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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 258353



26 JUL 2024

DEVELOPMENT POWER OF ATTORNEY

ALOK KUMAR BHOWMICK (PAN NO. ALMPB7372F) (DATE OF BIRTH 09/03/1962) (Aadhar No.4202 2089 6343)

son of Late Kumud Sankar Bhowmick, by faith - Hindu, by nationality - Indian, by occupation - Other, residing at Nawpara, Roy Para P.O. - Hatiara, P.S. - ECO Park, New Town, District - North 24 Pgs., Kolkata - 700157 hereinafter called and referred to as the "**LAND OWNER**" / **PRINCIPLE** (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include **his** heirs, executors, administrators, legal representatives and assigns).

The party of the One Part and Other Part jointly referred to as the "Parties" and individually as "Party". 'Masculine Gender' shall include the 'feminine' and 'Neuter Gender' and vice versa; and Singular number shall include the Plural and vice versa.

Given that the Document is submitted to
Registration. The 4 square Sheet and the
endorsement sheet attached to this document
are the part of the Document.

Additional Registered
at Kolkata

WHEREAS Bipin Behari Mondal was the sole and absolute owner of ALL THAT piece and parcel of plot of land measuring area about 45 decimals more or less which is lying and situated at Mouza - Noapara, J.L. No. 11, Touzi No. 2998, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S. Dag No. 254.

AND WHEREAS thereafter while the said Bipin Behari Mondal being as absolute owner of the said plot of land while seized and possessed and duly enjoyed the same died intestate and leaving behind his son Jiban Krishna Mondal and one daughter Sumati Das both were being as legal heirs and successor of the said deceased Bipin Behari Mondal and the said Jiban Krishna Mondal and Sumati Das became the joint owners of ALL THAT piece and parcel of plot of land measuring area about 45 decimals more or less which is lying and situated at Mouza - Noapara, J.L. No. 11, Touzi No. 2998, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S. Dag No. 254 by virtue of Hindu Succession Act. 1956.

AND WHEREAS thereafter during the enjoyment of the said above mentioned plot of land, on dated 04.01.1967 by virtue of Registered Deed of Sale which was duly recorded in, vide Deed No. 54 for the year 1967, said Jiban Krishna Mondal being as purchaser, purchased the 50% plot of land in respect of ALL THAT piece and parcel of plot of land measuring area about 45 decimals more or less which is lying and situated at Mouza - Noapara, J.L. No. 11, Touzi No. 2998, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S. Dag No. 254 wherein Sumati Das being as vendor therein.

AND WHEREAS thereafter by virtue of legal heirs right, title, interest

and also by virtue of above mentioned Registered Deed of Sale said Jiban Krishna Mondal became the sole and absolute owner of above mentioned ALL THAT piece and parcel of plot of land measuring area about 45 decimals more or less which is lying and situated at Mouza - Noapara, J.L. No. 11, Touzi No. 2998, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S. Dag No. 254 and duly seized and possessed and also mutated his name at the records of rights and also other Government Authorities for the same.

AND WHEREAS thereafter during the enjoyment of the said plot of land by virtue of Registered Deed of Sale which was duly recorded in book no. 1, volume no 50 , pages 19 to 21 vide Deed No. 1683 for the year 1978 (dated 14.03.1978), said Jiban Krishna Mondal being as vendor sold, transferred, conveyed ALL THAT piece and parcel of plot of land measuring area about 6 cottahs more or less which is lying and situated at Mouza - Noapara, J.L. No. 11, Touzi No. 2998, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S. Dag No. 254, District - North 24 Pgs., in favour of Alok Kumar Bhowmick being as purchaser therein.

AND WHEREAS thereafter, by virtue of above mentioned Registered Deed of Sale the said Alok Kumar Bhowmick became the owner of the said above mentioned ALL THAT piece and parcel of plot of land measuring area about 6 cottahs more or less which is lying and situated at Mouza - Noapara, J.L. No. 11, Touzi No. 2998, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S. Dag No. 254, District - North 24 Pgs. and being as absolute owner of the said above mentioned plot of land duly recorded his name before the B.L. & L.R.O. office and obtained L.R. Khatian No.19 and R.S / L.R. Dag No. 254 and also duly

recorded his name before the then Rajarhat Gopalpur Municipality at present it is under Bidhannagar Municipal Corporation.

AND WHEREAS thereafter during the enjoyment of the said plot of land said Alok Kumar Bhowmick converted the nature and character of the above mentioned plot of land into Bastu and the said Alok Kumar Bhowmick became the owner of **ALL THAT piece and parcel of plot of land measuring area about 6 cottahs more or less which is lying and situated at Mouza - Noapara, J.L. No. 11, Touzi No. 2998, C.S. Khatian No. 36, R.S. Khatian No. 41, L.R. Khatian No. 19, C.S. Dag No. 247, R.S./L.R. Dag No. 254, District - North 24 Pgs. presently under the jurisdiction of Bidhannagar Municipal Corporation (Old - Rajarhat Gopalpur Municipality) and duly seized and possessed and enjoyed the same.**

AND WHEREAS thereafter the said Alok Kumar Bhowmick being as absolute owner of the said plot of land duly seized and possessed and enjoying the said plot of land and paid all tax or taxes till date before the Govt. Authorities for the same.

WHEREAS Jiban Krishna Mondal by virtue of above mentioned narration of the title, said Jiban Krishna Mondal being as absolute owner of the remaining plot of land and while seized and possessed and duly enjoyed the same, said Jiban Krishna Mondal being as vendor, by virtue of Registered Deed of Sale, sold, transferred, conveyed **ALL THAT piece and parcel of plot of land measuring area about 6 cottahs 13 chittak 30 Sq.ft more or less and the said plot of land lying and situated at Mouza - Noapara, J.L. No. 11, Touzi No. 2998, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S. Dag No. 254 in favour of Anita Bhowmick, wife of Kumud Sankar Bhowmick being as purchaser**

therein, and the said Registered Deed of Sale was duly recorded in book no. I, volume no. 36, pages 188 to 191, vide Deed No. 1684 for the year 1978, (14.03.1978) registered at SR – Cossipore Dum Dum.

AND WHEREAS thereafter the said Anita Bhowmick being as absolute owner of the said above mentioned plot of land duly seized and possessed and also mutated her name before the B.L & L.R.O and also other Government Authority for the same and obtained L.R Khatian no 11.

AND WHEREAS thereafter while the said Anita Bhowmick being as absolute owner of the said plot of land while seized and possessed and duly enjoyed the same died intestate on dated 10.03.1991 and leaving behind her husband Kumud Sankar Bhowmick and her son Alok Kumar Bhowmick both are being as joint legal heirs and successors of the said deceased Anita Bhowmick and by virtue of Hindu Succession Act. 1956, they are jointly became the owners of ALL THAT piece and parcel of plot of land measuring area about 6 cottahs 13 chittak 30 Sq.ft more or less and the said plot of land lying and situated at Mouza – Noapara, J.L. No. 11, Touzi No. 2998, R.S. Khatian No. 41, L.R Khatian No-11, C.S. Khatian No. 36, C.S. Dag No. 247, R.S. Dag No. 254 at present it is under the jurisdiction of Bidhannagar Municipal Corporation (Old Rajarhat Gopalpur Municipality).

AND WHEREAS thereafter while the said Kumud Sankar Bhowmick and Alok Kumar Bhowmick being as joint owners of the above mentioned plot of land while seized and possessed and duly enjoyed the same said Kumud Sankar Bhowmick died intestate on dated 14.04.1998 and leaving behind him, his legal heirs and successors named Alok Kumar

Bhowmick and by virtue of Hindu Succession Act. 1956 said Alok Kumar Bhowmick became the owner of said ALL THAT piece and parcel of plot of land measuring area about 6 cottahs 13 chittak 30 sq.ft more or less and the said plot of land lying and situated at Mouza - Noapara, J.L. No. 11, Touzi No. 2998, R.S. Khatian No. 41, L.R Khatian No- 11, C.S. Khatian No. 36, C.S. Dag No. 247, R.S. Dag No. 254 at present it is under the jurisdiction of Bidhannagar Municipal Corporation (Old Rajarhat Gopalpur Municipality).

AND WHEREAS thereafter by virtue of above mentioned legal heirs ship right, title, interest the said Alok Kumar Bhowmick became the owner of the said above mentioned ALL THAT piece and parcel of plot of land measuring area about 6 cottahs 13 chittak 30 sq.ft more or less and the said plot of land lying and situated at Mouza - Noapara, J.L. No. 11, Touzi No. 2998, R.S. Khatian No. 41, L.R Khatian no - 11, C.S. Khatian No. 36, C.S. Dag No. 247, R.S./ L.R Dag No. 254 at present it is under the jurisdiction of Bidhannagar Municipal Corporation (Old Rajarhat Gopalpur Municipality) and being as absolute owner of the said above mentioned plot of land duly recorded his name before the B.L. & L.R.O. office and obtained L.R. Khatian No. 3000 and R.S / L.R. Dag No. 254 and also duly recorded his name before the then Rajarhat Gopalpur Municipality at present it is under Bidhannagar Municipal Corporation.

AND WHEREAS thereafter during the enjoyment of the said plot of land said Alok Kumar Bhowmick converted the nature and character of the above mentioned plot of land into Bastu and became the owner of the said **ALL THAT piece and parcel of plot of land measuring area about 6 cottahs 13 chittak 30 sq.ft more or less and the said plot of land**

lying and situated at Mouza - Noapara, J.L. No. 11, Touzi No. 2998, L.R. Khatian No 3000, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S. / L.R Dag No. 254, and at present it is under the jurisdiction of Bidhannagar Municipal Corporation (Old Rajarhat Gopalpur Municipality) and duly seized and possessed and enjoyed the same.

AND WHEREAS thereafter the said Alok Kumar Bhowmick being as absolute owner of the said plot of land duly seized and possessed and enjoying the said plot of land and paid all tax or taxes till date before the Govt. Authorities for the same.

AND WHEREAS thereafter by virtue of deed of amalgamation the said Alok Kumar Bhowmick being as absolute owner of the said **ALL THAT** piece and parcel of plot of land area about 6 Cottah more or less and **ALL THAT** piece and parcel of plot of land measuring area about 6 Cottah 13 Chittack 30 sq.ft more or less i.e in total amalgamated plot of land area about 12 Cottah 13 Chittack 30 sq.ft more or less which is lying and situate at Mouza - Noapara, J.L. No. 11, Resa no 119, Touzi No. 2998, L.R. Khatian No 19,3000, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S/L.R Dag No. 254, and at present it is under the jurisdiction of Bidhannagar Municipal Corporation (Old Rajarhat Gopalpur Municipality), duly seized and possessed and enjoyed the same and also intend to developed the said plot of land through Mrinmoy Singha Roy.
The "Owners" herein declare that -

- A. That the "**said Premises**" is free from all encumbrances, charges, liens and attachments and there is no Notice in existence respecting

acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or Statutory or any other authorities.

- B. None other than the owners herein have interest, claim, demand whatsoever and howsoever in the said premises and / or structure standing thereon.
- C. The owners are holding the said premises within the ceiling limit of Urban Land (Ceiling and Regulation Act, 1976).
- D. The owners has not entered into any agreement for sale, transfer, development, lease or any agreement whatsoever with anybody else excepting the Developer herein in respect of the said premises or part thereof mentioned herein.
- E. That the owners are interested in offering the said premises for development and also the owners desire to develop the same jointly with the developer as named herein.

AND WHEREAS there after the said land owner by virtue of the registered development agreement which was duly recorded in Book no- I vide deed no 6732 for the year 2024 ^{A.R.A.D} appointed **Mrinmoy Singha Roy (Pan No. BDUPS4474G) (Aadhar No 4213 9908 1806)**, son of Late Phanindra Nath Singha Roy office at Roypara- Hatiara, P.O. - Hatiara, P.S- Eco Park, New Town Kolkata - 700157 being as developer there in , to devlope the schedule plot of land .

NOW KNOW BY THESE PRESENTS that the '**OWNER/Executant**' herein doth hereby appoint **Mrinmoy Singha Roy (Pan No. BDUPS4474G) (Aadhar**

For owner's Signature

No 4213 9908 1806), son of Late Phanindra Nath Singha Roy office at Roypara- Hatiara, P.O. - Hatiara, P.S- Eco Park, New Town Kolkata - 700157 as aforesaid, in terms of this **Registered Development Agreement** to act on behalf of the Executant in the development and construction work upon the said **ALL THAT** piece and parcel of plot of land area about 6 Cottah more or less and **ALL THAT** piece and parcel of plot of land measuring area about 6 Cottah 13 Chittack 30 sq.ft more or less i.e in total amalgamated plot of land area about 12 Cottah 13 Chittack 30 sq.ft more or less which is lying and situate at Mouza - Noapara, J.L. No. 11, Resa no 119, Touzi No. 2998, L.R. Khatian No 19,3000, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S/L.R Dag No. 254, and at present it is under the jurisdiction of Bidhannagar Municipal Corporation (Old Rajarhat Gopalpur Municipality) as morefully and particularly described in the **SCHEDULE** herein below and to develop & construct initially a proposed Multi storied building with the right to construct additional floors upon the "**said land**", as per Building Plan to be sanctioned by the Bidhannagar Municipal Corporation or any other Appropriate Authority and shall include residential building, flat/flats, car parking spaces, shops, office space and other space and underground water tank, tube well, borewell, water treatment plant, drainage & sewerage system & treatment plant, electric connection and any other settlement infrastructure and also to sale residential units, flat/flats, commercial units, if any, shops, car parking spaces and other spaces and units proposed to be constructed thereon, in terms of this **Registered Development Agreement**, and to do, inter-alia, the followings acts deeds and things as specified herein below and further for proper discharge of various duties, as enumerated herein, as my Constituted Attorney in my name, on my behalf to act from time to time and at all times hereinafter to do the following acts, deeds, things and matters:

1. To take possession of the premises as morefully and particularly described in the **First Schedule** below, being: **ALL THAT piece and parcel of plot of land area about 6 Cottah more or less and ALL THAT piece and parcel of plot of land measuring area about 6 Cottah 13 Chittack 30 sq.ft more or less i.e in total amalgamated plot of land area about 12 Cottah 13 Chittack 30 sq.ft more or less** which is lying and situate at **Mouza - Noapara, J.L. No. 11, Resa no 119, Touzi No. 2998, L.R. Khatian No 19,3000, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S/L.R Dag No. 254, and at present it is under the jurisdiction of Bidhannagar Municipal Corporation (Old Rajarhat Gopalpur Municipality).**

2. To prepare the building Plan or Plans, submit the same and/or amendment and /or revised building plan and /or extension of time of plan thereof and/or the existing plan/plans before the appropriate authority for obtaining the approval/ sanction for proposed residential building, flat/flats, car parking spaces, shops, office spaces and other spaces underground water tank, tubewell, borewell, , drainage & sewerage system electric connection and any other settlement infrastructure and also to sale residential units, commercial units, if any, shops, car parking spaces and other spaces and units proposed to be constructed in or upon the 'said Land' as per plan sanctioned by the Bidhannagar Municipal Corporation and shall include any amendments, revised, extension of time thereto or modifications thereof made or caused by the Developer and shall include car parking spaces and/or areas intended or meant for the common enjoyment of the building, and any other settlement infrastructure, upon the said amalgamated plot of land.

3. To sign the said building Plan or Plans, submit the same and/or amendment and /or revised building plan and /or extension of time of plan thereof and/or the existing plan/plans and all other necessary application/applications and document or documents on my behalf.
4. To obtain building Plan or Plans, and/or amendment and /or revised building plan and /or extension of time of plan thereof and/or the existing plan/plans , sanctioned orders and other permissions from the necessary authorities for sanction, modification or alteration of the Plan and also to submit and take delivery of the Plans sanctioned by the Bidhannagar Municipal Corporation,
5. To pay the cost of the sanction building plan and or for any other sanction building plan related documents and or documents and receive refund of the excess amount of fee building Plan or Plans, and/or amendment and /or revised building plan and /or extension of time of plan thereof and/or the existing plan/plans , sanctioned orders and other permissions from the necessary authorities for sanction, modification or alteration of the Plan and also to submit and take delivery of the Plans sanctioned by the Bidhannagar Municipal Corporation, to that effect.
6. To enter upon, take charge, look after, manage, hold, possess and occupy the said property/land, which is more fully described in the **Schedule** hereunder written by the said Attorney, for the said purpose as mentioned in this **Development Agreement** and to do all acts, deeds, matters and things as the said Attorney shall think fit and proper under the prevailing circumstances of the said project.

7. To appoint and engaged Chartered Engineer, Architects, Valuers, Surveyors, Overseers, Civil Contractors, Sub-Contractors, Engineers, Legal Advisors, Manager, Supervisor, Durwans, Chowkidars, Masons and other employees and staff for the development of the said Scheduled property/land and discharge or release or terminate all or any of them, and also to pay their salaries, wages, remunerations, fees and other chargers as our said Attorney may think fit and proper, AND also to apply for and pay for and obtain building materials from the concerned authorities for completing the construction of the building on the said Premises, as aforesaid.

8. To submit applications, maps, drawings and designs, modifications of building Plan or Plans and/or amendment and /or revised building plan and /or extension of time of plan thereof and/or the existing plan/plans , sanctioned orders for the proposed building and to receive Completion Certificate/Occupancy Certificate from the appropriate authority and/or necessary clearances from the appropriate Government authorities, Fire Brigade, Airport Authority, if so necessary, and other Department for the purpose of development of the said Schedule property/land and for construction of the said Building consisting of several flats / units / apartments / car-parking space , commercial space etc. and also for commercial exploitation of the said property in terms of this **Registered Development Agreement** as aforesaid, and for the said purpose to make, affirm, verify and submit all necessary applications, Petitions, Maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, securities and other papers and documents as the said Attorney shall think fit and proper.

9. To take all necessary steps towards obtainment of Certificate of Mutation and / or Record of Rights from the concerned B.L. & L.R.O. in the name of the owner herein and to convert the nature of land.
10. To fit and settle the sale, any kinds of consideration price, of the respective flats/Apartments / units / Car parking spaces, commercial space , invite offers, make publicity by way of advertisement or otherwise to promote selling and/or invite to sale the said respective flats/Apartments / units / Car parking spaces to the prospective buyers and /or purchaser and /or purchasers and/or with the any third party and/or third parties and /or any nominated person and / persons by the developer and also to select the prospective buyers either in individual or groups and to enter into agreement for sale and /or any kinds of agreement with the said respective buyers and /or purchaser and /or purchasers and/or with the any third party and/or third parties and /or any nominated person and / persons by the developer in respect of the said units falling under the Developers Allocation, in terms of this **Registered Development Agreement**.
11. To receive, collect and realize payments from the prospective buyers and /or purchaser and /or purchasers and/or with the any third party and/or third parties and /or any nominated person and / persons by the developer and / or from any nationalized bank and /or from any financial institution , sale and /or any kinds of consideration price of the respective units in terms of the Agreement for sale to be entered into between the Developer and the Intending Purchasers in respect of only for Developer Allocation Share.

12. To appear before the concerned Officer/s of the Govt. of West Bengal and other appropriate Govt. authorities and /or any administrative office of the Govt of West Bengal , Central Government and/or Department and to appear before any Registrar, Sub-Registrar, Registrar of Assurances or other Registering Authority.
13. To appear and/or present for sale and/or registration any deeds or documents after due execution thereof in connection with the flats / apartment /unit/spaces along with proportionate share of land, so to be constructed in the said premises, and also to sign, execute and deliver all necessary documents/agreements/indentures/Deed of Conveyances/sale/ mortgage / lease / transfer/ amalgamation/deed of conveyance /application/s, Petition/s, declaration/s, bond/s and other papers and documents as may from time to time be necessary or required. *
14. To appear and represent the 'OWNERS/Executants' herein before the appropriate Police Authorities and also to make or lodge complaint/s and diaries concerning all matters arising out of the said Scheduled property or portions thereof as may from time to time be necessary or required.
15. To apply for and obtain telephone, electricity, water, drainage, sewerage and other public utility services in or upon the said Schedule plot of land and/or the proposed new building to be erected in or upon the said Schedule plot of land in terms of this **Registered Development Agreement**, as the said Attorney shall think fit and proper.
16. To erect and/or construct new building and boundary walls, land

measurement and /or soil testing in or upon the said Scheduled plot of land as the said Attorney shall from time to time think fit and proper for the said purpose, and to do all acts, deeds, matters and things.

17. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said Premises or part thereof, and similarly to receive all incomings receivable for and on account of the said premises or any part thereof and to give valid and effectual receipts and discharges for the same.
18. To prepare, sign, execute and submit all documents, forms, plans, specifications, Affidavits and all other papers as may be necessary to be submitted before any authority or authorities viz. Bidhannagar Municipal Corporation, Fire Department, Police, Pollution Control Board, Airport Authority, RERA Permission, TDS Certificate, GST Number etc. in connection with the said Scheduled plot of land or in connection with the development thereof or for construction of building/s, apartments, flat/s and other space/s, shop/s thereon and to pay and deposit all fees, levies, fines, penalties, taxes, annual rental, other rates and taxes, other charges and outgoings on account thereof or relating to the said Scheduled plot of land as may from time to time be necessary and required in terms of this **Registered Development Agreement**.
19. To negotiate for, attending discussion and to obtain necessary permission and/or sanction from the various concerned Departments and/or authorities of Govt. of West Bengal, WBSEDCL and/or other duly constituted statutory and local bodies or authorities for developing the said Scheduled plot of land by raising the construction of the

proposed building comprising of flats, car parking space, apartments, shops, office space and other space, common areas and other spaces as the said Attorney shall think fit and proper, in terms of this **Registered Development Agreement**.

20. To enter into negotiations, agreements, contracts and other transactions, to fix and settle the sale price for sale and/or disposal of the residential apartment/s, commercial space , car parking space flat/s, shop/s, common areas and other spaces with the intending Purchaser/s in terms of this **Registered Development Agreement** excepting the **Owner's area of allocation** in the proposed building as per the **Plan** to be sanctioned / approved by the concerned authority, as per this **Registered Development Agreement**.
21. To receive, collect and realise payments from the intending Purchaser/s, the sale prices of the flats, commercial space, car parking space shops, office, apartments common spaces and other spaces either in full or any part thereof save and except the area which would belong to the Executants in terms of this **Registered Development Agreement**.
22. To receive earnest money, advance money, booking money, consideration money, whether in part or in full from sale, instruments in terms of the said Agreement for Sale, agreement for lease , and / or any agreement and / or agreements to be entered into, a final payment against the Deed of Conveyance/s, Deed of lease , deed of transfer , deed of mortgage against the sell and/or lease and/or mortgage and/or make any kinds of transfer of the residential apartment/s, flat/s, shop/s, office, common saleable spaces and other spaces in the

proposed building to be constructed in or upon the said Scheduled plot of land in terms of this **Registered Development Agreement** and to give valid discharge thereof in respect of **Developer's allocation**. The money so received by my Constituted Attorney under these presents will belong to him/them and the Executants' of these presents shall have no claim whatsoever.

23. To sale residential apartment/s, flat/s, shop/s, office, common saleable spaces and other spaces in the proposed building to be constructed in or upon the said Scheduled plot of land in terms of this **Registered Development Agreement** and to give valid discharge thereof in respect of **Developer's allocation**. The money so received by my Constituted Attorney under these presents will belong to him/them and the Executants' of these presents shall have no claim whatsoever.
24. To bear and pay all costs, charges and expenses for carrying out all or any of the acts, deeds and matters as mentioned in this **Registered Development Agreement** entered into between the Executants and the Developer.
25. For further, better and more effectually doing effecting and performing any of the several matters and things aforesaid, the **'OWNERS/Executants'** hereby give and grant unto its said **Attorney** full power and authority from time to time to appoint one or more substitute/substitutes^{at} at pleasures and to appoint other or others in his or its or their place for all or any of the matters aforesaid upon such terms and conditions as my said Attorney shall think proper and expedient generally concerning or relating to the said Scheduled plot of land and/or development thereof and/or construction of the proposed

new building and/or transfer and/or sale and/or assumption of the right in respect thereof as the said **Attorney** shall think fit and proper in fulfilling the terms of this **Registered Development Agreement**.

AND GENERALLY to do and perform all and every such further and other lawful or reasonable acts and things touching and concerning the matters and Scheduled plot of land aforesaid as fully and eventually to all intents and purposes as the '**OWNERS/Executants**', might or could do through its representative if personally was present.

The Executants herein doth hereby **RATIFY AND CONFIRM** and agree to ratify and confirm whatsoever the said Attorney shall do or cause to be done by virtue of **THESE PRESENTS**.

AND the '**OWNERS/Executants**' of these presents, desirous of and it is hereby expressively and unequivocally provided that this instrument and Power of Attorney is unconditional and subsisting till the completion in entirety of the said construction and/or development of the entire project [if developer further construct the over the building , in that case this power of attorney still also subsisting for the said extra area of the building and / or if in future ,in future if there is any dispute arises in between with the land owner , in that case , this power of attorney still also valid for the same] part thereof in or upon the said Scheduled plot of land comprising of residential units, commercial space , shops, office space, car parking spaces etc. common spaces and other spaces and sales and/or disposal of the Developer's area of allocation and / or till valid in the said Project, more fully described in this **Registered Development Agreement**.

SCHEDULE ABOVE REFERERED TO

ALL THAT piece and parcel of plot of land area about 6 Cottah more or less along with ALL THAT piece and parcel of plot of land measuring area about 6 Cottah 13 Chittack 30 sq.ft more or less i.e in total amalgamated plot of land area about 12 Cottah 13 Chittack 30 sq.ft more or less which is lying and situate at Mouza - Noapara, J.L. No. 11, Resa no 119, Touzi No. 2998, L.R. Khatian No 19,3000, R.S. Khatian No. 41, C.S. Khatian No. 36, C.S. Dag No. 247, R.S/L.R Dag No. 254, being Assessee No. 200331118085 and 2003311013 and at present it is under the jurisdiction of Bidhannagar Municipal Corporation (Old Rajarhat Gopalpur Municipality) with all other common facilities and common easement right title, interest to the said land and building and every parts and also every other all common easement right title and interest to the said land and building the said specification of the said land is butted and bounded as follows :-

ON THE NORTH	:	5' wide Road & other plot of land.
ON THE SOUTH	:	Others Plot of land.
ON THE EAST	:	Others Plot of land.
ON THE WEST	:	16'-9" wide Road.

After Kumar Bhattacharya.

INWITNESS WHEREOF the parties hereto above named set and subscribed their respective hands and signature on this....26th... day of July... 2024.

SIGNED, SEALED AND DELIVERED

By the " OWNER " at Kolkata in the

Presence of -

WITNESSES:

1. Debasis Mandal,
236, Sk. B Sakeri
P.S. Dum Dum
No. 38
2. Bishnupada Das,
236, Sk. B Sakeri
P.S. Dum Dum
No. 30

Alu Kumar Bhattacharya.

SIGNATURE OF THE PRINCIPLE

SIGNED, SEALED AND DELIVERED

By the " ATTORNEY " at Kolkata in the

Presence of :-

- 1) Debasis Mandal.
2. Bishnupada Das

G. M.

SIGNATURES OF THE ATTORNEY

Drafted By :

Vivekananda Das -

VIVEKANANDA DAS ,
Advocate
High Court , Calcutta
Enroll no- WB/1220/2007

X

THUMB

1st FINGERMIDDLE
FINGER

RING FINGER

SMALL FINGER



LEFT HAND					
RIGHT HAND					

Name ALOK KUMAR BHOWMICKSignature Alok Kumar Bhowmick

LEFT HAND					
RIGHT HAND					

Name MRINMOY SINGHA ROYSignature Ch. M. Roy

LEFT HAND					
RIGHT HAND					

Name

Signature

Major Information of the Deed

Deed No :	I-1901-06746/2024	Date of Registration	26/07/2024
Query No / Year	1901-8002005144/2024	Office where deed is registered	
Query Date	26/07/2024 3:33:29 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	VIVEKANANDA DAS HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8013950380, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 3,24,67,506/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 73/- (Article E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 190106732/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S. - Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Roypara (Noapara), Mouza: Noyapara, Pin Code : 700157

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-254	LR-19	Bastu	Bastu	6 Katha	1/-	1,51,20,003/-	Width of Approach Road: 17 Ft, Adjacent to Metal Road, , Project Name :
L2	LR-254	LR-3000	Bastu	Bastu	6 Katha 13 Chatak 30 Sq Ft	1/-	1,72,72,503/-	Width of Approach Road: 17 Ft, Adjacent to Metal Road, , Project Name :
TOTAL :					21.2094Dec	2 I/-	323,92,506 I/-	
Grand Total :					21.2094Dec	2 I/-	323,92,506 I/-	

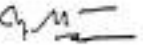
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft	1/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1 I/-	75,000 I/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Alok Kumar Bhowmick Son of Late Kumud Sankar Bhowmick Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office	 26/07/2024	 Captured 26/07/2024	 26/07/2024
Naw Para Roy Para, City:- , P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: alxxxxxx2f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MRINMOY SINGHA ROY (Presentant) Son of Late PHANINDRA NATH SINGHA ROY Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office	 26/07/2024	 Captured 26/07/2024	 26/07/2024
Son of Late PHANINDRA NATH SINGHA ROY ROY PARA HATIARA, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: BDxxxxxx4G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/07/2024 , Admitted by: Self, Date of Admission: 26/07/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASIS MANDAL Son of Mr PRANAB KUMAR MANDAL USHPRA, City - Not Specified, P.O:- BHOJERHAT, P.S.-Kolkata Leather Camp, District -South 24-Parganas, West Bengal, India, PIN- 743502	 26/07/2024	 Captured 26/07/2024	 26/07/2024
Identifier Of Mr Alok Kumar Bhowmick, Mr MRINMOY SINGHA ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Alok Kumar Bhowmick	Mr MRINMOY SINGHA ROY-9.9 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Alok Kumar Bhowmick	Mr MRINMOY SINGHA ROY-11.3094 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Alok Kumar Bhowmick	Mr MRINMOY SINGHA ROY-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Roypara (Noapara), Mouza: Noyapara, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 254, LR Khatian No:- 19	Owner: অলোক কুমার ভৌমিক, Gurdian: গুরুদাস ভৌমিক, Address: 495a, বসতিভূমির জন্য প্রাপ্ত, বসতি 48 . Classification: বাগান, Area: 0.10000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 254, LR Khatian No:- 3000	Owner: অলোক কুমার ভৌমিক, Gurdian: গুরুদাস ভৌমিক, Address: Ra ., Classification: বাগান, Area: 0.12000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190106746 / 2024

On 26-07-2024

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 16:32 hrs on 26-07-2024, at the Office of the A.R.A. - I KOLKATA by Mr MRINMOY SINGHA ROY, Claimant.

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 3,24,67,506/-

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

Execution is admitted on 26/07/2024 by 1. Mr Alok Kumar Bhowmick, Son of Late Kumud Sankar Bhowmick, Naw Para Roy Para, P.O. Hatara, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business. 2. Mr MRINMOY SINGHA ROY, Son of Late PHANINDRA NATH SINGHA ROY, ROY PARA HATIARA, P.O. HATIARA, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business.

Identified by Mr DEBASIS MANDAL, Son of Mr PRANAB KUMAR MANDAL, USHPRA, P.O: BHOJERHAT, Thana: Kolkata Leather Camp, South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Others.

Payment of Fees

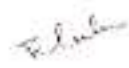
Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/-, I = Rs 55.00/-, M(a) = Rs 7.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 11003, Amount: Rs. 100.00/-, Date of Purchase: 10/06/2024, Vendor name: M GHOSH


Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1901-2024, Page from 269564 to 269593
being No 190106746 for the year 2024.



Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.08.06 12:40:20 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 06/08/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.