

**DEVELOPMENT**

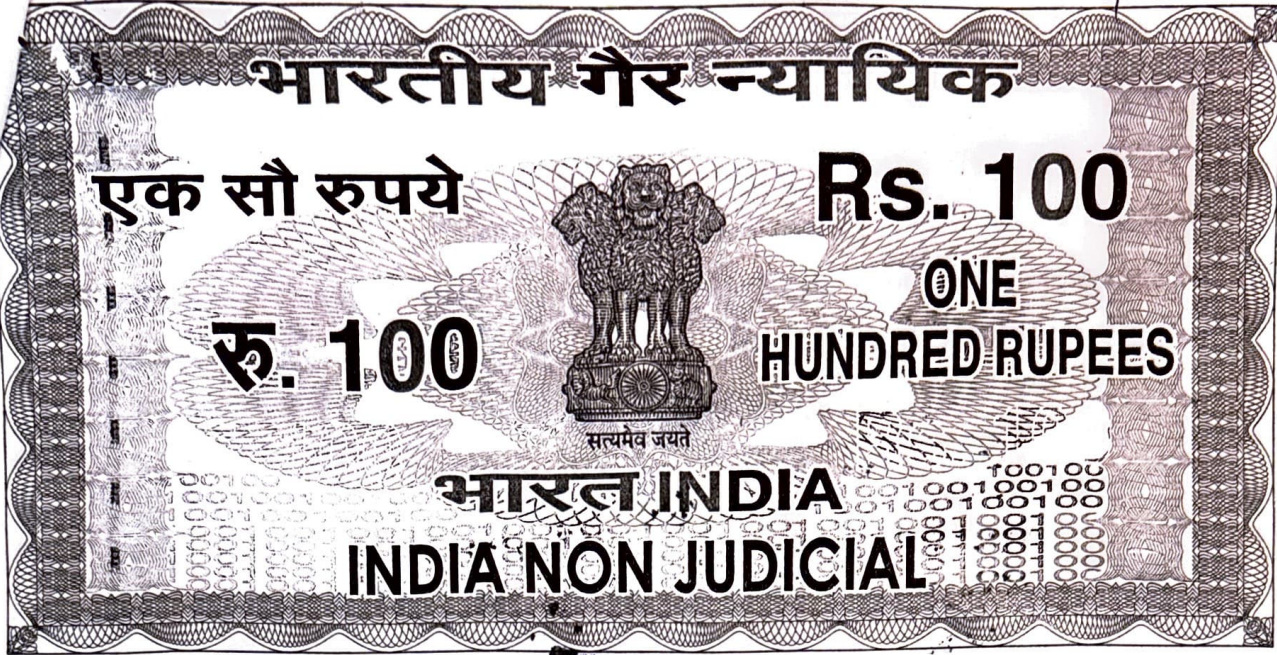
**POWER**

**OF**

**ATTORNEY**

05658

05286/2015



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 769981

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

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

04 MAY 2015

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS WE, (1) FULMALA THAPA (PAN-AVPPT0352G), wife of Late Ram Bahadur Thapa, (2) CHINU HALDER (PAN-ALOPH8898N), wife of Sri Narayan Halder, daughter of Late Ram Bahadur Thapa, both are by faith-Hindu, by Occupation- Household work, by Nationality- Indian, both are residing at Krishanpur Samar Sarani No.3 Camp, P.S.-Baguiati (formerly Rajarhat), Kolkata-700 059, District - North 24-Parganas, hereinafter jointly referred to as the EXECUTANTS.

WHEREAS We, the Executants, are the joint and absolute owners in respect ALL THAT piece and parcel of a demarcated Bastu land measuring about 8 (Eight) Cottahas more or less along with 800 sq. ft. R.T. Shed lying and situated at Mouza- Krishnapur, Pargana- Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.- 228/229, comprising in C.S. Dag No.- 5952, R.S. Dag No.- 4037, under C.S. & R.S. Khatian No.- 1047, having Municipal Holding No.- R.G.M./85/B/C (formerly AS/61/2000 & AS/63/2000), Krishnapur Samar Sarani, Kolkata-700 059, within the Rajarhat-Gopalpur Municipality, under Ward No.-35 (formerly 16), within A.D.S.R.O. Rajarhat (formerly A.D.S.R.O. Bidhannagar), under the P.S.- Baguiati (formerly Rajarhat), District-24-Parganas (North), which we got by way of Purchase Registered Deed vide No.- 8135 for the year 1998 and Deed No.-4389 for the year 1997, as well as by way of inheritance and thus well seized and possessed of the same as joint and absolute owners by without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid and below mentioned Schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, we, could not construct building on the said plot.

AND WHEREAS we have entered into an agreement dated 26/03/2015 with "CHOWDHURY ENTERPRISE"(PAN-AAJFC4691C), a Partnership Firm, having its office at 98, Shyam Nagar Road, P.S.- Dum Dum, Kolkata- 700 055, District-North 24-Parganas, represented by its Partners (1) SRI SATYA CHOWDHURY(PAN-AGOPC9208N), son of Late Sudhir Chowdhury, (2) SMT. SADHANA CHOWDHURY(PAN-AFDPC3496C), wife of Sri Satya Chowdhury, both are by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 424, Shyamnagar Road, P.S.- Dum Dum, Kolkata -700055, District- North 24-Parganas, which was duly registered on 26/03/2015, in the office of the A.D.S.R. Rajarhat and recorded as Deed No.- 5278 for the year 2015, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said agreement.

AND WHEREAS one of the conditions contained in the said agreement is that we shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer the flats/ Garage/units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore appoint the said SRI SATYA CHOWDHURY(PAN-AGOPC9208N), son of Late Sudhir Chowdhury, by faith-Hindu, by occupation -Business, by Nationality-Indian, residing at 424, Shyamnagar Road, P.S.- Dum Dum, Kolkata - 700055, District-North 24-Parganas, being one of the Partner of "CHOWDHURY ENTERPRISE", having its office at 98, Shyam Nagar Road, P.S.- Dum Dum, Kolkata- 700 055, as our true and lawful Attorney for the purpose hereinafter mentioned and vesting him with the power and authorities to act and to perform as herein contained.

NOW KNOW ALL MEN BY THESE PRESENTS WITNESS that We, the said (1)FULMALA THAPA, wife of Late Ram Bahadur Thapa, (2)CHINU HALDER, wife of Sri Narayan Halder, daughter of Late Ram Bahadur Thapa, both are by faith-Hindu, by Occupation-Household work, by Nationality-Indian, both are residing at Krishanpur Samar Sarani No.3 Camp, P.S.-Baguiati (formerly Rajarhat), Kolkata-700 059, District-North 24-Parganas, do hereby constitute, nominate and appoint said SRI SATYA CHOWDHURY, son of Late Sudhir Chowdhury, of 424, Shyamnagar Road, P.S.- Dum Dum, Kolkata - 700055, District-North 24-Parganas, as our true and lawful Attorney for us in our names and on our behalf to do execute and perform all or any of the following Acts, deeds, matter and things that is to say:-

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorney shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including

revised or new plans or Addition Plan, Alteration Plan and to submit the same before the Rajarhat-Gopalpur Municipal Authority concern for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the Rajarhat-Gopalpur Municipality upon giving proper acknowledgement and or receipts for the same.

3. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Act Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the Development Agreement dated 26/03/2015 and also fully described in the Schedule "C" herein below and also for development work in respect of entire "A" Schedule property, which includes the Owners' Allocation, fully described in the Schedule "B" herein below and Developer's Allocation, fully described in the Schedule "C" herein below and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorney shall think fit and proper and for that

purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as our said Attorney shall think fit and proper.

5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as our said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as our said Attorney shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
9. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.

10. In terms of the said Development Agreement dated 26/03/2015 and to sign and execute all conveyance, deeds or lease or deed of transfer and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.
11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorney and Vakalatnama.
12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, more fully described in the Schedule "C" herein below, and to give valid and effectual receipts and discharges for the same.
14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice. civil criminal or Revenue both appellate and original in respect

of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify plaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent me before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.

15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorney may think fit and proper.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the Development Agreement dated 26/03/2015 and other things, which our said Attorney shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as we, could do the same by us personally or jointly

17. Generally to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we, ourselves could do personally.
18. We do hereby ratify and confirm and agree and covenant with our said Attorney shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorney.

**THE SCHEDULE "A" ABOVE REFERRED TO-**  
**(Description of the land and property)**

**ALL THAT** piece and parcel of a demarcated Bastu land measuring about 8 (Eight) Cottahas more or less along with 800 sq. ft. R.T. Shed lying and situated at Mouza- Krishnapur, Pargana- Kolikata, J.L. No.-17, Re Su No.-180, Touzi No.- 228/229, comprising in C.S. Dag No.- 5952, R.S. Dag No.- 4037, under C.S. & R.S. Khatian No.- 1047, having Municipal Holding No.- R.G.M./85/B/C (formerly AS/61/2000 & AS/63/2000), Krishnapur Samar Sarani, Kolkata-700 059, within the Rajarhat-Gopalpur Municipality, under Ward No.-35 (formerly 16), within A.D.S.R.O. Rajarhat (formerly A.D.S.R.O. Bidhannagar), under the P.S.- Baguiati (formerly Rajarhat), District-24-Parganas (North), and butted and bounded by: -

**ON THE NORTH:** - House of Arun Ghosh within R.S. Dag No.- 3679

**ON THE SOUTH:** - 10' feet wide Common Passage

**ON THE EAST:** - Three-storied Building of Madhu Ghosh

**ON THE WEST:** - House of Amulya Kumar Mondal within Dag No. - 4040

**THE SCHEDULE 'B' ABOVE REFERRED TO**  
**(OWNERS' ALLOCATION)**

**OWNERS' ALLOCATION** shall mean: -

(1) 50% covered area of the sanctioned area, which is approximately measuring about 7200 sq. ft. covered area in total or with the variation of measurement as applicable thereto, in which the Vendors will get equal area of 3600 sq. ft. in each, together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building, which is to be constructed as per Building Plan, which will be duly sanctioned by the Rajarhat-Gopalpur Municipal Authority concern. In addition to that the Owners will get other consideration as stated in the Development Agreement.

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

**DEVELOPER** will get all that the remaining constructed area in the newly constructed building, which is to be constructed on the said premises, after deducting the Owners' Allocation including proportionate share of the common facilities and amenities after providing the Owners' allocation.


IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 26<sup>th</sup> day of March, 2015 A.D.

SIGNED SEALED AND DELIVERED

In the presence of the following

WITNESSES: -

1. *Ajit Biswas*  
son of late Mohan Biswas  
Siddhanta Nagar colony  
Prishna pur - Kol-102

  
LTI of Fulmala Thapa  
By the pen of  
Narayan Halder.

*Chinu Halder.*

SIGNATURE OF THE EXECUTANTS

Accepted by me: -

2. *Narayan Halder.*  
son of late Rohini Kumar Halder  
Prishna pur saman sarak Kol-102

*Satya Chowdhury,*  
SIGNATURE OF THE ATTORNEY



Drafted by me as per instruction of the Parties  
hereto and Prepared in my office: -

*Kousik Saha*  
Advocate







(KOUSIK SAHA)  
Advocate  
District Judges' Court, Barasat,  
North-24-Parganas.

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 05658 / 2015, Deed No. (Book - I , 05286/2015)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Satya Chowdhury 424, Shyamnagar Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	 04/05/2015	 LTI 04/05/2015	<i>Satya Chowdhury</i> 4/5/2015

Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Fulmala Thapa Address -Krishnapur Samar Sarani No 3 Camp, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 04/05/2015	 LTI 04/05/2015	<i>LTI at Fulmala Thapa by the pen at Narayan Halder.</i>
2	Chinu Halder Address -Krishnapur Samar Sarani No 3 Camp, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 04/05/2015	 LTI 04/05/2015	<i>Chinu Halder.</i>
3	Satya Chowdhury Address -424, Shyamnagar Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 04/05/2015	 LTI 04/05/2015	<i>Satya Chowdhury</i>

Name of Identifier of above Person(s)

Narayan Halder  
Krishnapur Samar Sarani, Kolkata, Thana:-Baguiati,  
District:-North 24-Parganas, WEST BENGAL, India, Pin  
700102

Signature of Identifier with Date

*Narayan Halder.*  
04.05.2015

*N*  
Additional District Sub-Registrar  
Rajarhat, New Town North 24-P



Government Of West Bengal  
Office Of the A.D.S.R. RAJARHAT  
District:-North 24-Parganas

Endorsement For Deed Number : I - 05286 of 2015  
(Serial No. 05658 of 2015 and Query No. 1523L000010076 of 2015)

On 04/05/2015

**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, 48(g) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 21.00/-, on 04/05/2015

( Under Article : ,E = 21/- on 04/05/2015 )

**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.-1,22,40,000/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impressive Rs.- 100/-

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

Presented for registration at 12.45 hrs on :04/05/2015, at the Office of the A.D.S.R. RAJARHAT by Satya Chowdhury ,Claimant.

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























Execution is admitted on 04/05/2015 by

1. Fulmala Thapa, wife of Late Ram Bahadur Thapa , Krishnapur Samar Sarani No 3 Camp, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : House wife
2. Chinu Halder, wife of Narayan Halder , Krishnapur Samar Sarani No 3 Camp, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : House wife
3. Satya Chowdhury  
Partner, Chowdhury Enterprise, 98 Shyam Nagar Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.  
, By Profession : Business

Identified By Narayan Halder, son of Late Rohini Kumar Halder, Krishnapur Samar Sarani, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste: Hindu, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

**P A G E N O .....**  
**SPECIMEN FORM FOR TEN FINGER PRINTS**

SL. No.	Signature of the Executants / Presentants					
	 LTI at Fulmala Thapa. by the pen of Narayan Halder.	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Chinu Halder.	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Satya Chowdhury,	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		