

11/9/22/2023

I-11876/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 495416

Certified that the document is submitted for registration. The signature sheet and the endorsement sheet's attached to the document are the part of this document.

*Handwritten signature*

AK 2954444

*Handwritten signature*

Addl. Dist. Sub Registrar  
Medinipur, North 24 Parganas

- 1 DEC 2023

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

**THIS POWER OF ATTORNEY** made on this 1<sup>st</sup> day of December, 2023 AND

**BY THIS DEVELOPMENT POWER OF ATTORNEY, I, SMT. GOURI BISWAS** W/o Late Maniklal Biswas (**PAN : AXCPB9912H**) (**AADHAAR : 8456 8044 4979**) by faith Hindu, by profession Housewife, by nationality Indian, residing at Holding No. 814, 6 No. Bijoy Nagar, P.O. & P.S. Naihati, Dist. North 24 Parganas, Pin-743165, W.B. hereinafter referred herein as **PRINCIPAL SEND GREETINGS :**

**WHEREAS** ALL THAT piece and parcel of the property measuring about 4 (four) cottahas 13 chattak or 0.0800 acre more or less situated at Mouza Naihati, appertaining to J.L. No. 3, Khatian No. 6192 appertaining to Dag No. 4264 (presently L.R. Dag No. 3680) has been purchased the above said Owner Smt. Gouri Biswas from one Sri Prem Ranjan Paul by dint of a Deed of Sale vide being No. 4738 for the year 1979 recorded in Book 1, pages 182 to 185 which was registered and executed at the office of A.D.S.R, Naihati.

**AND WHEREAS** presently myself, the owner has been enjoying the schedule property with full right, title and interest and myself also recorded my name in ROR as well as in the property records of the concerned Municipality.

**AND WHEREAS** myself, the Principal has entered into a Development Agreement with "**GITA CONSTRUCTION**" a sole proprietorship firm, having its registered office at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, Pin-743145, represented by its sole proprietor, **SRI NIRAJ KUMAR JAISWAL**, (**PAN : AFRPJ1561M**), son of Sri Kailash Prasad Jaiswal,

by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, PIN - 743145 and subsequently the Development Agreement has been registered and executed at the Office of ADSR, Naihati on 1.12.23 vide being No. 150711865 for the year 2023 and as per the above Development Agreement, the Developer agreed to construct (G+3 or G+4) multistoried building with my allocation at his own cost and the Developer also agreed to pay me an amount of **Rs.30,00,000/- (Rupees Thirty lakh)** only in total along with **Three flats and a four wheeler garage at Ground Floor** and myself agreed to provide him the landed area mentioned in the schedule below for construction of (G+3 or G+4) multistoried building consisting of Flats, Shops & Parking space and myself agreed to execute this Power of Attorney in respect of the landed area specifically mentioned in Schedule below in favour of the Developer.

**AND WHEREAS** myself remain busy with my respective occupation and duties, so it is not possible for me to attend the respective offices or together at a time for taking necessary steps for obtaining Building Plan, Completion Certificate, Occupancy Certificate, Drainage electric, water etc., for the new house. Also, myself as the Principal, does not have any expertise or capability for construction of new buildings.

**AND WHEREAS** now it has become necessary and expedient for me to authorize and empower the said Developer to do all acts, deeds, matters and subsequent construction activities for smooth running of the proposed construction work and allied works thereto for earlier completion thereof.

**NOW KNOW ALL BY THESE PRESENTS** that myself, I, **SMT. GOURI BISWAS** W/o Late Maniklal Biswas (**PAN : AXCPB9912H**) (**AADHAAR : 8456 8044 4979**) by faith Hindu, by profession Housewife, by nationality Indian, residing at Holding No. 814, 6 No. Bijoy Nagar, P.O. & P.S. Naihati, Dist. North 24 Parganas, Pin-743165 W.B. as **PRINCIPAL** appointed "**GITA CONSTRUCTION**" a sole proprietorship firm, having its registered office at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, Pin-743145, represented by its sole proprietor, **SRI NIRAJ KUMAR JAISWAL**, (**PAN : AFRPJ1561M**), son of Sri Kailash Prasad Jaiswal, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, PIN - 743145, West Bengal in my name and on my behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things in my name and on behalf of me relating to the said property fully mentioned in the schedule below hereunder written.

- (1) To hold the possession of the said property for construction of new building and development work as our Attorney and to maintain and manage the affairs of the said property specifically mentioned in Schedule below and to protect the same in all manners and to take all steps for the said purpose in the manner as may be thought fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.

- (2) To sign the building plan on behalf of me in respect of upcoming (G+3 & G+4) multistoried building mentioned in the schedule below and to draw and/or prepare the necessary plan(s) and/or applications or requisite permission and/or sanctions for development and construction of the proposed building into and over the said property including taking all steps for amalgamation of the Schedule property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.
- (3) To sign all papers and documents and applications and letters necessary for seeking permission from the authorities and all other departments for obtaining permissions for development and construction of the project & the said premises in respect of the property specifically mentioned in the schedule below.
- (4) To appear and represent us before the Naihati Municipality, WBSEDCL, B.L & L.R.O., Collector, Land Acquisition & Requisition Department, North 24 Parganas, Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc. and all or any Govt. or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary in respect of the property.
- (5) To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the

contract and/or termination thereof and/or development of the said premises and construction of building and all matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/Authority as may be deemed necessary by the Developer for developing the premises specifically mentioned in the schedule below.

- (6) To take steps and appear in all legal proceedings concerning the property mentioned in the schedule below and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises, Appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said premises and to take necessary steps which my said Attorney at his own discretion shall think fit and proper.
- (7) To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developers' allocation (save and except Owners' allocation as mentioned in the said Development Agreement and/or Joint Venture Agreement) in terms of the said Development Agreement, Boundary Declaration and to sign all plumbing and drainage connection papers or any other Deed/s in favour of the Naihati Municipality that may be required for obtaining sanctioned Building Plan. Sale Deed/Transfer Deed in favour of intending Purchaser or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be constructed at the said premises.

- (8) To enter into Agreement/Instrument for negotiations or to finalize all sale pertaining to the Developer's allocation (save and except Owners' Allocation) of the building to be constructed at the said premises on such terms and conditions, considerations, stipulations, provisions as my said Attorney shall consider fit and proper with any prospective Purchaser/Buyer(s) and to accept therefore any amount in advance/earnest money and agree to payment in installments and the manner of full and final payment and to give valid receipts and discharges in respect thereof and to put the Purchaser/Buyer(s) in possession of the Flat or portion agreed to be sold and/or transferred (save and except the Owners' allocation). Further our Attorney will be at his liberty on our behalf to apply and make arrangement for the bank loan for the purpose of disposal of his allocation in favour of prospective and intended buyer or buyers.
- (9) To deliver possession and/or make over the constructed Flats/ Parking space pertaining to the Developers' allocation in terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all essential formalities that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized.
- (10) To file complaint with the Magistrate or any other concerned authority for protecting the said Property/Premises and/or the buildings to be constructed thereon against all unlawful acts, if done by anybody and prosecute the same.
- (11) To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ

applications and any and all other proceedings touching any of the matters concerning the said property or any part thereof and to compromise, settle, refer to arbitration and to settle and compromise all such actions and suits as shall be decided by my said Attorney.

- (12) To engage Lawyer, Solicitors, Advocates, and other legal agents and sign all Vakalatnama, Powers, authorizations and to revoke such appointments and to appoint others in his place and to make payment of their fees.
- (13) To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Flats/Car Parking Space etc. (save and except Owners' allocation).
- (14) (a) To sign and execute all the papers and to obtain Completion Certificate, Drainage – Connection, Water Connection, and Electricity Connection with Transformer from the WBSEDCL.  
(b) To coordinate with Municipality and WBSEDCL regarding temporary shifting of water pipelines, sewer lines, electric posts, if so required, in order to execute safe construction practice for the (G + 3 or G+4) building.
- (15) To do all such other relevant official acts & deeds that shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said property/premises and construction of the building and completion of project in connection with intended building and construction thereof AND we the Principals hereto do confirm accept and agree that all such official acts & deeds shall be always binding on me

and I do hereby ratify and confirm and agree to confirm and ratify all such official acts & deeds that shall be done by the said Attorney by virtue of the authorities and powers hereby confirmed as my own acts and deeds.

- (16) To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority relating to my said Premises and to receive valid receipt in my name and on my behalf.
- (17) To sell , transfer, convey and assign or otherwise dispose of the Flats, etc., including power to lease out, let out, mortgage from the Developers' allocation in the Schedule property mentioned below (save and except Owner's allocation as mentioned in the said Development Agreement) or any part thereof to any respectable/reliable person or firm etc. and to sign execute and register all deeds, agreements, instruments and to do all relevant acts as our said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.
- (18) To receive the earnest money, part consideration, full consideration deposit money, salami from the intending Purchaser/s or transferee or other person in respect of the said Developers' allocation or any part thereof and to give proper receipt thereof and to admit the receipt before the registering authority.
- (19) For all or any purposes hereinbefore stated or otherwise to appear and represent us before all authorities and to sign and execute and submit all deeds, papers and documents relating to my said

premises which my said Attorney at his own discretion shall think, fit and proper.

- (20) To do all relevant acts as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from the Developers' allocation.
- (21) To undertake safe construction as per the terms & conditions of the Development Agreement between Owners & Developer.

**AND IT IS HEREBY** declared and confirmed that Powers and authorities hereby granted and conferred shall remain in free during the continuance of the said Development Agreement **PROVIDED HOWEVER** that the Attorney shall not relate, impose or transfer any financial liability on the Principal herein and shall always keep the Principal fully indemnified against all actions, suits, proceedings, costs, demands & compensation and expenses in respect thereof.

**AND GENERALLY** to do all acts, deeds, matters and things concerning the said premises or in relation to the said premises in which myself may be interested and on my behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects as ourselves could do the same, if personally present.

AND we hereby for myself ratify and confirm, and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the said premises notwithstanding no express power in that behalf is herein provided.

**SCHEDULE ABOVE REFERRED TO**

ALL THAT ALL THAT piece and parcel of the property measuring about 4 (four) cottahas 13 chattak. more or less situated at Mouza Naihati,

appertaining to J.L. No. 3, L.R. Khatian No. 6192 appertaining to L.R. Dag No. 3680, Touzi No. 630, Holding No. 814, located at 6 No. Bijoy Nagar within Ward No. 21 of Naihati Municipality further within jurisdiction of Naihati Police Station, Dist. North 24 Parganas, W.B. alongwith a building measuring about 250 sq.ft. which is bounded and butted by :-

ON THE NORTH	:	Kanailal Biswas
ON THE SOUTH	:	Bhagya Rani Ghosh
ON THE WEST	:	6 feet wide common passage
ON THE EAST	:	Ashu Baul & Ashalata Majumder

**IN WITNESSES WHEREOF** we, the **PRINCIPAL** hereto have set and subscribed their respective hands, seals and signature on the day, month and year written above.

**WITNESSES**

1. *Rahul Gupta*
2. *Tapan Chakraborty*

*Gouri Biswas*

**Signature of the Executants**

*Gita Choudhury*  
*Ninajit Kumar*  
**Signature of the Attorney**

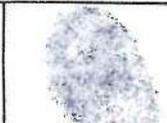
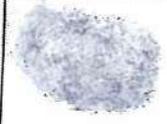
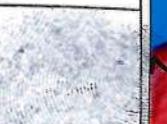
**Drafted by me,**

*Rahul Gupta*

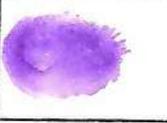
Rahul Gupta  
Advocate

Barrackpore Court  
Enl. No. F/675/679/90

## SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand						 <i>Vinay Kumar</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						 <i>Ravi Biswas</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						PHOTO
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

Left Hand						PHOTO
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me

### Major Information of the Deed

Deed No :	I-1507-11876/2023	Date of Registration	01/12/2023
Query No / Year	1507-8002954444/2023	Office where deed is registered	
Query Date	01/12/2023 12:17:16 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	R Gupta Naihati,Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 9830340901, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 30,00,000/-	Rs. 58,31,253/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150711865/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

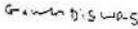
District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: 6 No. Bijay Nagar Road, Road Zone : (Naihati Mouza -- Naihati Mouza) , Mouza: Naihati, Pin Code : 743165

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-3680	LR-6192	Bastu	Bastu	4 Katha 13 Chatak	15,00,000/-	43,31,253/-	Property is on Road , Project Name :
<b>Grand Total :</b>					7.9406Dec	15,00,000 /-	43,31,253 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	15,00,000/-	15,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 250 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>250 sq ft</b>	<b>15,00,000 /-</b>	<b>15,00,000 /-</b>	

**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs GOURI BISWAS</b> (Presentant ) Wife of Late MANIKLAL BISWAS Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	 <small>01/12/2023</small>	 Captured <small>LTI</small> <small>01/12/2023</small>	 <small>01/12/2023</small>
HOLDING NO.814,6 NO. BIJOYNAGAR, City:- Naihati, P.O:- NAIHATI, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office				

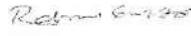
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>GITA CONSTRUCTION</b> 127 NAKARI MONDAL ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145 , PAN No.:: AFxxxxxx1M,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
	<b>Mr NIRAJ KUMAR JAISWAL</b> Son of Mr KAILASH PRASAD JAISWAL Date of Execution - 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023, Place of Admission of Execution: Office	 <small>Dec 1 2023 12:35PM</small>	 Captured <small>LTI</small> <small>01/12/2023</small>	 <small>01/12/2023</small>
127 NAKARI MONDAL ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GITA CONSTRUCTION (as SOLE PROPERIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rahul Gupta</b> Son of Mr S N Gupta Kanchrapara, City:- , P.O:- Kanchrapara, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145		 Captured	
	01/12/2023	01/12/2023	01/12/2023

Identifier Of Mrs GOURI BISWAS, Mr NIRAJ KUMAR JAISWAL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs GOURI BISWAS	GITA CONSTRUCTION-7.94063 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs GOURI BISWAS	GITA CONSTRUCTION-250.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: 6 No. Bijay Nagar Road, Road Zone : (Naihati Mouza – Naihati Mouza) , Mouza: Naihati, Pin Code : 743165

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3680, LR Khatian No:- 6192	Owner:শ্রীমতি লেখী বিহাল, Gurdian:মানিকলাল , Address:6 বিজয়নগর বৈহাটি Classification:বাণ্য, Area:0.08000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 150711876 / 2023**

**On 01-12-2023**

**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 11:10 hrs on 01-12-2023, at the Office of the A.D.S.R. NAIHATI by Mrs GOURI BISWAS ,Execulant.

**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 58,31,253/-

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

Execution is admitted on 01/12/2023 by Mrs GOURI BISWAS, Wife of Late MANIKLAL BISWAS, HOLDING NO.814,6 NO. BIJOYNAGAR, P.O: NAIHATI, Thana: Naihati, , City/Town: NAIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession House wife

Indelified by Mr Rahul Gupta, , Son of Mr S N Gupta, Kanchrapara, P.O: Kanchrapara, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-12-2023 by Mr NIRAJ KUMAR JAISWAL, SOLE PROPERIETOR, GITA CONSTRUCTION, 127 NAKARI MONDAL ROAD, City:- Not Specified, P.O:- KANCHRAPARA, P.S:-Bijpur, District:- North 24-Parganas, West Bengal, India, PIN:- 743145

Indelified by Mr Rahul Gupta, , Son of Mr S N Gupta, Kanchrapara, P.O: Kanchrapara, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 14.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4054, Amount: Rs.100.00/-, Date of Purchase: 30/11/2023, Vendor name: S Samanta



**Pranab Kumar Poddar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. NAIHATI**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1507-2023, Page from 232759 to 232776  
being No 150711876 for the year 2023.



MD

Digitally signed by MD. MAZHAR IMAM  
Date: 2023.12.07 13:29:35 +05:30  
Reason: Digital Signing of Deed.

(MD. MAZHAR IMAM) 07/12/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. NAIHATI  
West Bengal.