2982, L.R. Khatian No. 11270 (in the name of Rajib Manna, Landowner herein)**, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 5, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 4, [Anandaloke 2nd Lane (Gopalpur), P.O. R. Gopalpur, Kolkata - 700136], in the District North 24

Parganas, morefully described in the Schedule hereinafter written [**Hereinafter called and referred to as the SAID PROPERTY/SAID PREMISES**].

**AND WHEREAS** I, have entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by me with the said **R.S. CONSTRUCTION [PAN : BRDPS0741K]**, a Proprietorship Concern, having its office address at Anandalok 2nd Lane, Bablatala, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136, District North 24 Parganas, West Bengal, represented by its Proprietor, **RAHUL SHARMA [PAN : BRDPS0741K], [AADHAAR NO. 930060628077] & [MOBILE NO. 9836123352]**, son of Mahendra Sharma, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Anandalok 2nd Lane, Bablatala, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 20th Feb 2023, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, -and recorded as Deed No. 150400347... for the year 2023.

**AND WHEREAS** referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner herein hereby appointing the SAID ATTORNEY HOLDER as my true authorised and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Bidhannagar Municipal Corporation, W.B.S.E.D.C.L./CESC Ltd., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.

*Rahul Sharma*

2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary 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 necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of my said premises before concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbour's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his name or in the name of intending purchaser/s from any financial concern 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, Deed of Declaration/Deed of Rectification, Deed of Mortgage before any institution and/or any other instrument and document in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.

7. To receive the consideration money in cash or by cheque/draft and/or in any other modes from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building relating to Developer's Allocation in my said land premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said

premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That my Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance only for Developer's Allocation, in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.

**AND GENERALLY** to act as my Attorney in relation to all matters touching my said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

**AND** I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

**THE SCHEDULE ABOVE REFERRED TO**

**[Description of Land & Premises]**

ALL THAT piece and parcel of a demarcated plot of Bastu land measuring 6 (Six) Cottahs 1 (One) Chittack 30 (Thirty) sq.ft. be the same a little more or less including cement flooring pucca super structure upto G+4 storied residential building standing in the part of the land, in total building area measuring 1114.46 (One Thousand One Hundred Fourteen Point Four Six) Square Meter be the same a little more or less of covered area equivalent to 11996 (Eleven Thousand Nine Hundred Ninety Six) Square Feet be the same a little more or less of covered area [Ground Floor - 2376 sq.ft. (220.74 square meter), 1st Floor - 2405 sq.ft. (223.43 square meter), 2nd Floor - 2405 sq.ft. (223.43 square meter), 3rd Floor - 2405 sq.ft. (223.43 square meter) & 4th Floor : 2405 sq.ft. (223.43 square meter)], lying and situated at Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, comprised in R.S./ L.R. Dag No. 2842, under R.S. Khatian No. 2982, L.R. Khatian No. 11270 (in the name of Rajib Manna, Landowner herein), A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of formerly Rajarhat Gopalpur Municipality, in Ward No. 5, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 4, [Anandaloke 2nd Lane (Gopalpur), P.O. R. Gopalpur, Kolkata - 700136], in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted & bounded as follows :-

ON THE NORTH : Land and House of Pulak Mondal.  
 ON THE SOUTH : 12 ft. Wide Road [Anandaloke 2nd Lane (Gopalpur)]  
 ON THE EAST : Land of Sovan Chakraborty.  
 ON THE WEST : Land of Sanjib Manna & Bijali Manna.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals on the ..20..... day of .....**FEB**....., 2023 (Two Thousand Twenty Three) in presence of witnesses.

**SIGNED, SEALED AND DELIVERED**

by the parties at Kolkata  
in the presence of :

1. Harichand Bijwal  
Slocate Bimal Bijwal,  
Ram Nagar Barabari  
-101 R Gopalpur  
KOL: 136

2. SUSHIL Acharya,  
Dakshinwari,  
WSPPO - Barabari  
KOL - 700124

*Rajib Manna*

Rajib Manna

**Landowner/Principal**

**Drafted By :**

*Parul Narayan Swannakar  
Adv.  
F/1305/914/2011  
Juryi Court, Barabari*

**For Pinaki Chattopadhyay & Associates,**

**Advocates,**

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157.

Ph. : 9830061809.

**Composed By :**

*Jayashree Mondal*

**Jayashree Mondal,**

Teghoria Main Road,

Kolkata - 700157.

*Rahul Sharma*

Rahul Sharma

Proprietor of

R.S. Construction

**Attorney**

*Rahul Sharma*

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 <i>R.H.S. Kumar</i>	L.H.					
	R.H.					

ATTESTED :- *Rajit Kumar*

 <i>Rajit</i>	L.H.					
	R.H.					

ATTESTED :- *Rajit Kumar*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

### Major Information of the Deed

No :	I-1504-00351/2023	Date of Registration	20/02/2023
Deed No / Year	1504-8000457022/2023	Office where deed is registered	
Query Date	20/02/2023 1:41:52 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pinaki Chattapadhyay Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 7003254724, 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. 2/-	Rs. 1,15,03,429/-		
Stamp duty 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]:- 150400347/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Anandaloke2nd Lane(gopalpur), Mouza: Gopalpur, , Ward No: 4 Pin Code : 700136

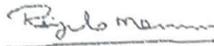
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2842 (RS :- )	LR-11270	Bastu	Bastu	6 Katha 1 Chatak 30 Sq Ft	1/-	34,06,129/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					10.0719Dec	1 /-	34,06,129 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	11996 Sq Ft.	1/-	80,97,300/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2376 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year. Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2405 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2405 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2405 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 2405 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		11996 sq ft	1 /-	80,97,300 /-	

**Applicant Details :**

Name,Address,Photo,Finger print and Signature

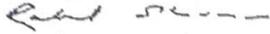
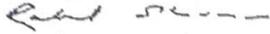
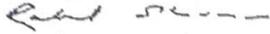
Name	Photo	Finger Print	Signature
<b>RAJIB MANNA</b> Son of Late KANAI LAL MANNA Executed by: Self, Date of Execution: 20/02/2023 , Admitted by: Self, Date of Admission: 20/02/2023 ,Place : Office			
20/02/2023	LTI 20/02/2023	20/02/2023	

108, BWNIATOLA STREET, City:- Not Specified, P.O:- HATKHOLA, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/02/2023 , Admitted by: Self, Date of Admission: 20/02/2023 ,Place : Office

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>R. S. CONSTRUCTION</b> ANANDALOK 2ND LANE, BABLATALA, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Airport, District:-North 24 -Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: BRxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>RAHUL SHARMA (Presentant)</b>                      Son of MAHENDRA SHARMA                      Date of Execution - 20/02/2023, , Admitted by: Self, Date of Admission: 20/02/2023, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 20 2023 2:29PM</td> <td>LTI 20/02/2023</td> <td>20/02/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>RAHUL SHARMA (Presentant)</b> Son of MAHENDRA SHARMA Date of Execution - 20/02/2023, , Admitted by: Self, Date of Admission: 20/02/2023, Place of Admission of Execution: Office				Feb 20 2023 2:29PM	LTI 20/02/2023	20/02/2023	
Name	Photo	Finger Print	Signature										
<b>RAHUL SHARMA (Presentant)</b> Son of MAHENDRA SHARMA Date of Execution - 20/02/2023, , Admitted by: Self, Date of Admission: 20/02/2023, Place of Admission of Execution: Office													
Feb 20 2023 2:29PM	LTI 20/02/2023	20/02/2023											
ANANDLOKN 2ND LANE, BABLATALA, City:- Not Specified, P.O:- R GOPALPUR, P.S:-A K Mukherjee Road, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BRxxxxxx1K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R. S. CONSTRUCTION (as PROPRIETOR)													



Endorsement For Deed Number : I - 150400351 / 2023

20-02-2023

**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 14:17 hrs on 20-02-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by RAHUL SHARMA ,,

**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 1,15,03,429/-

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

Execution is admitted on 20/02/2023 by RAJIB MANNA, Son of Late KANAI LAL MANNA, 108, BWNIATOLA STREET P.O: HATKHOLA, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Business

Indetified by Mr Hari Chand Biswas, , , Son of Late Bimal Biswas, Ramnagar, Beraberi, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

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

Execution is admitted on 20-02-2023 by RAHUL SHARMA, PROPRIETOR, R. S. CONSTRUCTION, ANANDALOK 2ND LANE, BABLATALA, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr Hari Chand Biswas, , , Son of Late Bimal Biswas, Ramnagar, Beraberi, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

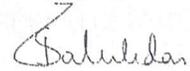
**Payment of Fees**

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 180416, Amount: Rs.100.00/-, Date of Purchase: 25/01/2023, Vendor name: Suranjan Mukherjee



Sukanya Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.  
tered in Book - I  
me number 1504-2023, Page from 15111 to 15127  
eing No 150400351 for the year 2023.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2023.02.22 11:32:03 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2023/02/22 11:32:03 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)

DATED THE      DAY OF      2023

**DEVELOPMENT AGREEMENT**

**BETWEEN**

Rajib Manna

**Landowner**

Rahul Sharma

Proprietor of

R.S. Construction

**Developer**

**Drafted By**

**Pinaki Chattopadhyay & Associates**

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700157

Ph. : 9830061809

**Composed By**

**Jayashree Mondal**

Teghoria Main Road

Kolkata - 700157