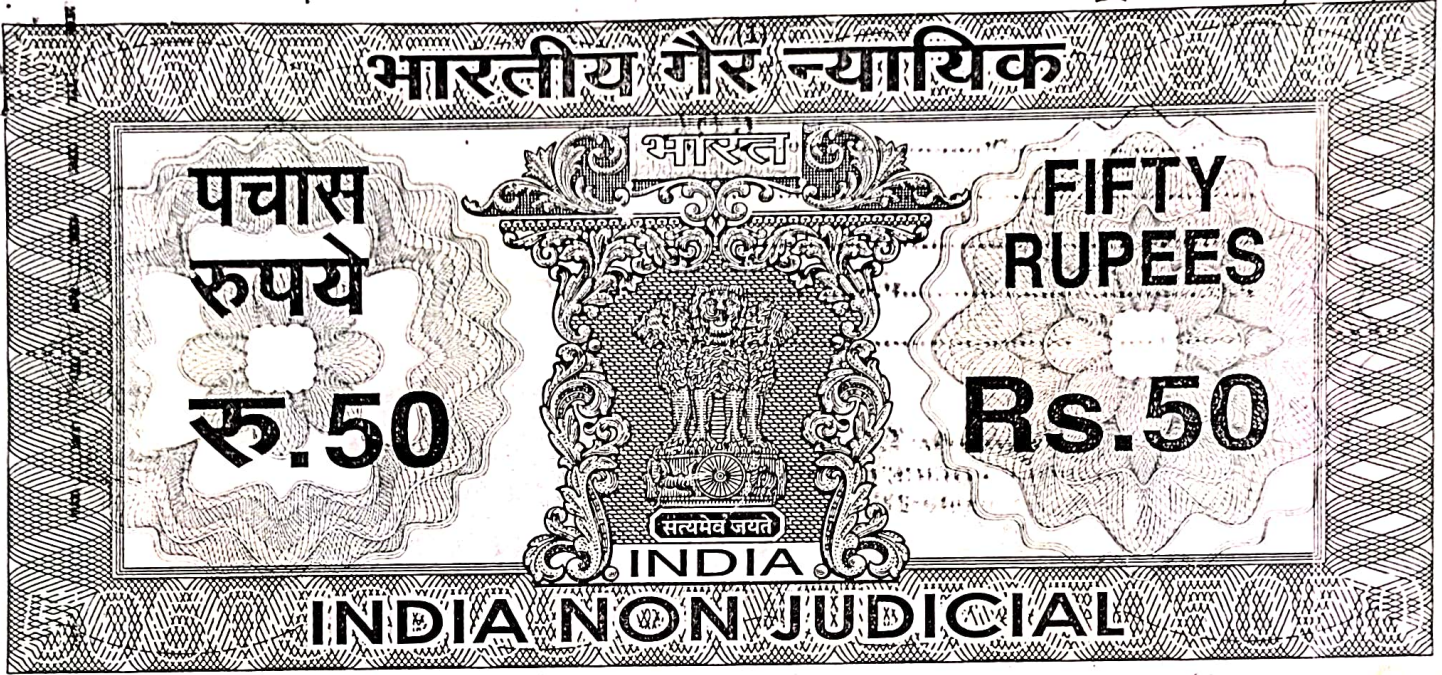


05820/24

I-5744/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 969089

Certified that the document is admitted to  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

District Sub-Registrar-II  
Alipore, South 24-Parganas

23 APR 2024

**DEVELOPMENT POWER OF ATTORNEY:**  
**AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS THAT I, SMT BELA RANI ROY, (PAN-**  
**BTFFPR9969G, AADHAAR No. 4503 3394 0345), wife of Late Satyajit Roy, by faith-**  
**Hindu, by occupation -Housewife, Nationality Indian, residing at 609, Mahatma Gandhi**  
**Road, P.O. & P.S. – Haridevpur, Kolkata- 700082, District South 24-Parganas, West**  
**Bengal, hereinafter called the "PRINCIPAL" do hereby SEND GREETINGS:**

WHEREAS I, the Principal herein is the absolute owner and possessor in respect of land measuring more or less 4 Cottahs together with building standing thereon lying and situate at Mouza – Haridevpur, P.S. Thakurpukur now Haridevpur, Pargana – Khaspur, J.L. No. 25, R.S. No. 35, C.S. Khatian No. 48, R.S. Khatian No. 649, comprised in R.S. Dag No. 669, within the limits of then S. S. Municipality now under the Kolkata Municipal Corporation (S. S. Unit), Ward No. 122, A.D.S.R. Office Behala, in the District South 24-Parganas, by way of purchase from the then owner Ahammad Ali Naskar, son of Late Abdul Rahaman Naskar, by virtue of a registered Deed of Sale dated 16.07.1975, which was duly registered in the office of the Sub-Registrar Alipore and recorded in Book No. I, Volume No. 104, Pages 207 to 212, Being No. 3622, for the year 1975.

AND WHEREAS thereafter I, Smt. Bela Rani Roy being the Principal herein have got mutated in my name before the Kolkata Municipal Corporation in respect of my aforesaid purchased property and after mutation the said property has been known and numbered as Premises No. 1009, Mahatma Gandhi Road, Kolkata- 700082, being Assessee No. 411220708450 and I have also recorded my name in the records of B. L. & L.R.O. being L.R. Khatian No. 983 and seizing and possessing the said property free from encumbrances.

AND WHEREAS I the Principal herein being the owner of the said land intend to develop the said landed property by erecting a multi storied building as per sanction plan after demolishing the existing building standing thereon. But I have no knowledge, experience about the construction and not have sufficient financial capacity for implementation of such desire for construction of building.

AND WHEREAS as such I, the Principal/owner hereof entered into a Development Agreement dated 23.09.2014, duly registered at D.S.R. II Alipore and recorded in Book No. I, Being No. 5700, for the year 2024, with the Developer SONALI CONSTRUCTION, a proprietorship firm, having its office at 209B, Ostad Amir Khan

File  
23.09.2014  
(2)



Sarani, Police Station formerly Thakurpukur now Haridevpur, Kolkata – 700 082, District South 24-Parganas, West Bengal represented by it's proprietor namely SRI UTTAM SAMADDAR, (PAN- CCWPS6763A, AADHAAR No. 4743 54567686), son of Late Dilip Samaddar, by faith- Hindu, Nationality- Indian, by occupation- Business, residing at 209B, Ostad Amir Khan Sarani, P.O. & P.S.- Haridevpur, Kolkata- 700082, for development of the said plot of land by erecting and /or constructing building as per building plan to be sanction by the K.M.C. authority.

*Signature*  
AND WHEREAS in terms of the said Development Agreement Being No. 5700 , for the year 2024, the Principal/ Executant herein do hereby nominate constitute and appoint my Attorney SONALI CONSTRUCTION, a proprietorship firm, having its office at 209B, Ostad Amir Khan Sarani, Police Station formerly Thakurpukur now Haridevpur, Kolkata – 700 082, District South 24-Parganas, West Bengal represented by it's proprietor namely SRI UTTAM SAMADDAR, (PAN- CCWPS6763A, AADHAAR No. 4743 5456 7686), son of Late Dilip Samaddar, by faith- Hindu, Nationality- Indian, by occupation- Business, residing at 209B, Ostad Amir Khan Sarani, P.O. & P.S.- Haridevpur, Kolkata- 700082, District South 24-Parganas as my true and lawful attorney in my name and on my behalf I do hereby authorize and empower my said attorney /agent to do or execute or cause do be done and executed all acts deeds matters and things in respect of my said property fully mentioned in the Schedule hereunder written in my name and on my behalf viz.

**NOW ACTS, DEEDS & THINGS WITNESSTH AS FOLLOWS:**

1. To work, manage, control and supervise the management of all and administration of the Scheduled below property and to develop the said property more fully described in the Schedule below by whatsoever manner or way on my behalf.
2. To appoint Engineers, Architects and his agent or agents and sub-contractor or sub-contractors as the said Attorney shall think fit and proper and to

make all payment of other fees and charge as such Architects, Engineers and his agent or agents and/sub-Contractors, for and on my behalf.

3. To prepare and/or submit and also be sign Building Plan on my behalf of the said property for the residential purpose and to obtain such sanctioned plan thereof from the Kolkata Municipal Corporation on my behalf.
4. To apply to the Kolkata Municipal Corporation and/or any other authorities concerned for sanction, verification and/or modification of whatsoever manner or nature in respect of the building plan or plans that is to be sanctioned by the Kolkata Municipal Corporation and/or any other authorities, body or bodies of whatsoever manner or nature and for that purpose to SIGN, ISSUE & RECEIVE all such or relevant applications, maps, plans, papers, writings, drawings, design, firms and/or any representation to, as or may be required by the said Attorney at his absolute discretion shall think fit and proper for and on my behalf.
5. That the Attorney herein shall always be able to sign, execute, issue and deliver all Affidavits, indemnity bonds, undertaking deed, K.M.C. Gift, K.M.C. Declaration, Deed of Declarations or such other deeds or documents or papers or writings of whatsoever manner or nature that is required to be done by the Kolkata Municipal Corporation or any other authorities of whatsoever manner or nature for the necessary sanction of building plan to fulfill the interest of the principal hereto and at the same time the Attorney herein shall always be able to register the aforesaid document before all the registering authority and shall be able to present for registration and admit execution of the same before the registering authority.
6. To deposit any fees and charge or any other amount which may have to be paid to the Kolkata Municipal Corporation and any other authorities before starting schedule mentioned property written hereunder and/or in any such period of time also.

7. To apply for drainage, sewerage, water supply, electric, telephone and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and documents and plans and drawings, designs etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various departments of the appropriate authorities of various public or Government or Semi-Government offices.
8. To apply to the water supply department of the Kolkata Municipal Corporation and/or other too for availing or seeking and/or bringing necessary water supply connections in the said property and to that effect to sign, issue and receive all such or relevant applications, drawings, documents that is being sought to be done by the said water supply department of the Kolkata Municipal Corporation and/or by other as and when necessary and/or asked for.
9. To apply to the sewerage and drainage department of the Kolkata Municipal Corporation for availing or seeking necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature in respect of the said property and to that effect to sign all such relevant applications, drawings, documents that is being sought to be done by the aforesaid department of the Kolkata Municipal Corporation and/or by others as and when necessary and/or asked for.
10. That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road Department of the Kolkata Municipal Corporation for and on my behalf.
11. To supervise the construction of the Building and/or structure of whatsoever manner or nature according to the sanctioned building plan or plans at the said property and to construct the building in the said premises in respect to



the sanctioned building plans sanctioned by the Kolkata Municipal Corporation.

12. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said premises which is more fully described in the schedule below and also to present and prosecute writ application or petitions in respect thereof in any court of law.
13. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counterclaims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things for and on my behalf as the said Attorney in his absolute discretion shall think fit and proper on my behalf.
14. To compromise all suits, appeals, cases and/or any other legal proceedings in any court of law, tribunal authority of whatsoever manner or nature and to sign and verify all applications and sole name thereof for any on my behalf.
15. To sign, and receive any registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and property mentioned in the schedule below and to grant proper and effectual receipt or receipts in respect thereof.
16. To represent me in all the dealings and negotiations and for execution of Agreement of whatsoever manner or nature, agreement for sale and/or Deed of Conveyance or conveyances and/or any other transfer documents of whatsoever manner or nature so as to dispose of his allocation i.e. the Developer's Allocation in the said premises of the schedule below property save and except the Owner's Allocation according to the terms and conditions of the said Registered Development Agreement and to that effect to sign, present, execute and deliver the contracts, agreements and/or any

other documents and/or any other papers or writings so as to complete the agreement for sale and/or deed of Conveyance or Conveyances, Deed of Sale, Deed of Transfer and/or any other transfer documents of whatsoever manner or nature in favour of the prospective or intending purchaser or purchasers by the Attorney herein at his sole discretion in respect of the Developer's Allocation save and except the Owner's Allocation according to the terms and conditions of the Development Agreement mentioned above. And the said Attorney in respect thereof shall be able to sign, issue, receive and acknowledge the necessary consideration or considerations and to issue necessary effectual receipt or receipts thereof in respect of Developer's Allocation. Moreover the Attorney in all circumstances shall be able to appear before the registrar or Sub-Registrar or District Sub-Registrar or Registrar of Assurances or any other authority or authorities having the necessary jurisdiction in my behalf and thereof to present for registration and to registrar and admit execution thereof in respect of the agreement for sale, Deed of Conveyance, Deed of Sale and/or Deed of Transfer and to do all such acts, deeds and things for and on my behalf as the said Attorney in his absolute discretion shall think fit and proper to fulfill my interest in all respect of Developer's Allocation, be it mentioned that there shall be no right of Developer to transfer the Owner's Allocation in any manner whatsoever to any intending purchaser or any person.

17. To make payment of all rates and taxes and other outgoing in respect of the said premises mentioned in the schedule below and/or buildings to be constructed thereon.

18. To sign, present, execute, deliver, issue and receive all papers, documents, writings, undertakings, representations and letters etc. of whatsoever manner or nature so as to deal and/or negotiate and/or to settle all matters etc. of whatsoever manner of nature with the Development Department and/or any other department or departments of the Government of West Bengal and Financial Institution, Police Station of whatsoever or nature in



respect of the to the part or whole of the said premises and/or the property mentioned in the Schedule below for and on my behalf in all occasions.

19. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and/or party or parties or any Bank or Financial Institute thereof in respect of Developer's Allocation. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or as being paid by the purchaser or purchasers in respect of Developer's Allocation.

AND GENERALLY to do all other Acts Deed through and matters, which in opinion my said Attorney ought to be done and such Acts Deeds things and matters, lawfully done by my said Attorney shall be construed as Acts, Deeds things and matters, done by me, if I present and to do the same my personally.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring about 4 Cottahs be the same a little more or less together with two storied building standing thereon i.e. ground floor area 500 Sq. Ft. and first floor area 500 Sq. Ft. total area 1000 Sq. Ft. lying and situate under Mouza - Haridevpur, Pargana Khaspur, J.L. No. 25, R.S. No. 35, C.S. Khatian No. 48, R.S. Khatian No. 649, L.R. Khatian No. 983, comprised in R.S. & L.R. Dag No. 669, within the limits of the Kolkata Municipal Corporation, Ward No. 122, being Premises No. 1009, Mahatma Ganchi Road, Kolkata- 700082, having it's mailing address 609, M. G. Road, Kolkata- 700082, being Assessee No. 411220708450, A.D.S.R. Office Behala Police Station formerly Behala thereafter Thakurpukur, now Haridevpur, District South 24-Parganas. The said property is butted and bounded as follows:-

ON THE NORTH : Part of C.S. Dag No. 668.  
 ON THE SOUTH : Kalipur Kancha Road (K.M.C).  
 ON THE EAST : Part of Dag No. 669.  
 ON THE WEST : Land of Ashok Krishna Saha.



**IN WITNESS WHEREOF** I, the above named Principal have hereunto set and subscribed my respective hands and seal on the 23<sup>rd</sup> day of April, Two Thousand Twenty-four (2024);

**WITNESSES:**

1. Dilip Ray  
609, M.G. Rd. Kol-82

**SIGNATURE OF THE PRINCIPAL/  
EXECUTANT**

2. Sulata Bhattacharya  
Advocate  
Alipore Police Court.  
Kolkata-700027.

I, ACCEPT THIS POWER

**SONALI CONSTRUCTION**

**SIGNATURE OF THE ATTORNEY/  
Proprietor  
DEVELOPER.**

Drafted by me:

Advocate,

Enrol. No. WB/2777/1999.

Alipore Police Court,

Kolkata- 700027.




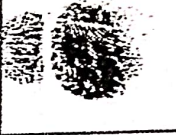






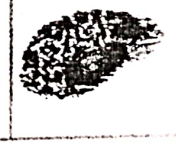
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Alipore, Kolkata-27.

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PHOTO	left hand					
	right hand					

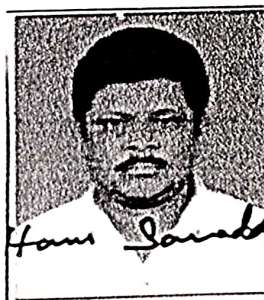








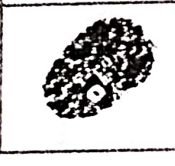

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name BELA RANIK

Signature Bela Ranik

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name UTTAM SAMADDAR

Signature Uttam Samaddar

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



### Major Information of the Deed

Deed No :	I-1602-05744/2024	Date of Registration	23/04/2024
Query No / Year	1602-8001022228/2024	Office where deed is registered	
Query Date	23/04/2024 2:07:20 PM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBRATA BHOWMICK ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831735125, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,66,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160205700/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises located NOT on M.G.Road)) , , Premises No: 1009, , Ward No: 122 Pin Code : 700082



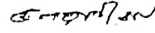
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha	1/-	52,91,999/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				6.6Dec	1 /-	52,91,999 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	6,75,000 /-	





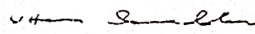
## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>BELA RANI ROY</b> Wife of Late SATYAJIT ROY Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office	<b>Photo</b>  23/04/2024	<b>Finger Print</b>  Captured LTI 23/04/2024	<b>Signature</b>  23/04/2024
609, MAHATMA GANDHIT ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: BTxxxxxx9G, Aadhaar No: 45xxxxxxx0345, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office				

## Attorney Details :



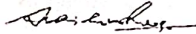
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>SONALI CONSTRUCTION</b> 209B, OSTAD AMIR KHAN SARANI, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Date of Incorporation:XX-XX-1XX0 , PAN No.:: CCxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>UTTAM SAMADDAR</b> (Presentant ) Son of Late DILIP SAMADDAR Date of Execution - 23/04/2024 , , Admitted by: Self, Date of Admission: 23/04/2024 , Place of Admission of Execution: Office	<b>Photo</b>  Apr 23 2024 4:15PM	<b>Finger Print</b>  Captured LTI 23/04/2024	<b>Signature</b>  23/04/2024
209B, OSTAD AMIR KHAN SARANI, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: CCxxxxxx3A, Aadhaar No: 47xxxxxxx7686 Status : Representative, Representative of : SONALI CONSTRUCTION (as PROPRIETOR)				



Identifier Details :

Name	Photo	Finger Print	Signature
<b>Abhishek Roy</b> Son of Binoy Roy 609- M G Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700082		 Captured	
	23/04/2024	23/04/2024	23/04/2024
Identifier Of BELA RANI ROY, UTTAM SAMADDAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BELA RANI ROY	SONALI CONSTRUCTION-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	BELA RANI ROY	SONALI CONSTRUCTION-1000.00000000 Sq Ft

**Endorsement For Deed Number : I - 160205744 / 2024**

**On 23-04-2024**

**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) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:10 hrs on 23-04-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by UTTAM SAMADDAR .

**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 59,66,999/-

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

Execution is admitted on 23/04/2024 by BELA RANI ROY, Wife of Late SATYAJIT ROY, 609, MAHATMA GANDHIT ROAD, P.O: HARIDDEVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife

Indetified by Abhishek Roy, , , Son of Binoy Roy, 609- M G Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Service

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

Execution is admitted on 23-04-2024 by UTTAM SAMADDAR, PROPRIETOR, SONALI CONSTRUCTION, 209B, OSTAD AMIR KHAN SARANI, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Abhishek Roy, , , Son of Binoy Roy, 609- M G Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**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 969089, Amount: Rs.50.00/-, Date of Purchase: 16/04/2024, Vendor name: JAYANTA DEY



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1602-2024, Page from 198430 to 198447  
being No 160205744 for the year 2024.**



*Suman*

Digitally signed by Suman Basu  
Date: 2024.04.29 15:29:12 +05:30  
Reason: Digital Signing of Deed.

**(Suman Basu) 29/04/2024**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS**

**West Bengal.**