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District Sub-Register-III
Alipore, South 24-parganas

13-01-26

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

This Development Power of Attorney after the registered Development Agreement made and executed on 13th January 2026 (Two Thousand and Twenty-Six)

10 DEC 2025

S.L. No. 4192 Date 10 DEC 2025
Name Ranjib Ghosh (AAN)
Address 501 High Court Calcutta
Value 501

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150



DISTRICT SUB-REGISTRAR-III
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1. **DR. BIDYUT DATTA RAY**, son of Late Nripendra Chandra Datta Ray, having his Income Tax Permanent Account No. (**ADEPD 0048E**) and Aadhaar Card No. (**9064 2276 0344**), By Faith-Hindu, By Occupation-Medical Practitioner, By Nationality-Indian, residing at P-523, Raja Basanta Ray Road, Post Office-Sarat Bose Road, Police Station- Rabindra Sarobar, Kolkata-700029, District-South 24 Parganas, in the state of West Bengal, 2. **SHRI GAUTAM MAJUMDAR** son of Late Arun Majumdar, being OCI No. (**A3226793**) and Income Tax Permanent Account No. (**DOVPM 2772H**), and Aadhaar Card No. (**5637 8405 1032**), By Faith-Hindu, By Nationality-Canadian, by occupation-Service, residing at 38, Tulip Drive, Brampton ON L6Y 3W2, Canada, presently residing at Block E-1, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, Post Office: Narendrapur, Police Station-Sonarapur, Kolkata- 700103, District- South 24 Parganas, in the State of West Bengal hereinafter conjointly referred to as "**LAND OWNERS/PRINCIPALS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), successors-in-interest, the executor(s), representative(s), administrator(s) and/or assigns) of the **FIRST PART**.

IN FAVOUR OF

1. **SRI SAURAV MODAK** son of Sri Subhas Chandra Modak, having his Income Tax Permanent Account No. (**AJGPM5912Q**) and Aadhaar Card No-**(2297 2432 9314)**, by Faith- Hindu, By Nationality-Indian, by occupation- Business, residing at CB-147, Sector- I. Salt Lake City, Police Station- Bidhan Nagar North, Post Office- Bidhannagar Kolkata-700064, District-North 24 Parganas, West Bengal, being one of the partner of **M/S. MODAK COMPANY**, having its Income Tax Permanent Account No. (**AAXFM 7557M**) a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its office at Victoria Plaza 385, Garia Main Road, Post Office- Garia, Police Station- Sonarpur, Kolkata- 700 084 in the District of South 24 Parganas, hereinafter referred to as the "**ATTORNEY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor(s), heir(s), successors-in-interest, the executor(s), representative(s), administrator(s) and/or assigns) of the **SECOND PART**.

DEVOLUTION AND/OR BACKGROUND OF TITLE: The title of ownership flows as follows from time to time:

A. WHEREAS One Sri Panchu Gopal Naskar and others were undivided and joint owners in respect of **ALL THOSE** pieces and parcel of Bastu Land measuring about 1.17 Decimals be the same or little more or less together with structure therein lying and situated at Mouza- Elachi, Pargana- Medanmolla, J.L. No.70, R.S. No.223, Touzi No.110, appertaining to R.S. Dag No.225, R. S. Khatian No.666, under, Police Station- Sonarpur, District South 24 Parganas.



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B. That due to the benefit and better uses of the aforesaid property said (1) Sri Panchu Gopal Naskar, (2) Sri Narendra Nath Mondal, (3) Sri Dharendra Nath Mondal, (4) Sri Sankar Naskar (5) (a) Sri Balai Chandra Sardar and (5) (b) Smt. Maya Rani Sardar jointly executed and registered Deed of Partition on 23rd day of May 1984 corresponding to Bengali Year, 9th Jaistha, 1391, where Shri Panchu Gopal Naskar son of Late Haripada Naskar therein referred to as the Party of the First Part, (2) Shri Narendra Nath Mondal, son of Late Nirapada Mondal, of Balia, Police Station-Sonarpur, District-South 24 Parganas therein referred to as the Party of the Second Part, (3) Shri. Dharendra Nath Mondal, son of Late Nirapada Mondal, Balia, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the Party of the Third Part, (4) Shri Sankar Naskar, son of Late Amulya Charan Naskar, of Elachi, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the Party of the Fourth Part, (5) (a) Sri Balai Chandra Sardar, son of Sri Biswanath Sardar, and (5) (b) Smt. Maya Rani Sardar, wife of Sri Balai Chandra Sardar, both are residents of Garia, Police Station- Sonarpur, District- South 24 Parganas therein referred to jointly as the Party of the Fifth Part and the Parties therein-named amicably Partition by mutual understanding in respect of Rayati Dakhila Satta Bishistha Bastu Land measuring about 1.17 Decimals equivalent to be the same or little more or less lying and situated at Mouza- Elachi, Pargana- Medanmolla, J.L. No.70, R.S. No.223, Touzi No.110, appertaining to R.S. Dag No.225, R.S. Khatian No.666, under, Police Station-Sonarpur, within the limits of Rajpur Sonarpur Municipality, District- South 24 Parganas. The said Registered Deed of Partition dated 23rd Day of May, 1984 was duly registered at the office of District Sub-Registrar at Alipore, District 24 Parganas and recorded in Book No. I, Volume No. 31, Pages Nos. 113 to 128, Being No. 6683 for the year 1984.

C. That by virtue of the Registered Deed of Partition dated 23rd day of May 1984, the said Narendra Nath Mondal, the party of the Second Part therein was become the sole and absolute owner in respect of all that the Piece and Parcel of Rayati Dakhila Satta Bishistha Bastu Land measuring about 8 (Eight) Cottahs 2 (Two) Chittaks 23 (Twenty Three) Square Feet be the same or little more or less with residential structure standing therein lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No.110, R.S. Khatian No.666, corresponding to R.S. Dag No. 225, within the Rajpur Sonarpur Municipality, Police Station- Sonarpur, District- South 24 Parganas morefully and particularly described in the said Deed of Partition therein and marked with Block- 'B' in the said Partition Deed and thereafter the said Narendra Nath Mondal, recorded his aforesaid property before the Rajpur Sonarpur Municipality as owner thereof and started paying tax on regular basis.

D. While said Narendra Nath Mondal was enjoying his aforesaid property free from all sorts and encumbrances had sod conveyed and transferred his **ALL THAT** the piece and parcel Bastu land measuring about 2 (Two) Cottahs 2 (Two) Chittacks 41 (Forty-One) Square Feet be the same or little more or less together with tile shed brick built structure thereon lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to R.S. Dag No. 225, Police Station-Sonarpur, District- South 24- Parganas to and in favour of **Bimal Ranjan Sen** by virtue of a Registered Deed of Conveyance (in Bengali Kobala) dated 18th day of June 1984 which was duly registered at the District Sub-Registrar, Alipore, South 24- Parganas and recorded



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in Book No. I, Being No.7905 for the year 1984 and by virtue of the Registered Deed of Conveyance dated 18th day of June, 1984, the said Sri Bimal Ranjan Sen was the sole and absolute owner in respect of the above mentioned landed property and accordingly mutated the said of the property before the Rajpur Sonarpur Municipality as Owner of the said property and started enjoying the Said Property without any interruption from any corner.

E. While said Narendra Nath Mondal was enjoying his aforesaid property free from all sorts and encumbrances had sod conveyed and transferred his **ALL THAT** the piece and parcel Bastu land measuring about 2 (Two) Cottahs 2 (Two) Chittacks 9 (Nine) Square Feet be the same or little more or less together with tile shed brick built structure thereon lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to R.S. Dag No. 225, Police Station- Sonarpur, District- South 24- Parganas to and in favour of **Amitava Das Gupta** by virtue of a Registered Deed of Conveyance (in Bengali Kobala) dated 18th day of June 1984 which was duly registered at the District Sub-Registrar, Alipore, South 24- Parganas and recorded in Book No. I, Being No.7907 for the year 1984 and by virtue of the Registered Deed of Conveyance dated 18th day of June, 1984, the said Sri Amitava Das Gupta was the sole and absolute owner in respect of the above mentioned landed property and accordingly mutated the said of the property before the Rajpur Sonarpur Municipality as Owner of the said property and started enjoying the Said Property without any interruption from any corner.

F. While said Bimal Ranjan Sen and Amitava Das Gupta were enjoying there all that aforesaid property free from all sorts and encumbrances due to urgent need of money they have sold their respective share of total Bastu Land admeasuring an area of **04 (Four) Cottahs 05 (Five) Chittacks 05 (Five) Square Feet** lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, appertaining to R.S. Dag No.225, corresponding to L.R. Dag No. 263, R. S. Khatian No.666, L.R. Khatian No.1124 & 1125, under Police Station- Sonarpur, District- South 24 Parganas to and in favour of Dr. Bidyut Datta Ray, the First Part herein, by way of Registered Deed of Conveyance dated (in Bengali Kobala) dated 14th day of August 2000 corresponding the said Deed of Bengali Year, 29th Sraban, 1407 and Conveyance was duly registered in the office at District Sub Registrar- IV, Alipore, District- South 24 Parganas and recorded in Book No.- I, Volume No. 61, Pages Nos. 57 to 72, Being No.2395 for the year 2000.

G. Thus, by virtue of the deed of conveyance dated 14th August 2000 said Bidyut Datta Ray become the absolute owner of **ALL THAT 04 (Four) Cottahs 05 (Five) Chittacks 05 (Five) Square Feet** lying and situated at Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, appertaining to R.S. Dag No.225, corresponding to L.R. Dag No. 263, R. S. Khatian No.666, L.R. Khatian No.1124 & 1125, under Police Station- Sonarpur, District- South 24 Parganas, which is more fully described in the first schedule mentioned herein bellow and after became the owners of the aforesaid property he has duly recorded his name with the records of Rajpur Sonarpur Municipality and a new Holding no. i.e., 9 S.N. Ghosh Avenue as well as new assessee no. 1104302168227 have been issued in favour of Dr. Bidyut Datta Ray.

H. While Dr. Bidyut Datta Ray, enjoying his property free from all sorts and



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encumbrances with an intention to construct a multi-storied residential building, has entered into a development agreement with **M/S. MODAK COMPANY** a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its office at Victoria Plaza 385, Garia Main Road, Post Office- Garai, Police Station- Sonarpur, Kolkata- 700 084 in the District of South 24 Parganas; being represented by its partners namely 1. SRI SAURAV MODAK AND 2. SMT SUSMITA MODAK and for the terms and conditions contained therein, which is duly registered at the office of District Sub Registrar IV at Alipore recorded in Book No.-I, Volume No. 1604-2015, pages from 17238 to 17285 being no. 04706 for the year 2015.

I. That after entering into the development agreement, Dr. Bidyut Datta Ray has duly recorded his name with the records of BL & LRO with respect to his all that first schedule mentioned property and accordingly a new L.R. Khatian no. i.e., 3085 has been issued in his favour in respect of his First Schedule mentioned property.

J. By virtue of the deed of partition dated 23.05.1984, said Panchu Gopal Naskar as the party of the First part therein was allotted with all that piece and parcel of Bastu Land measuring 16 Cottahs 05 Chittacks be a little more or less with structure standing thereon situate at Mouza- Elachi, J. L. No. 70, R.S. No. 223, Touzi No. 110, comprised in R.S. Dag No. 225, appertaining to R.S. Khatian No. 666, under Police Station - Sonarpur, in the District of 24 Parganas, South, morefully described in the "Kha" Schedule thereunder written and demarcated as "A" Block, delineated in RED border absolutely and forever.

K. While said Panchu Gopal Naskar, son of Late Haripada Naskar was enjoying his aforesaid property free from all sorts and encumbrances has sold conveyed and transferred his **ALL THAT** piece and parcel of land measuring about 3 Cottahs 6 Chittaks more or less out of the aforesaid total land measuring 16 Cottahs 05 Chittacks comprised in Mouza-Elachi, J. L. No. 70. R.S. No. 223, Touzi No. 110, comprised in Dag No. 225, appertaining to Khatian No. 666, at present, lying within the limits of Rajpur Sonarpur Municipality Ward No. 26, under Police Station- Sonarpur, in the District of South 24 Parganas, to and in favour of one Sri Amarendra Nath Saha son of Late Binode Behari Saha by virtue of a Bengali Kobala dated 06.07.1984, registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I. Volume No. 65, Pages 325 to 332, Deed No. 8772, for the year 1984. Thus, by the said deed of conveyance dated 06.07.1984 said Amarendra Nath Saha became the owner of the aforesaid property and started enjoying the same by paying tax to the concerned government authority.

L. While said Amarendra Nath Saha enjoying his all that aforesaid property free from all sorts and encumbrances by virtue of a Bengali Kobala dated 27.03.1998, registered with the office of District Sub-Registrar - IV at Alipore and recorded in Book No. 1. Volume No. 78, Pages 175 to 184. Deed No. 1478, for the year 1998, sold, conveyed, and transferred **ALL THAT** piece and parcel of demarcated land measuring 3 Cottahs 6 Chittaks more or less comprised in Mouza Elachi, J. L. No. 70, R.S. No. 223, Touzi No. 110, comprised in R.S. Dag No. 225, appertaining to R.S. Khatian No. 666, at present lying within the limits of Rajpur Sonarpur Municipality Ward No. 26, under Police Station - Sonarpur, in the District of South 24 Parganas, to and in favour of one **Smt. Sabita**



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Majumdar at or for a valuable consideration mentioned therein absolutely and forever.

M. That while seized and possessed of the aforesaid property the said Smt. Sabita Majumdar has duly applied for and mutated her name in the records of The Rajpur Sonarpur Municipality in respect of the aforesaid property which was then after granting mutation was known and numbered as Holding No. 8, S. N. Ghosh Avenue, Elachi, Ward No. 26, Police Station- Sonarpur, District 24 Parganas South.

N. That the said Sabita Majumdar who was governed by the Dayabhaga School of Hindu Law died intestate on 23.09.2012 leaving behind her surviving husband Sri Arun Majumdar and only son Sri Gautam Majumdar, as her only legal heirs and successors to inherit her aforesaid property and after the demise of said Sabita Majumdar her husband Arun Chandra Majumdar and Goutam Majumdar become the joint and absolute owner of the aforesaid property by following the provision of Hindu Succession Act 1954.

O. While said Arun Chandra Majumdar and Goutam Majumdar enjoying their property above free from all sorts and encumbrances to construct a multi-storied residential building have entered into a development agreement with **M/S. MODAK COMPANY** a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its office at Victoria Plaza 385, Garia Main Road, Post Office- Garai, Police Station- Sonarpur, Kolkata- 700 084 in the District of South 24 Parganas; being represented by its partners namely **1. SRI SAURAV MODAK AND 2. SMT SUSMITA MODAK** and for the terms and conditions contained therein mentioned which is duly registered at the office of District Sub Registrar IV at Alipore recorded in Book No.-I, Volume No. 1604-2017, pages from 21882 to 21922 being no. 00781 for the year 2017.

P. That after entering into the development agreement, Arun Chandra Majumdar and Goutam Majumdar have duly recorded their name with the records of BL & LRO with respect to his property and accordingly two new L.R. Khatian no. i.e., 3111 and 3118 have been issued in their favour in respect of their aforementioned property. They have also recorded their name with the records of Rajpur Sonarpur Municipality, wherein the Holding No. Remain same as 8 S.N. Ghosh Avenue.

Q. While the Arun Chandra Majumdar and Goutam Majumdar and Bidyut Dutta Ray herein are acquired, possessed and enjoyed **ALL THAT** piece and parcel of Bastu Land admeasuring about **04 (Four) Cottahs 05 (Five) Chittacks 05 (Five) Square Feet** be the same or little more or less together with 100 Sq. Ft tin shed cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3085**, R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, being Municipal Holding No. 9, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub Registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal. **AND ALL THAT** piece and parcel of Bastu Land admeasuring about **03 (Three) Cottahs 06 (Six) Chittacks** be the same or a little more or less together with 700 Sq. Ft pucca 25 years old cemented flooring residential structure lying and situated in



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Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3111 and 3118**, R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, being Municipal Holding No. 8, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal respectively they have decided to amalgamate the said property for the betterment of their uses and accordingly by executing a deed of amalgamation they have amalgamated their aforementioned property. The said deed of amalgamation was duly registered at the office of District Sub Registrar-III at Alipore, recorded in Book No. I, Volume No.1603-2023 Pages from 129542 – 129568, being no. 03942 for the year 2023.

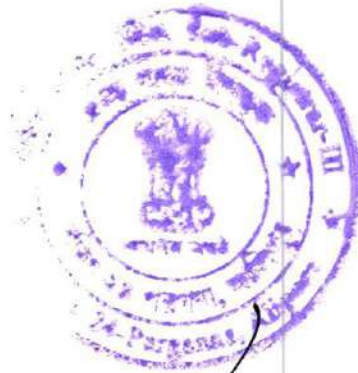
R. That after execution of the deed of amalgamation, we become the joint and absolute owners in respect of **ALL THAT** piece and parcel of Bastu Land admeasuring about **07 (SEVEN) COTTAHS 11 (ELEVEN) CHITTACKS 05 (FIVE) SQ.FT.** be the same or little more or less together with 800 Sq. Ft cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3085, 3111 and 3118** R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, Municipal Holding No. 8 and 9 S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal more fully and particularly described in the **FIRST SCHEDULE** hereunder written.

S. That the aforesaid properties are known and numbered as Municipal Holding No. 8, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103 within the jurisdiction of the Additional District Sub Registrar at Sonarpur, District - South 24 Parganas, in the state of West Bengal.

T. The Developer, after Amalgamation of the property, applied to obtain a sanction plan for the construction of the multi-stored building over the First Schedule-mentioned property. Subsequently, the developer obtained the Sanction Building plan from Rajpur Sonarpur Municipality, being plan Number SWS-OBPAS/2207/2024/2630 dated 30th December 2024 for the construction of the building.

U. That the said Arun Chandra Majumdar while enjoying the abovementioned property died intestate on 3rd January 2026 leaving behind his only son Sri Gautam Majumdar, as his only legal heirs and successors to inherit the aforesaid property and after the demise of said Arun Chandra Majumdar his only son Goutam Majumdar become the joint and absolute owners of the aforesaid property by following the provision of Hindu Succession Act 1954.

V. Accordingly, the owners herein have entered into a registered Supplementary Development Agreement on with **M/S. MODAK COMPANY**, represented by its partners



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namely **SRI SAURAV MODAK AND SMT SUSMITA MODAK**, hereinafter referred to as the **DEVELOPER/ATTORNEY**, to develop the schedule mentioned property on the terms and conditions and stipulations contained in the said Supplementary Development Agreement which was duly registered in the office of the District Sub Registrar III at Alipore and recorded, in Book No. I, Volume No. 1603-2026 as Deed No. **441** for the year 2026.

W. One of the conditions contained in the said agreement is that the principal/Land owners shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer of the flats/units to the intending Purchaser/s from the Developer's Allocation only as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work.

X. The principal, therefore, appoints **SRI SAURAV MODAK** son of Sri Subhas Chandra Modak, having his Income Tax Permanent Account No. (**AJGPM5912Q**) and Aadhaar Card No-(**2297 2432 9314**), by Faith- Hindu, By Nationality-Indian, by occupation- Business, residing at CB-147, Sector- I. Salt Lake City, Police Station- Bidhan Nagar North, Post Office- Bidhannagar Kolkata-700064, District-North 24 Parganas, West Bengal one of the partner of **M/S. MODAK COMPANY**, having its Income Tax Permanent Account No. (**AAXFM 7557M**) a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its office at Victoria Plaza 385, Garia Main Road, Post Office- Garia, Police Station- Sonarpur, Kolkata- 700 084 in the District of South 24 Parganas, West Bengal as principals true and lawful Attorney for the purpose hereinafter mentioned and vesting there with the power and authorities to act and to perform as herein contained.

1. To enter into the said premises/Land with contractors, architects, and other workmen for construction of the said new building and to do all necessary work in connection herewith and to hold and defend possession of the premises and every part thereof or any part thereof and also manage, maintain and administer the premises and all buildings constructions thereof and every part thereof.

2. To look after and manage the Said schedule Property hereunder in all respects as principal's Said Attorney shall deem fit and proper.

3. To defend possession, manage and maintain the Said schedule Property hereunder.

4. To prepare and apply to the concern authority and all other statutory authorities including local bodies for sanction of Building Plan including any addition, alteration, modification thereof which may be necessary and to obtain sanction of such Building Plan



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and other required permission for sanctioning Building Plan from the concern authority and other statutory authorities and local bodies.

5. To appoint and engage Engineers, Architects, Surveyors and other agents and contractors Sub-Contractors, Labour and other personal as may be required from time to time on such terms and conditions as the Said Attorney may deem fit and proper and to revoke their appointments and to reappoint any other person in their place and stead as occasion shall arise and the aforesaid purpose to settle and pay their fees.

6. To appear and represent and act for the Land Owners in their name and on their behalf before the West Bengal Government, Central Government and all other statutory and local authorities and bodies under the provisions of all Acts, Rules, Regulations, Statutes including Urban Land (Ceiling & Regulation) Act, Land Acquisition Act, Land Reforms Act, and all other concerned authorities including office of the concern authority, Police Authorities, Directorate of West Bengal Fire Service, authorities under the West Bengal Land Reforms Act for sanction of the building plan and to sign, file and affirm necessary applications, plans, papers, declarations, returns, petitions, affidavits, indemnities of whatsoever nature that may be required for all or any of the purposes in respect of the sanction of the building plan.

7. To sign, verify, affirm, file and submit, as the case may be, all declarations, statements, returns, applications, affidavits, petitions, undertakings, plans, indemnities or any such document or documents which may become necessary to be executed on behalf of the Land Owners before any authority or authorities including Notary, BL & LRO, Airport Authority of India, any other authority or authorities under the provisions of the Urban Land (Ceiling & Regulation) Act, Land Acquisition Act, Income-tax Act or any other authority under any other Acts and/or Regulations for the time being in force for obtaining necessary permissions, consents, certificates for sanction of building plan and to appear and represent before the officer concerned and to do all necessary acts, deeds, and things as may be required for obtaining such permissions, certificates and consents.

8. To sign and submit all applications as may be required for securing and obtaining all necessary permissions, consents and/or certificates and to appear and represent the Land Owners before the concern authority and all other departments including Electricity Supply authorities, Gas Supply Authorities, Directorate of Fire Services, West Bengal Police, Pollution Control Board and all other bodies and all other statutory authorities, local bodies, Government or semi Government departments whose consent or no objection is required in connection with sanction, modification and/or alteration of building plan and for the supply of electricity and/or other amenities to the Property under the Said Holding and the buildings at the Said Holding.



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9. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plans and to obtain satisfaction of the areas, survey, measurements, demarcations of boundaries, area certificates, extracts, etc. and to make such application or to write and execute such application, letters or documents as may be required by such authorities or any of them for any work regarding survey, measurements, demarcation of boundaries, area certificate, extracts etc. of the Said Holding
10. To apply and obtain electricity, gas, water, tube-well, sewerage, drainage, telephone and other connections of any other utility and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be deemed fit and proper by the Said Attorney.
11. To pay all fees to obtain sanction of building plans as may be deemed by the required authorities and as may be necessary for sanction, modification and/or alteration of the building plan and also to submit and take delivery of the title deeds concerning the Said Holding and other papers and documents as required by the concerned authorities
12. To receive a refund of the excess amount of fee, if any paid, for sanction, modification and/or alteration of the plans or the purpose of electric connection and/or any other utilities in connection thereof from any authority or authorities.
13. To execute and enter into agreements and execute deed of conveyance or any indenture with the prospective purchasers and/or transferees for sale and transfer of developer's allocation and also the undivided and impartible share in the said Holding in terms of the aforesaid two Development Agreements and to receive the total consideration amount for and in respect of the aforesaid agreements and to give receipt for the same.
14. To execute agreements, conveyance deeds, other deeds, documents, writings, assurances including under lease, sub lease or tenancy/sub - let as the Said Attorney may deem fit arising and proper and to lodge for registration and admit execution thereof as the Said Attorney may desire and deem fit to execute deeds by any mode and other documents in respect of the constructed areas in the building to be constructed at the Said Premises and also the undivided share in the Said Premises as the Said Attorney shall deem fit and proper.
15. To apply for obtaining registration of project with the Real Estate Regulatory Authority of West Bengal and sign necessary papers on their behalf.
16. To grant consent and No Objection Certificate and to sign agreements as confirming party with the transferee and purchasers of constructed areas and undivided share in the Said Premises for enabling such transferees to apply for and obtain loans/financial



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accommodation from banks and/or financial institutions without in any manner affecting or prejudicing the right, title and interest of the Landowners.

17. For all or any of the purposes herein before stated to appear and represent the Land Owners before the Notary Public, Registrar of Assurances, Additional Registrar, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officers or authorities having authority to accept agreement, assignment, conveyance deeds, leases and all forms of deeds, declaration, undertakings and other writings including deeds of conveyance of constructed areas with undivided share in Said Premises on and to execute all the deeds as aforesaid for and in the name of and on behalf of the Land Owners and present such deeds so executed for registration and to complete all registration formalities by admitting execution thereof and discharge the registration receipts after obtaining the completion certificate to be issued by the concern authority.

18. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal or legal proceedings in respect of the Said Holding and in connection therewith to make, sign, verify, affirm, present and file vakalatnama, warrant of Attorney, plaint, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.

19. To appear before any Judge, Court, Tribunal, Authority, Collector's Office, Fire Brigade Office, Police, Survey, or other authorities and to do all things necessary in connection with the Said Premises.

20. To retain, employ, and discharge any Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay costs, charges, and expenses incurred in connection with the Said premises.

21. To compromise and settle all or any of the actions, suits, and other proceedings, whether legal or not as the Said Attorney may deem fit and proper in connection with the Said premises.

22. To sign, issue, deliver, serve, accept, acknowledge, as the case may be, all notices, letters, reply notices, subpoenas, and summons from time to time in connection with the matters herein contained.

23. To apply before the office of the concerned authority and other authorities for mutation and amalgamation of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges in connection therewith and to apply for revaluation and/or fresh valuation of the Said Premises.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.C.S. ALIPORE
13 JAN 2026

24. To apply before the office of the concerned authority and other authorities for separation, amalgamation, and apportionment of various parts and portions of the Said Premises in the name of the Land Owners and for that purpose to pay necessary fees and charges in connection therewith.
25. To cause demolition of any existing structures on the Property of Said premises.
26. To commence, carryout and complete and/or cause to be commenced, carried out and apply for and obtain occupancy certificate/s and building completion certificate/s from the concern authority and also cause the assessment, mutation of units in the name of the purchasers of such units in the multi-storied building and for that purposes to do all acts, deeds and things as the Said Attorney may desire or deem fit.
27. To apply for and obtain license, permits of cement, iron and all other building materials as may be required.
28. To Gift any part or portion of the land to any statutory authority and present the deed of gift for registration before the appropriate authority.
29. To transfer the common areas in the Project Complex to the Association of the apartment owners and for that purpose to execute and register all transfer documents in the name and on behalf of the Land Owners in favour of such Association.
30. To charge or encumber or mortgage in the Project Complex in favour of any Bank or financial institution for obtaining loan or finance for the execution of the Project.
31. To withdraw money deposited in any Court, Land Acquisition office, Rent Controller and/or from any other authority.
32. The Land Owners do hereby agree that all or any of the powers and authorities hereby conferred upon the Said Attorney may be exercised the directors of the Developer or by any Officer nominated by resolution of the directors of the Developer in that behalf.
33. For all or any of the purpose hereinbefore stated to appear and represent the Land Owners before all authorities having jurisdiction and to sign, execute submit papers and documents.

Generally, the said Attorney shall has the power to do all such other acts, deeds, and things in connection with the development, maintenance, and transfer by way of sale or lease of the Developer's Allocations.

And We, do hereby ratify and confirm and agree to ratify and confirm all and whatever



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE

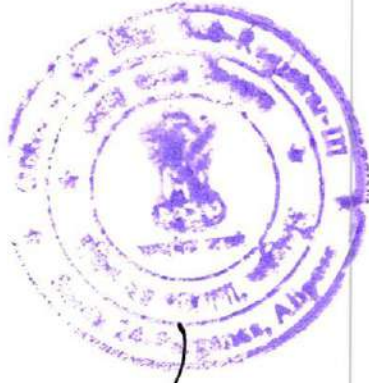
13 JAN 2026

principal's said Attorney shall lawfully do or cause to be done in or about the said premises as aforesaid and construct multi-storied building/s on the said premises has approached the DEVELOPER for develop the 'said premises' by constructing multi-storied, multi phases Grant Project thereon consisting of several self-sufficient residential flats, car parking spaces, office, Commercial Space as per the plan sanctioned by the concern authority and the DEVELOPER herein also agreed with the proposal of the OWNERS.

THE SCHEDULE
THE DESCRIPTION OF THE LAND

ALL THAT piece and parcel of Bastu Land admeasuring about 07 (Seven) Cottahs 11 (Eleven) Chittacks 05 (Five) Sq. Ft. be the same or little more or less, together with 800 Sq. Ft cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to L.R. Khatian Nos. 3085, 3111 and 3118 R.S. Dag No. 225, corresponding to L.R. Dag No.263, Municipal Holding No. 8 S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station-Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub Registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal which is butted and bounded as follows:

ON THE NORTH	: By 6 Feet Common Passage
ON THE SOUTH	: By Land Having Dag No. 223
ON THE EAST	: By 24 Feet S.N. Ghosh Avenue.
ON THE WEST	: By Land Having Dag No. 225.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S., ALIPORE

13 JAN 2026

IN WITNESS WHEREOF, THE PARTIES HEREIN PUT THEIR RESPECTIVE SIGNATURES ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED by
within named principals and attorney in the
presence of WITNESSES.



SIGNATURE OF THE PRINCIPALS

1. *Krijit Modak*
3F Gravia Place
Kol - 700084

2. *Nilankant Banerjee*
6, Old Post office
Street, Kol - 700001



SIGNATURE OF ATTORNEY

DRAFTED BY ME AS PER
INSTRUCTIONS AND DOCUMENTS
PROVIDED BY THE CLIENT



RAJIB GHOSH

Advocate

High Court Calcutta, Reo Legal
(Advocates and Solicitors) 6, Old Post
Office Street, Basement, Room No. 1,
Kolkata-700001 Enrolment No.
F/2190/2005 of 2019.



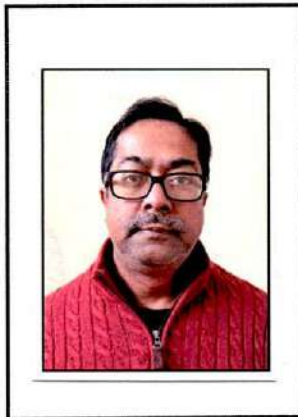
DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
13 JAN 2026

SPECIMEN FROM FOR TEN FINGERPRINTS



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
13 JAN 2026

Major Information of the Deed

Deed No :	I-1603-00461/2026	Date of Registration	13/01/2026
Query No / Year	1603-8000092673/2026	Office where deed is registered	
Query Date	13/01/2026 12:05:57 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJIB GHOSH 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 98,33,337/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 232/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160300441/2026 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

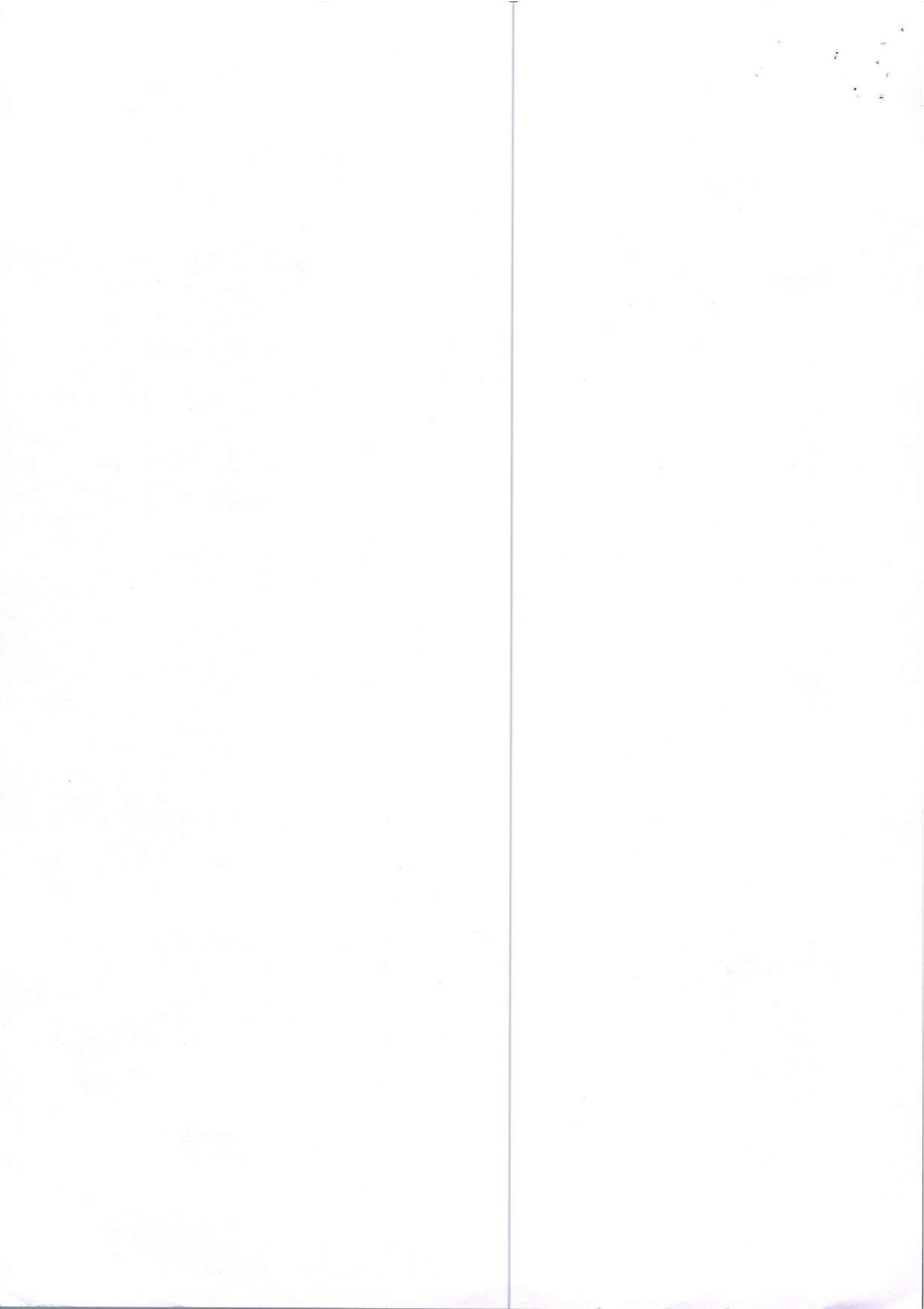
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26, Holding No:8 Pin Code : 700103







Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-263	LR-3085	Bastu	Bastu	4 Katha 5 Chatak 5 Sq Ft		51,83,335/-	Width of Approach Road: 24 Ft., , Project Name :
L2	LR-263	LR-3111	Bastu	Bastu	1 Katha 11 Chatak		20,25,001/-	Width of Approach Road: 24 Ft., , Project Name :
L3	LR-263	LR-3118	Bastu	Bastu	1 Katha 11 Chatak		20,25,001/-	Width of Approach Road: 24 Ft., , Project Name :
		TOTAL :			12.6958Dec	0 /-	92,33,337 /-	
		Grand Total :			12.6958Dec	0 /-	92,33,337 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	800 Sq Ft.	0/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
		Total :	800 sq ft	0 /-	6,00,000 /-

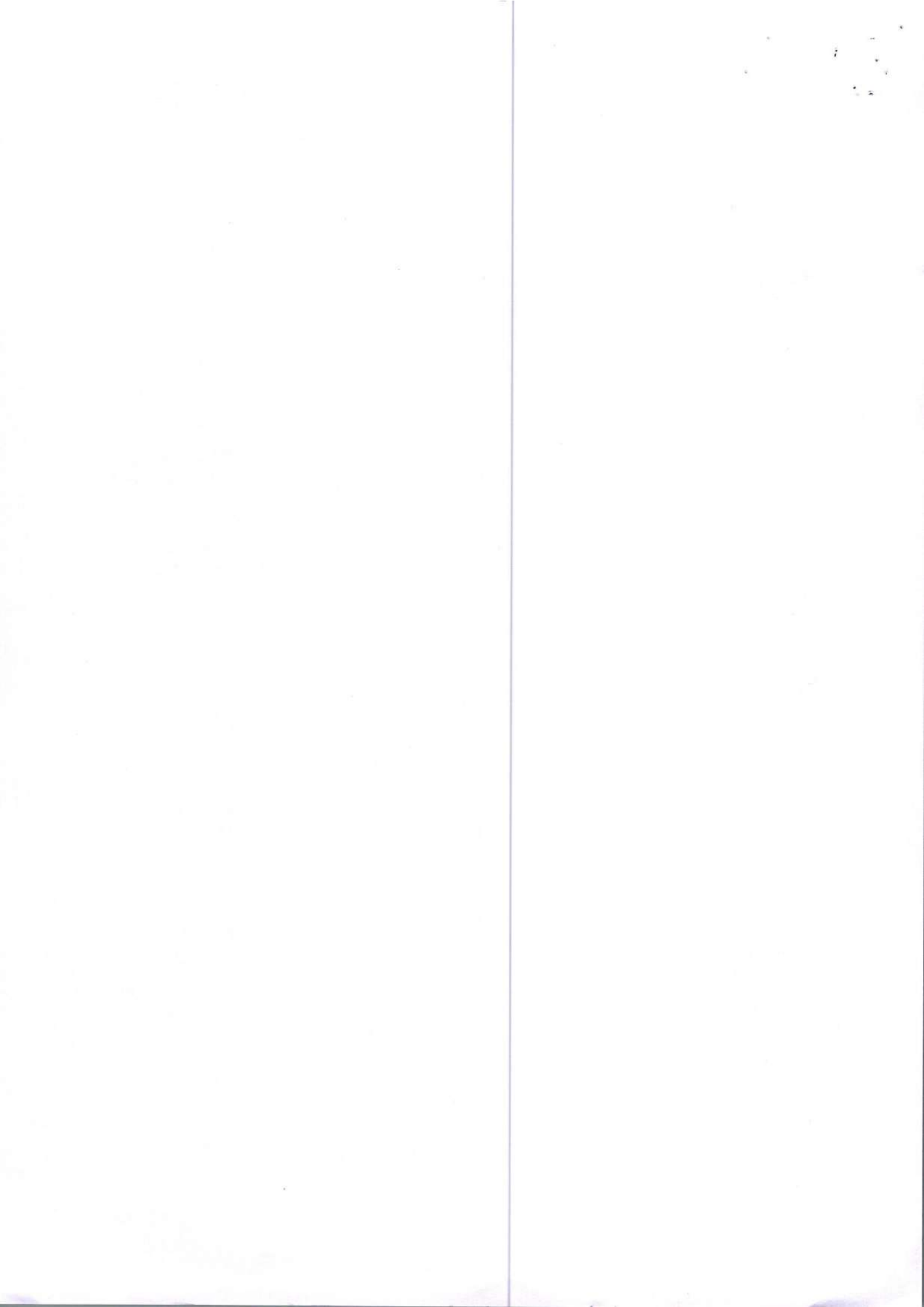


Principal Details :







SI No	Name,Address,Photo,Finger print and Signature			
1	Name Dr Bidyut Dattaray Son of Late Nripendra Chandra Dattaray Executed by: Self, Date of Execution: 13/01/2026 , Admitted by: Self, Date of Admission: 13/01/2026 ,Place : Office		 Captured	
		13/01/2026	LTI 13/01/2026	13/01/2026
P523, Raja Basanta Roy Road, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India , PAN No.:: ADxxxxxx8E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/01/2026 , Admitted by: Self, Date of Admission: 13/01/2026 ,Place : Office				
2	Name Shri Gautam Majumdar Son of Late Arun Majumdar Executed by: Self, Date of Execution: 13/01/2026 , Admitted by: Self, Date of Admission: 13/01/2026 ,Place : Office		 Captured	
		13/01/2026	LTI 13/01/2026	13/01/2026
Sugam Park Netaji Subhash Road, Block/Sector: E-1, Flat No: 104, 195, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: DOxxxxxx2H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/01/2026 , Admitted by: Self, Date of Admission: 13/01/2026 ,Place : Office				

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature
1	MODAK COMPANY Victoria Plaza 385, Garia Main Road, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAXxxxxx7m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

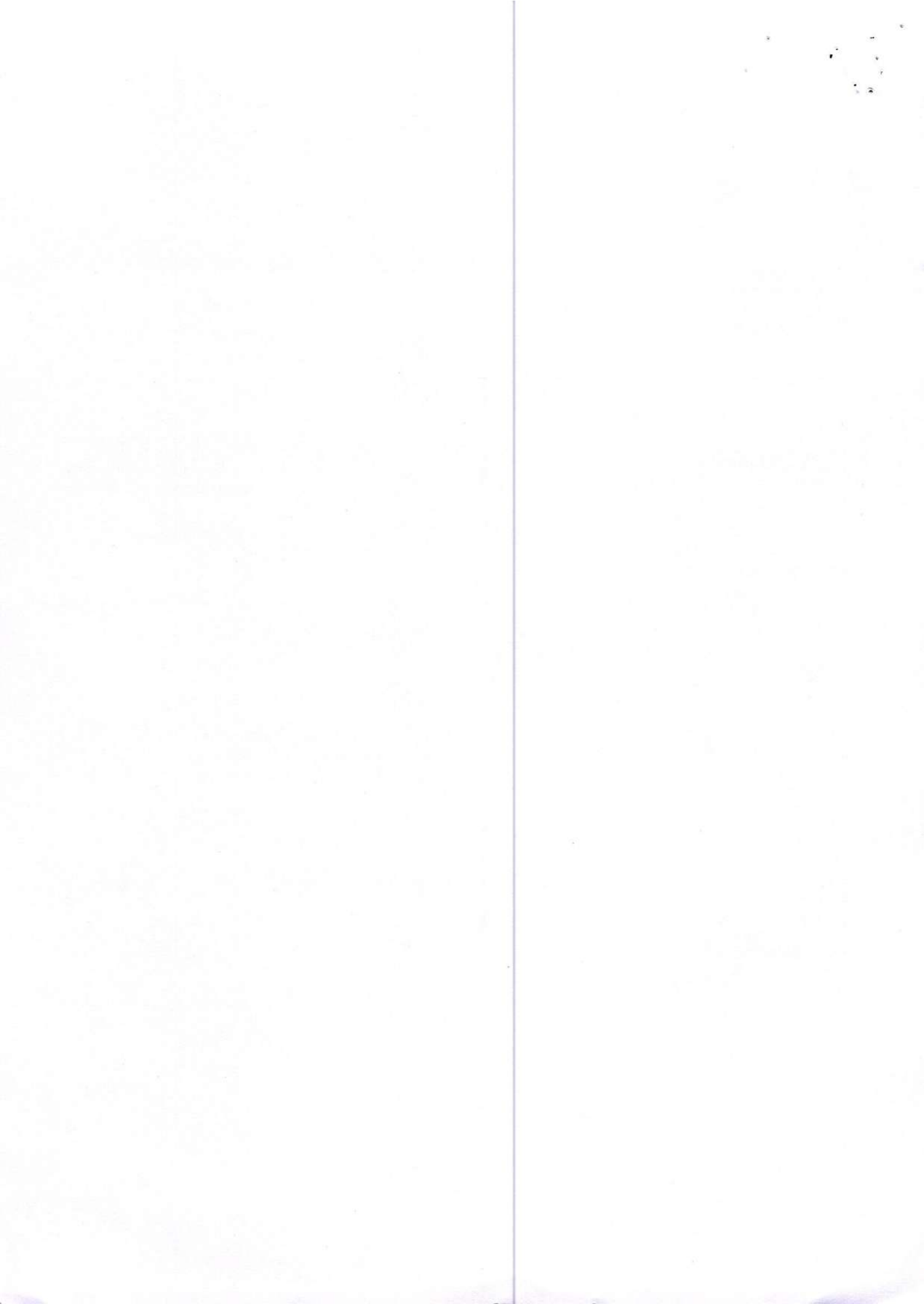


Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Saurav Modak Daughter of Mr Subhas Chandra Modak Date of Execution - 13/01/2026, , Admitted by: Self, Date of Admission: 13/01/2026, Place of Admission of Execution: Office	 Jan 13 2026 1:15PM	 Captured LTI 13/01/2026	 13/01/2026
CB- 147, Salt Lake City, Block/Sector: Sector- I, City:- Bidhannagar, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx2q,Aadhaar No Not Provided Status : Representative, Representative of : MODAK COMPANY (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Smt Susmita Modak (Presentant) Wife of Mr Abhijit Modak Date of Execution - 13/01/2026, , Admitted by: Self, Date of Admission: 13/01/2026, Place of Admission of Execution: Office	 Jan 13 2026 1:16PM	 Captured LTI 13/01/2026	 13/01/2026
37, Garia Place., City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx2d,Aadhaar No Not Provided Status : Representative, Representative of : MODAK COMPANY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMAN SEN Son of Late BIJOY KUMAR SEN 93/1L, Baithakkhana Lane, City:- Kolkata, P.O:- Raja Ram Mohan Roy Sarani, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009	 13/01/2026	 Captured 13/01/2026	 13/01/2026
Identifier Of Dr Bidyut Dattaray, Shri Gautam Majumdar, Shri Saurav Modak, Smt Susmita Modak			

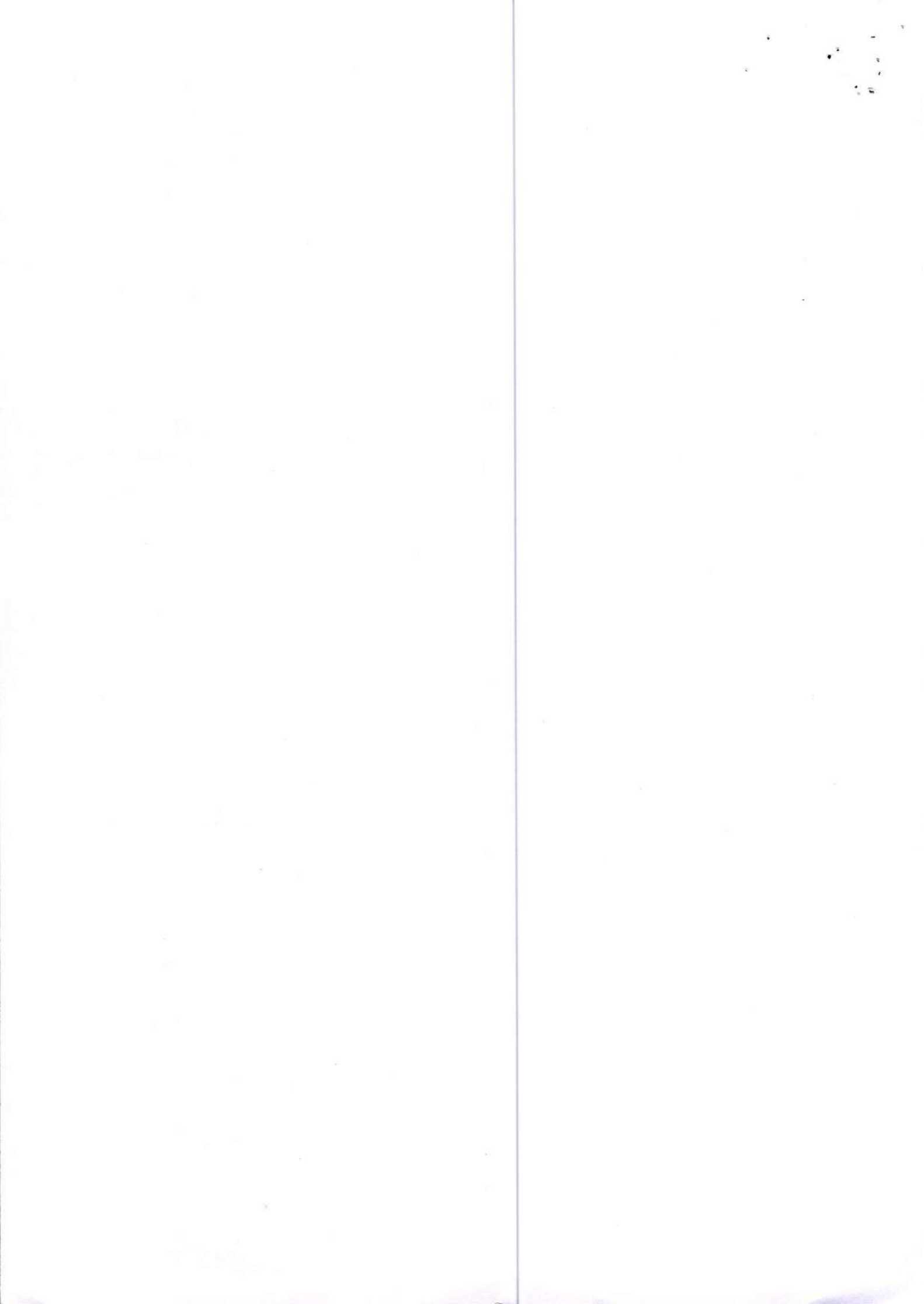


Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Dr Bidyut Dattaray	MODAK COMPANY-3.56354 Dec
2	Shri Gautam Majumdar	MODAK COMPANY-3.56354 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Dr Bidyut Dattaray	MODAK COMPANY-1.39219 Dec
2	Shri Gautam Majumdar	MODAK COMPANY-1.39219 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Dr Bidyut Dattaray	MODAK COMPANY-1.39219 Dec
2	Shri Gautam Majumdar	MODAK COMPANY-1.39219 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Dr Bidyut Dattaray	MODAK COMPANY-400.00000000 Sq Ft
2	Shri Gautam Majumdar	MODAK COMPANY-400.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26, Holding No:8 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 263, LR Khatian No:- 3085	Owner:ডাঃ বিদ্যুৎ দত্ত রায়, Gurdian:বৃন্দেচ চন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 263, LR Khatian No:- 3111	Owner:গৌতম মজুমদার, Gurdian:অবুল , Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 263, LR Khatian No:- 3118	Owner:অবুল মজুমদার, Gurdian:সুরেশ চন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 160300461 / 2026

On 13-01-2026

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 13:01 hrs on 13-01-2026, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt Susmita Modak ,.

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 98,33,337/-

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

Execution is admitted on 13/01/2026 by 1. Dr Bidyut Dattaray, Son of Late Nripendra Chandra Dattaray, P523, Raja Basanta Roy Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Professionals, 2. Shri Gautam Majumdar, Son of Late Arun Majumdar, Sugam Park Netaji Subhash Road, Sector: E-1, Flat No: 104, 195, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service

Indetified by Mr SUMAN SEN, , Son of Late BIJOY KUMAR SEN, 93/1L, Baithakkhana Lane, P.O: Raja Ram Mohan Roy Sarani, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Business

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

Execution is admitted on 13-01-2026 by Shri Saurav Modak, PARTNER, MODAK COMPANY, Victoria Plaza 385, Garia Main Road, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUMAN SEN, , Son of Late BIJOY KUMAR SEN, 93/1L, Baithakkhana Lane, P.O: Raja Ram Mohan Roy Sarani, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Business

Execution is admitted on 13-01-2026 by Smt Susmita Modak, PARTNER, MODAK COMPANY, Victoria Plaza 385, Garia Main Road, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUMAN SEN, , Son of Late BIJOY KUMAR SEN, 93/1L, Baithakkhana Lane, P.O: Raja Ram Mohan Roy Sarani, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 232.00/- (E = Rs 200.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 232.00/-

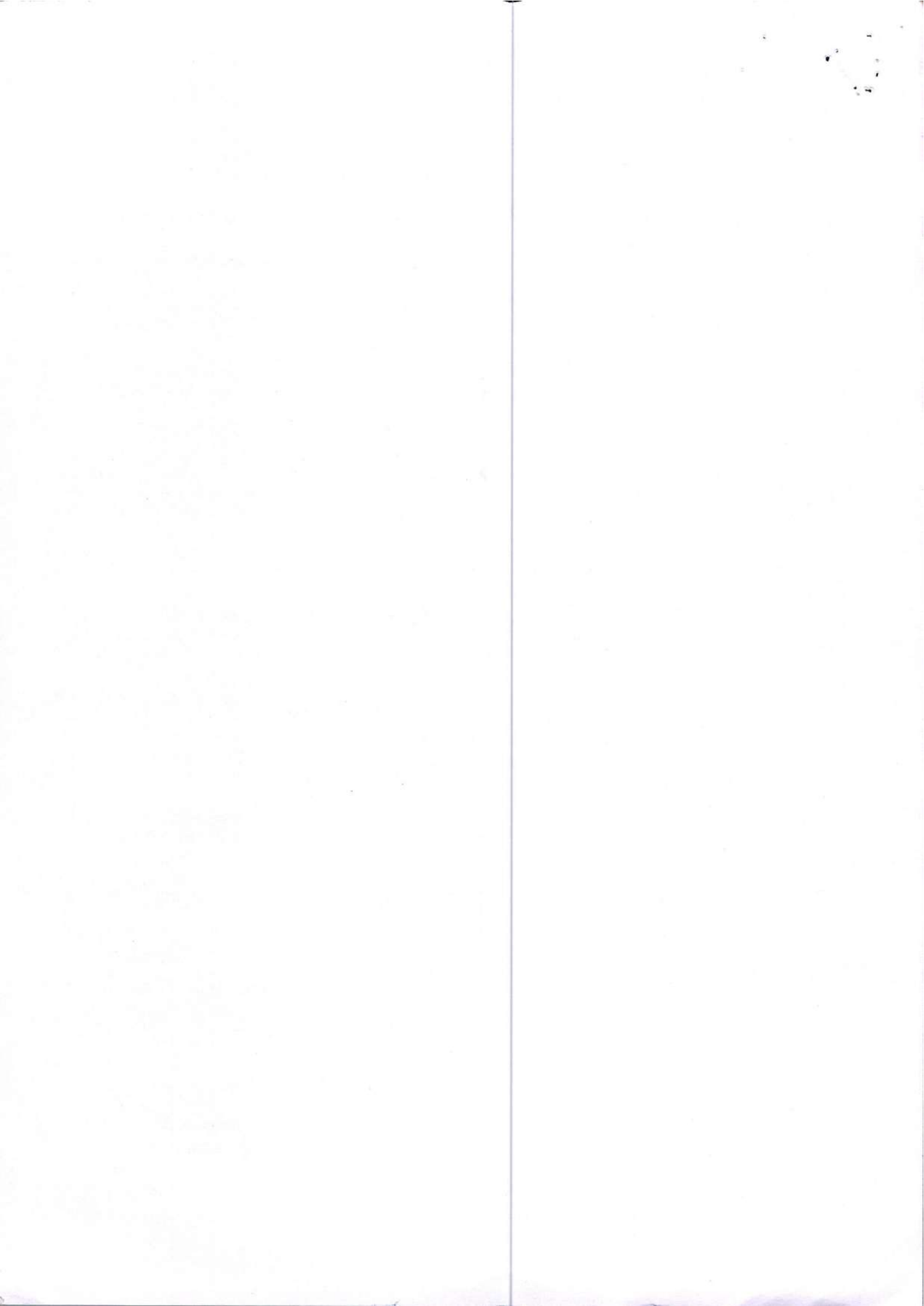
Payment of Stamp Duty

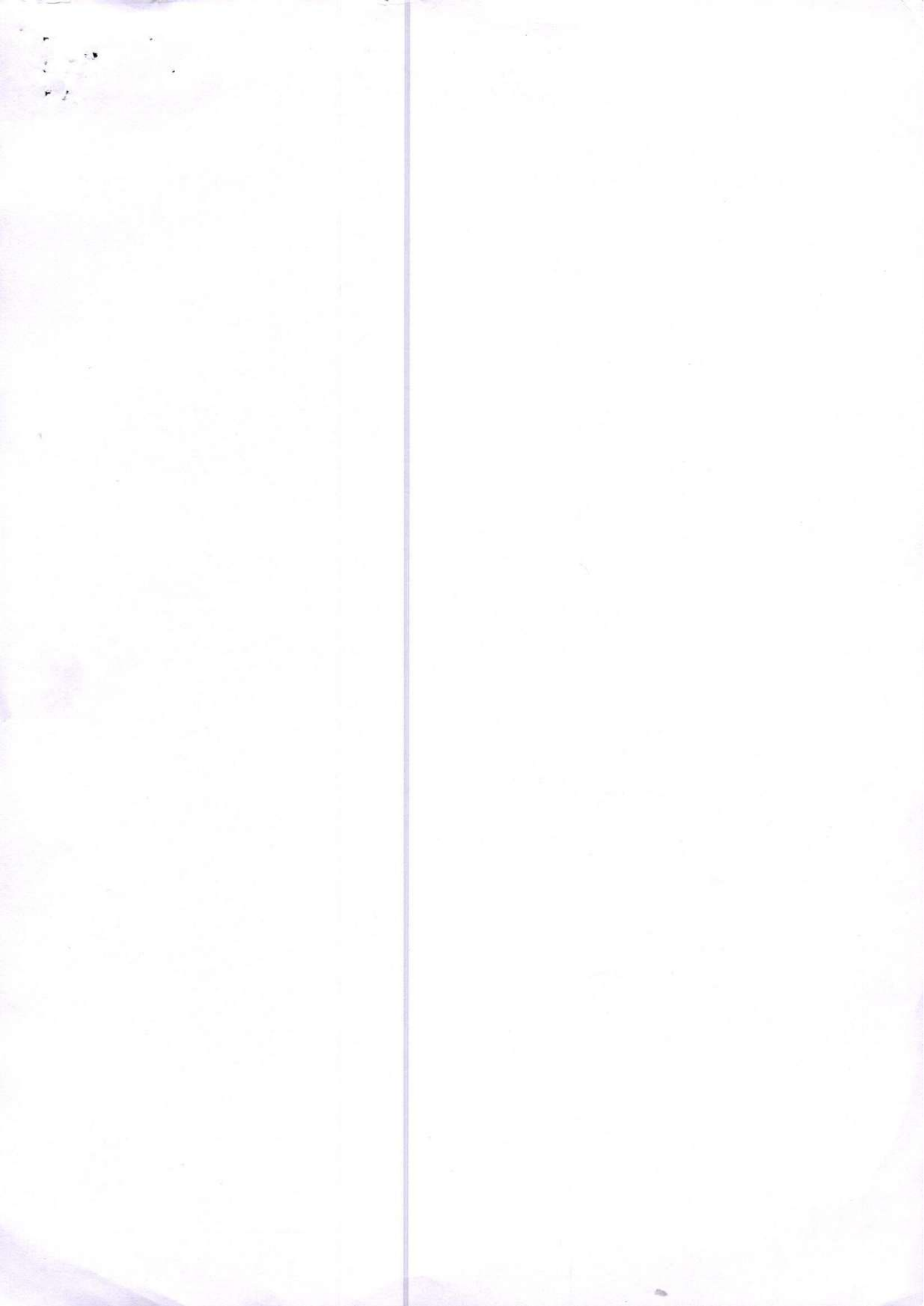
Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4132, Amount: Rs.50.00/-, Date of Purchase: 10/12/2025, Vendor name: S Deb



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2026, Page from 21708 to 21729

being No 160300461 for the year 2026.



Dhar

Digitally signed by Debasish Dhar
Date: 2026.01.15 11:44:59 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/01/2026
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.