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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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22/09/23
11:15 P.M.
9-8-2394846/23

22 SEP 2023

certified that the document is admitted to registration. The big white sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document.

POWER OF ATTORNEY FOR DEVELOPMENT

22 SEP 2023

TO ALL TO WHOM THESE:

I, **SMT. TAPASI DAS ROY (PAN: CABPR6078Q)**, Wife of Sri Partha Das, Daughter of Late Tarun Kumar Roy, by Nationality-Indian, by Religion-Hindu, by Occupation-Household, Residing at: 3/154, Mahajati Nagar, P.O. Agarpara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109, do

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Alokendra Bandyopadhyay
Scribe

ANNA PURNA UDYOG
Suresh Choudhary
Partner

(2)

hereby appoint, constitute and nominate "**ANNAPURNA UDYOG**" (**PAN : ACAFA4231D**), a Partnership Firm having it's Registered Office at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058, hereby represented by it's Partners namely :

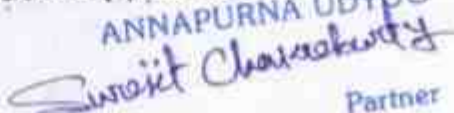
(1) SRI BISWAJIT PAUL (PAN: CAFPP3188M), Son of Sri Basudeb Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058,

(2) SRI SUROJIT CHAKRABORTY (PAN: CIWPC6391Q), Son of Sri Swapan Chakraborty, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 3/74, Mahajati Nagar, P.O. Agarpara, P.S Khardah, Dist. North 24 Parganas, Kolkata-700109,

SEND GREETINGS:-

WHEREAS the Land Owner / Executant hereof is the absolute and lawful owner of a plot of land measuring more or less **10 Chittaks 14 Sq.ft. of land** classified as "Bastu" lying and situates within **Mouza : Agarpara**, J.L. No. 11, Re.Su. 31, Touzi No. 155, E.P. No. 24, S. P. No. 509, comprised and contained in C.S. & R.S. Dag No. 1217(P), corresponding to **L.R. Dag. No. 1217/2556**, under L.R. Khatian No. 888, P.S. Khardah, Dist. North 24 Parganas, A.D.S.R.O. Sodepur, under the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, within the local limits of Panihati Municipality, Bearing Holding no. 32/C at 3No. Mahajati Nagar, under Ward No. 9 being morefully described in the Schedule appearing hereinafter alongwith


Alokendu Bandyopadhyay
Advocate


ANNAPURNA UDYOG
Surojit Chakraborty
Partner

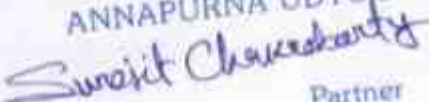
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all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Power of Attorney for Development.

AND WHEREAS the Govt. of West Bengal by a Deed of Gift, being No. 2061, dated 19.12.1990 and registered at A.D.R. North 24 Parganas, Barasat and recorded in Book No. I, Volume No. 28, pages from 141 to 144, being No. 2061 for the year 1990 gifted a plot of land measuring an area about 3 Cottah 12 Chittack 22.5 sq.ft. within Mouza-Agarpara, J.L. No. 11, Re. Su. No. 31, Touzi No. 155, E.P. No. 24, S.P. No. 509, comprised and contained in C.S. & R.S. Dag No. 1217(P), P.S. Khardah, the than A.D.S.R.O. Barrackpore, at Present A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality in favour of Jiban Rani Roy (Wife of Late Prafulla Ranjan Roy) and thereafter she made a R.T. Shed residential house over the said plot of land and residing there with her son & daughter and enjoying the same without any interruption of others.

AND WHEREAS the said Jiban Rani Roy while had been enjoying the actual physical possession of the said landed property she died intestate on 16.11.1996 leaving behind her Five sons namely Sri Arun Kumar Roy, Sri Tapan Kumar Roy, Sri Arabindo Roy, Sri Barun Kumar Roy & Sri Tarun Kumar Roy and Three daughters namely Smt. Anjana Guha Roy (Wife of Late Santiranjana Guha Roy), Smt. Itu Basu (Wife of Sri Biswanath Basu) & Smt. Mita Biswas (Wife of Sri Sankar Biswas) as her legal heirs and successors of the


Alokendra Bandyopadhyay
Advocate

ANNAPURNA UDYOG

Partner

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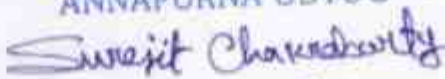
said landed property as left by Late Jiban Rani Roy devolved upon them as undivided 1/8th share in each part as per the Provision of Hindu Succession Act, 1956.

AND WHEREAS while enjoying the same the said Tarun Kumar Roy died intestate on 08.08.2012 leaving behind him his widow Smt. Alo Roy and One Daughter namely Smt. Tapasi Das Roy as his surviving legal heirs and successors. Subsequently said Alo Roy died intestate on 15.04.2022 leaving behind her only Daughter as abovenamed and after the demise of Tarun Kumar Roy & Alo Roy the said Smt. Tapasi Das Roy has got the undivided 1/8th share of the said landed property as left by Tarun Kumar Roy as per the Provision of Hindu Succession Act, 1956.

AND WHEREAS while enjoying the same the said Arun Kumar Roy died intestate on 20.12.2004 leaving behind him his widow Smt. Bina Roy, One Son namely Sri Amitava Roy & One Daughter namely Smt. Pragna Paramita Roy as his surviving legal heirs and successors. Subsequently said Bina Roy died intestate on 15.07.2020 leaving behind her One Son & One Daughter as abovenamed and after the demise of Arun Kumar Roy & Bina Roy the said Sri Amitava Roy and Smt. Pragna Paramita Roy jointly has got the undivided 1/8th share of the said landed property as left by Arun Kumar Roy as per the Provision of Hindu Succession Act, 1956.

AND WHEREAS while enjoying the same the said Arabindo Roy died intestate on 07.03.2021 leaving behind him his widow Smt. Suparna Ray and only Son namely Sri Atanu


Alokendu Bandyopadhyay
Advocate

ANNAPURNA UDYOG

Partner

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Ray as his surviving legal heirs and successors. After the demise of Arabindo Roy the said Smt. Suparna Ray and Sri Atanu Ray jointly has got the undivided 1/8th share of the said landed property as left by Arabindo Roy as per the Provision of Hindu Succession Act, 1956.

AND WHEREAS in the manner aforesaid the said Sri Tapan Kumar Roy, Sri Barun Kumar Roy, Smt. Anjana Guha Roy, Smt. Itu Basu, Smt. Mita Biswas jointly by virtue of inheritance from their deceased mother has got undivided 1/8th share of each part of the aforesaid landed property and the said Sri Amitava Roy, Smt. Pragna Paramita Roy by virtue of inheritance from their deceased father & mother jointly have got undivided 1/8th share of the aforesaid landed property and the said Smt. Suparna Ray and Sri Atanu Roy by virtue of inheritance from their deceased husband & father jointly have got undivided 1/8th share of the aforesaid landed property and the said Smt. Tapasi Das Roy by virtue of inheritance from her deceased father & mother has got undivided 1/8th share of the aforesaid landed property.

AND WHEREAS in the manner aforesaid the said SRI TAPAN KUMAR ROY, SRI BARUN KUMAR ROY, SMT. ANJANA GUHA ROY, SMT. ITU BASU, SMT. MITA BISWAS, SRI AMITAVA ROY, SMT. PRAGNA PARAMITA ROY, SMT. SUPARNA RAY, SRI ATANU RAY become the lawful joint owners of 7/8th undivided share of land and building and the said Smt. Tapasi Das Roy became the lawful owner of 1/8th undivided share of the said land & building and possessing the same as joint owners.


Alokendu Bandyopadhyay
Advocate

ANNAPURNA UDYOG
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Partner

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AND WHEREAS in the foregoing events & description the said SRI TAPAN KUMAR ROY, SRI BARUN KUMAR ROY, SMT. ANJANA GUHA ROY, SMT. ITU BASU, SMT. MITA BISWAS, SRI AMITAVA ROY, SMT. PRAGNA PARAMITA ROY, SMT. SUPARNA RAY, SRI ATANU RAY & SMT. TAPASI DAS ROY jointly became the lawful owners of the landed property measuring an area about 3 Cottah 12 Chittak 22.5 Sq.ft. of land in R.S. Dag No. 1217(P), togetherwith old dilapidated residential house standing thereon and enjoying the actual physical possession of the said landed property and thereafter they for their better enjoyment mutually decided to divide the said Plot of Land into several individual plot out of which One Plot of land measuring 10 chittak 14 sq.ft. togetherwith 200 sq.ft. R.T. Shed standing thereon and the said plot of land enjoyed by them as ezmal peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS thus the said SRI TAPAN KUMAR ROY, SRI BARUN KUMAR ROY, SMT. ANJANA GUHA ROY, SMT. ITU BASU, SMT. MITA BISWAS, SRI AMITAVA ROY, SMT. PRAGNA PARAMITA ROY, SMT. SUPARNA RAY & SRI ATANU RAY jointly has got undivided 7/8th share of land and building measuring 9 Chittaks 1 Sq.ft. of land togetherwith undivided 7/8th share R.T. Shed 175 sq.ft. out of the total Plot of land, measuring an area 10 Chittak 14 Sq.ft. of land togetherwith R.T. Shed having area of 200 Sq.ft. standing thereon and enjoying the actual physical possession of the said landed property with their co-sharer i.e. the said Smt. Tapasi Das Roy & while enjoying the same the said SRI TAPAN KUMAR ROY, SRI BARUN KUMAR ROY, SMT.



Alokendu Bandyopadhyay
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ANJANA GUHA ROY, SMT. ITU BASU, SMT. MITA BISWAS, SRI AMITAVA ROY, SMT. PRAGNA PARAMITA ROY, SMT. SUPARNA RAY, SRI ATANU RAY jointly make a Gift in respect of their 7/8th share of land & building i.e. 9 Chittak 1 Sq.ft. of land togetherwith undivided 7/8th share of R.T. Shed i.e. 175 sq.ft. out of the total Plot of land measuring an area 10 Chittak 14 Sq.ft. of land togetherwith R.T. Shed having area of 200 Sq.ft. standing thereon infavour of Smt. Tapasi Das Roy by Executing a Deed of Gift which was Executed & Registered on 10.05.2023 at the Office of A.D.S.R. Sodepur and the same was recorded in Book No. I, Volume No. 1524-2023, pages from 125272 to 125306, being no. 152403531 for the year 2023.

AND WHEREAS the Land Owner / Executant namely Smt. Tapasi Das Roy hereof by virtue of the aforesaid Deed of Gift has got 7/8th share of land & building i.e. 9 Chittak 1 Sq.ft. of land togetherwith undivided 7/8th share of R.T. Shed i.e. 175 sq.ft. and by virtue of inheritance from her deceased father & mother has got undivided 1/8th share of land & building i.e. 01 Chittack 13 sq.ft. of land togetherwith undivided 1/8th share of R.T. Shed i.e. 25 sq.ft. thus she became the absolute and lawful sole owner of the **total plot measuring an area 10 Chittaks 14 Sq.ft. of land togetherwith 200 sq.ft. R.T. Shed standing thereon.**

AND WHEREAS after obtaining the aforesaid landed property the Land Owner hereof mutated her name in Assessment Registrar of Panihati Municipality bearing Holding No. 32, No. 3 Mahajati Nagar, under Ward No. 9


Alokendu Bandyopadhyay
Advocate

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and enjoying as well as possessing the said land and building by exercising all the rights, authorities and powers and also possessing a good and marketable title over the aforesaid landed property free from all sorts of encumbrances and charges.

AND WHEREAS the Land Owner / Executant hereof with a view to fulfil her desire and with the consent to amalgamate her landed property with the other contiguous plot holders as well as with amalgamation with the others holding in to a single holding and for making construction of a Multi Storied Building over the landed property mentioned in the Schedule hereunder written the Land Owner / Executant of the First Part approached the Developer of the Second Part to construct a Multi Storied Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

Tapasi Das Roy

AND WHEREAS I the executant hereof have entered into a **Registered Development Agreement being no. 152406781** in Book no. I which was executed and Registered by me on 19th day of September, 2023 at the office of A.D.S.R.O. Sodepur, Dist.- North 24 Parganas with the developer "**ANNAPURNA UDYOG**" a Partnership Firm having it's Registered Office at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058, represented by it's Partners :

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Alokendu Bandyopadhyay
Advocate

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(1) SRI BISWAJIT PAUL, Son of Sri Basudeb Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058,

(2) SRI SUROJIT CHAKRABORTY, Son of Sri Swapan Chakraborty, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 3/74, Mahajati Nagar, P.O. Agarpara, P.S Khardah, Dist. North 24 Parganas, Kolkata-700109, for construction of a Multistoried Building, upon the said property consisting of several Numbers of Self Contained and independent **Flats, Shop rooms, Godowns, Garages, Car Parking Space** etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement I have agreed to give a Power of Attorney for Development in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developers have requested me to grant the said power of Attorney in favour of "**ANNAPURNA UDYOG**" a Partnership Firm having it's Registered Office at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058, represented by it's Partners :

(1) SRI BISWAJIT PAUL, Son of Sri Basudeb Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058,



Alokendu Bandyopadhyay

Advocate

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(2) SRI SUROJIT CHAKRABORTY, Son of Sri Swapan Chakraborty, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 3/74, Mahajati Nagar, P.O. Agarpara, P.S Khardah, Dist. North 24 Parganas, Kolkata-700109, which I hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS that I, **SMT. TAPASI DAS ROY**, Wife of Sri Partha Das, Daughter of Late Tarun Kumar Roy, by Nationality-Indian, by Religion-Hindu, by Occupation-Household, Residing at: 3/154, Mahajati Nagar, P.O. Agarpara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109, do hereby nominate, constitute and appoint the within named Developer to be my true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent me before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting my holding property and sign the relevant applications for that purpose on behalf of me AND to prepare plan on behalf of the Executant for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.
2. To approach on behalf of Executant all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under



Atokendu Bandyopadhyay

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section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).



Alokendu Bandyopadhyay

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6. To appear and represent me before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration moneys salaries and/or wages.
8. To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by my said Attorney and to give and effectual receipts in my name and on my behalf in connection with the refund of such deposits.
9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.

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- 11.** To make necessary applications to the W.B.S.E.D.C.L./ C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.
- 12.** To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.
- 13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.
- 14.** To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.
- 15.** To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or completion Certificate in respect of the said building/s or any part or parts thereof.
- 16.** To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.



Alokendu Bandyopadhyay

Advocate

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17. To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

18. To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office as well as the Panihati Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.



Alokendu Bandyopadhyay

Advocate

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(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building **(except Owner's allocation)** as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder **(except Owner's allocation)** the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.


Alokendu Bandyopadhyay
Advocate

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(iii) The Land Owner shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the Owner free of cost.

(v) The Land Owner/Executant shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages (**except Owner's allocation**) in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-II at Kolkata.



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Advocate

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22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof **(except Owner's allocated portion)** in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

24. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance. Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property **(except Owner's allocated portion)** and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by me of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as I could do.


Alokendu Bandyopadhyay
Advocate

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27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as my said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to me upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) I do hereby agree and undertake that I shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. I do hereby expressly agree and undertake that if any such instructions shall be issued by me the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by me.

29. For me and in my name to accept service of any writ of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to



take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/ owing/ belonging or payable to me by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in my name or in the name of the said Attorney.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my behalf under the powers reserved to me under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land,



hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to me either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as I could in my person do.

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND I HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

36. AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND I HEREBY DECLARE that I shall not do anything inconsistent with this Power of Attorney.

37. AND I hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the

transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **10 Chittak 14 sq.ft.** of land togetherwith **200 sq.ft.** R. T. Shed standing thereon with **Cemented Flooring** classified as "**BASTU**" lying and situates within **Mouza-Agarpara, J.L. No. 11, Re. Su. No. 31, Touzi No. 155, E.P. No. 24, S.P. No. 509,** comprised and contained in R.S. Dag No. 1217, **corresponding L.R. Dag No. 1217/2556,** L.R. Khatian No. 888, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 32, No. 3 Mahajati Nagar Road, under Ward No. 9, Kolkata-700109. TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED BY

On the North : 11ft. wide 3 No. Mahajati Nagar bye Lane.
On the South : House of Smt. Chandra Das.
On the East : 16ft. wide 3 No. Mahajati Nagar Road.
On the West : House of Jiban Rani Roy.



(22)

IN WITNESSES WHEREOF the parties/Executant hereto have hereunto set and subscribed their respective hands on this the 22nd day of September, 2023 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES.

1. Ayan Banerjee.
— Adv
Barrackpore Court.

2. Subhankar Bhattacharyya

Kumar Chatterjee Road, Tapasree Das Road
Bokara-Jam IL.

SIGNATURE OF THE EXECUTANT

ANNAPURNA UDYOG

Disinfectant

Susmit Chatterjee

Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

Alokendu Bandyopadhyay
Adv.

ALOKENDU BANDYOPADHYAY

Advocate

Calcutta High Court, District Judge's Court Barasat,

Barrackpore Court

Enl. No.-WB-570/2004

Laser Setter:

Preetam Das

Preetam Das



(1) Name : **SMT. TAPASI DAS ROY**

Tapasi Das Roy

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Tapasi Das Roy

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SRI BISWAJIT PAUL**

Biswajit Paul

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Biswajit Paul

SIGNATURE OF THE PRESENTANT

(2) Name : **SRI SUROJIT CHAKRABORTY**

Surojit Chakraborty

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Surojit Chakraborty

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Major Information of the Deed

Deed No :	I-1524-06965/2023	Date of Registration	22/09/2023
Query No / Year	1524-8002394846/2023	Office where deed is registered	
Query Date	20/09/2023 11:16:29 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 9,06,600/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152406781/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Mahajati Nagar No.3, Mouza: Agarpara, .
Ward No: 9, Holding No:32 Pin Code : 700109

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1217/2556	LR-888	Bestu	Bestu	10 Chatak 14 Sq Ft	7,50,000/-	8,52,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, . Project Name :
Grand Total :					1.0633Dec	7,50,000 /-	8,52,600 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	54,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Tapasi Das Roy (Presentant) Wife of Mr Partha Das Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>22/09/2023</td> <td></td> <td>LTI 22/09/2023</td> <td>22/09/2023</td> </tr> </tbody> </table> 3/154, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CAxxxxxx8Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Tapasi Das Roy (Presentant) Wife of Mr Partha Das Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office				22/09/2023		LTI 22/09/2023	22/09/2023
Name	Photo	Finger Print	Signature										
Smt Tapasi Das Roy (Presentant) Wife of Mr Partha Das Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office													
22/09/2023		LTI 22/09/2023	22/09/2023										

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA UDYOG Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058 , PAN No.: ACxxxxxx1D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Biswajit Paul Son of Mr Basudeb Paul Date of Execution - 22/09/2023 , , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sep 22 2023 1:34PM</td> <td></td> <td>LTI 22/09/2023</td> <td>22/09/2023</td> </tr> </tbody> </table> Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CAxxxxxx8M,Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA UDYOG (as Partner)	Name	Photo	Finger Print	Signature	Mr Biswajit Paul Son of Mr Basudeb Paul Date of Execution - 22/09/2023 , , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office				Sep 22 2023 1:34PM		LTI 22/09/2023	22/09/2023
Name	Photo	Finger Print	Signature										
Mr Biswajit Paul Son of Mr Basudeb Paul Date of Execution - 22/09/2023 , , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office													
Sep 22 2023 1:34PM		LTI 22/09/2023	22/09/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Surojit Chakraborty Son of Mr. Swapan Chakraborty Date of Execution - 22/09/2023 , , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sep 22 2023 1:34PM</td> <td></td> <td>LTI 22/09/2023</td> <td>22/09/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Surojit Chakraborty Son of Mr. Swapan Chakraborty Date of Execution - 22/09/2023 , , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office				Sep 22 2023 1:34PM		LTI 22/09/2023	22/09/2023
Name	Photo	Finger Print	Signature										
Mr Surojit Chakraborty Son of Mr. Swapan Chakraborty Date of Execution - 22/09/2023 , , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office													
Sep 22 2023 1:34PM		LTI 22/09/2023	22/09/2023										

ANNAPURNA UDYOG
Surojit Chakraborty
Partner

Endorsement For Deed Number : I - 152406965 / 2023

On 20-09-2023

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 9,06,600/-



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

On 22-09-2023

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 13:26 hrs on 22-09-2023, at the Office of the A.D.S.R. SODEPUR by Smt Tapasi Das Roy, Executant.

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

Execution is admitted on 22/09/2023 by Smt Tapasi Das Roy, Wife of Mr Partha Das, 3/154, Mahajati Nagar, P.O: Agarpara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Others

Identified by Mr Ayan Banerjee, Son of Mr Swapan Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-09-2023 by Mr Biswajit Paul, Partner, ANNAPURNA UDYOG, Elias Road, City:-, P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058

Identified by Mr Ayan Banerjee, Son of Mr Swapan Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 22-09-2023 by Mr Surojit Chakraborty, Partner, ANNAPURNA UDYOG, Elias Road, City:-, P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058

Identified by Mr Ayan Banerjee, Son of Mr Swapan Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21,00/-

ANNAPURNA UDYOG
Surojit Chakraborty
Partner

3/74, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Cbxxxxx1Q,Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA UDYOG (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr Swapan Banerjee Bkp, City:- , P.O:- Bkp, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	22/09/2023	22/09/2023	22/09/2023
Identifier Of Smt Tapasi Das Roy, Mr Biswajit Paul, Mr Surojit Chakraborty			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Smt Tapasi Das Roy	ANNAPURNA UDYOG-1.06333 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Smt Tapasi Das Roy	ANNAPURNA UDYOG-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Mahajati Nagar No.3, Mouza: Agarpara, , Ward No: 9, Holding No:32 Pin Code : 700109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1217/2556, LR Khatian No:- 888	Owner:শ্রী সুনীল চক্রবর্তী Gurdian:সুনীল , Address:শ্রীমতী , Classification:৯৯, Area:0.05000000 Acre,	Owner Name not selected by applicant.

ANNAPURNA UDYOG
Surojit Chakraborty
Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4677, Amount: Rs.100.00/-, Date of Purchase: 18/08/2023, Vendor name: T K Saha



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

ANNAPURNA UDYOG



Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 229752 to 229784
being No 152406965 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.09.29 12:49:01 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 29/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

ANNAPURNA UDYOG
Susmit Chatterjee
Partner