

012186/21 VC-3189/24

I 11/29/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 980329

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

23. 11. 2021

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

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT **SRI DULAL KRISHNA SAHA** (PAN: APMP3695C), son of Late Anil Krishna Saha, by faith Hindu, by occupation - Business, residing at - Boalia, P.O. Garia, P.S. Sonarpur at present Narendrapur, Kolkata - 700084,

Sl. No. 20200 Sold to.....
Address.....
A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 100/- (Rupees One Hundred) only
Date:..... Sign.....

SUBHENDU KUMAR HOTA
Advocate
High Court, Calcutta

25 OCT 2021

RIYANG CONSTRUCTION

Japan Kr. Saha

Proprietor

8919

Japan Kr. Saha

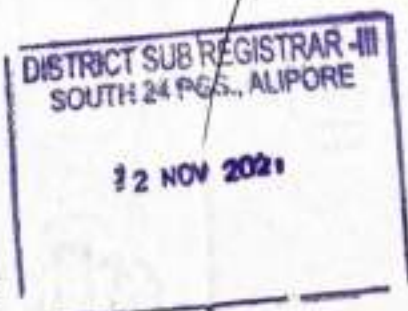
8920

Dulal Krishna Saha

8921

Subhankar Saha
L. Hari Padma Saha
Garia St. Srinagar
kol-94 - Business

22 NOV 2021



being the Owner of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint **M/S. RIYANG CONSTRUCTION**, a Proprietor ship Firm having its Office at- 38, Sreenagar Main Road, Madhab Nilay Apartment, P.O.- Panchasayar, P.S. Sonarpur at present Narendrapur, Kolkata-700094, **SRI TAPAN KUMAR SAHA (PAN AMSPS0820Q)**, son of Late Madhab Chandra Saha, by faith-Hindu, by occupation- Business, residing at- 38, Sreenagar Main Road, Madhab Nilay, P.O.- Panchasayar, Kolkata- 700094, to be the true and lawful constituted Attorney for me in my name and on behalf of me to do all or any of the following acts, deeds and things.

WHEREAS the First party namely Dulal Krishna Saha herein is the Owner of **ALL THAT** piece or parcel of Bastu land measuring about **2 Cottahs 10 Chittaks 26 Sq.ft.** by virtue of a Sale Deed, being Deed No. 02431 for the year 2005, at DSR III Alipore. The said plot of land lying and situated comprised in Mouza - Nayabad, J. L. No. 25, Comprised in C. S. Dag No. 31, R. S. Dag No. 110 under R. S. Khatian No. 145, Touzi No. 56, Re.Sa. No. 3, Pargana-Khaspur, now within the limits of Kolkata Municipal Corporation, Ward No. 109, being **Premises No. 1871/1, Nayabad**, P.S.- Purba Jadavpur & A.D.S.R.O. Sealdah. The land owner namely Tapan Kumar Saha is the owner of a another plot of land, measuring more or less **2 Cottahs 6 Chitaks 42 Sq.ft.** by virtue of Sale Deed, being No. 02430/ 2005 at D.S.R. III Alipore, from Smt. Gita Gupta, wife of Sri Subhas Chandra Gupta. Thereafter Sri Tapan Kumar Saha executed a **Deed of Declaration** on **28.05.2012** at DSR III Alipore for the purpose of correcting the total area of land. The said



District Sub- Registrar-III
Alipore, South 24 Parganas

22 NOV 2021

Declaration Deed was recorded being Book No. 1, CD Volume No. 10, Pages 6651 to 6659, being Deed No. 04694 for the year 2012. The land owner namely Tapan Kumar Saha has mutated his name of the said plot of land before the Kolkata Municipal Corporation, being **Premises No. 1871, Nayabad** and also BL and LRO of the said jurisdiction. Thereafter the said land Owners have executed a **Deed of Amalgamation on 02nd day of March 2021**. The said Deed was recorded being Book No. 1, Volume No. 1603-2021, Pages 41937 to 41957, being Deed No. 160301642 for the year 2021 at D.S.R. III Alipore. The total area of land is **5 Cottahs 1 Chittak 23 Sq.ft.** comprised in Mouza - Nayabad, J.L. No. 25, Comprised in C.S. Dag No. 31, R.S. Dag No. 110 under R.S. Khatian No. 145, Touzi No. 56, Re. Sa No. 3, Pargana- Khaspur, now within the limits of Kolkata Municipal Corporation, Ward No. 109, being **Premises No. 1871, Nayabad**, P.S.- Purba Jadavpur and the property have been seized and possessed without any disturbance or interference in any manner whatsoever of or otherwise sufficiently entitled to the said property which is free from all sorts of encumbrances, charges, liens, lispence, attachments, claims or demands which is described in the **"First Schedule"** hereunder written.

AND WHEREAS after purchasing of the said plot of land the said land Owners have mutated their name before the B.L. & L.R.O. and Kolkata Municipal Corporation and they have paid the B.L. & L.R.O. Khajana and Corporation Tax regularly.

The Land Owner of the said premises is now desirous of developing the said plot of land, measuring more or less **5 Cottahs 1 Chittacks 23 Sq.ft.** Bastu land more or less situated in the District of South 24 Parganas, Mouza - Nayabad, J.L. No. 25,

Comprised in C.S. Dag No. 31, R.S. Dag No. 110 under R.S. Khatian No. 145, Touzi No. 56, Re. Sa. No. 3, Parganas- Khaspur, now within the limits of Kolkata Municipal Corporation, Ward No. 109, **Premises No. 1871, Nayabad**, P.S.- Purba Jadavpur by constructing thereupon a multi-storied building in terms of the building plan to be sanctioned by the concerned authority. But due to lack of sufficient time as well as due to lack of financial condition, the Land Owner hereof was unable to develop his said premises by constructing thereupon the proposed multi-storied building.

AND WHEREAS the Land Owner herein being desirous of construction of a new multi-storied building on the said Scheduled land have approached to **M/S. RIYANG CONSTRUCTION**, a Proprietor ship Firm having its Office at- 38, Sreenagar Main Road, Madhab Nilay, P.O.- Panchasayar, P.S. - Sonarpur at present Narendrapur, Kolkata-700094, represented by its proprietor **SRI TAPAN KUMAR SAHA, (PAN: AMSPS0820Q)**, son of Late Madhab Chandra Saha, by faith- Hindu, by occupation- Business, residing at- 38, Sreenagar Main Road, Madhab Nilay, P.O.- Panchasayar, P.S. - Sonarpur a present Narendrapur, Kolkata- 700094 (the Developer) and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Land Owners and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on 07.04.2021 before D.S.R. - III Alipore and the said **Development Agreement recorded in Book No. 1, Volume No. 1603-2021, Pages 91147 to 91174, Being Deed No. 160303090, for the year 2021 at D.S.R. III Alipore. But thereafter one extra**

floor i.e. G+4 storied building plan has sanctioned by the K.M.C. Authority. So the Land owner namely Dulal Krishna Saha has executed a supplementary development agreement with the developer and rectified the said Development Agreement being Deed No. 03090/2021 at D.S.R. III Alipore and Developer namely **M/S. RIYANG CONSTRUCTION** and the said land owner namely Dulal Krishna Saha has executed a **Supplementary Development Agreement on 22.10.2021, being Book No. 1, Volume No. 1603-2021, Page 286956 to 286985, being Deed No. 160310045 for the year 2021 at D.S.R. III Alipore.**

AND WHEREAS in order to develop the said premises as per the Supplementary Development Agreement dated 22.10.2021 the Land Owner herein has decided to execute this Development Power of Attorney of the developer's allocation in favour of **M/S. RIYANG CONSTRUCTION**, a Proprietor ship Firm having its Office at- 38, Sreenagar Main Road, Madhab Nilay, P.O.- Panchasayar, P.S. - Sonarpur at present Narendrapur, Kolkata-700094, represented by its proprietor **SRI TAPAN KUMAR SAHA, (PAN: AMSPS0820Q)**, son of Late Madhab Chandra Saha, by faith-Hindu, by occupation- Business, residing at- 38, Sreenagar Main Road, Madhab Nilay, P.O.- Panchasayar, P.S. - Sonarpur at present Narendrapur, Kolkata- 700094. As per following rights

1. To look after, manage, supervise and submit or sanctioned building plan or plans for renewal/revised plan before the Kolkata Municipal Corporation or any other authority having jurisdiction in that behalf.

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2. To sign and execute all necessary papers and documents that may be required for the revised building plan or plans from the said Kolkata Municipal Corporation or any other appropriate authority as my said attorney thinks fit and proper.
3. To negotiate on terms for and to agree to sell and enter into any sale agreement or any agreement of sale with any intending Purchaser or Purchasers of the developer's allocation and **Developer's Allocation** shall mean **all construction area sanctioned by the Kolkata Municipal Corporation except the Owner's Allocated portion** together proportionate share in the land and all common facilities and amenities of the said premises and of the said proposed building to be constructed at the said premises of the Owner has mentioned in the "First Schedule".
4. To receive money from any intending purchaser or purchasers of earnest money and/or advance or advances and also the balance of the purchase money and my attorney holder to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers.
5. Upon such receipt as aforesaid in our name and as my act and deed to sign, execute and deliver any conveyance or conveyances of the developer's allocation in favour of the said Purchaser or Purchasers or his nominee or assignee.
6. To sign and execute all other deeds, instruments and assurances which will consider necessary and to enter into any agreement to such covenants and conditions as mentioned aforesaid as I could do myself, if personally present.

7. To present any such conveyance or conveyances for registration, rectification, to admit execution and receipt of consideration as mentioned aforesaid before the any Sub-Registrar or registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things (developer's allocation) which may be said attorney shall consider necessary or purchaser as fully and effectually in respect as I could do the same myself.
8. To sign mutation document (application etc.) or any other records maintained by the appropriate authorities as also in the assessment record maintained by the Kolkata Municipal Corporation and to sign all applications and objections relating thereto.
9. To appear for and represent to me before the Judge, competent authority, Urban Land Ceiling, BL & LRO, Office, Municipality Office, Magistrate, Munsif and all Government Offices, Kolkata Municipal Corporation or any other authority in all matter and things relating to the said property or its affairs ancillary thereof.
10. To appear for and represent me in all Courts, Civil or Criminal as also original Revisional or Appellate Court, within the jurisdiction and to sign execute verify and file complaints, written statements, petition and also to prefer appeals to any Court and to accept service of all summons, notices and other process of law relating to the concerning with the said premises.

11. To apply before the appropriate authority and to obtain temporary and permanent connection of water, electricity, Gas, power as also to apply for and obtain permanent drainage and sewerage connection at the said property for and on my behalf as my authorized agent.
12. To appoint, engage on my behalf pleaders, advocates, Supervisor Counsel or solicitors wherever my said attorney shall think fit and proper to do so and to discharge and/or terminate its appointment.
13. To withdraw and receive documents or money from courts or registration office of the developer's allocation.
14. Be it noted that this Power of Attorney is being granted in favour of the said attorneys to develop the said land and to sell the developer's allocation as per the sanctioned building plan.

AND GENERALLY to do, execute and perform any other acts or acts, deed or deeds matters or things as mentioned aforesaid of the Power of Attorney which is in the opinion of our said Attorney ought to be done, execute and performed in relation to the said matter or incidental thereto as fully and effectually as I could do the same by myself if personally be present.

AND I hereby agree to ratify and confirm all and whatsoever other Act or acts my said attorney shall lawful do, execute or perform or cause to be done, executed or performed in connection with the sale of the developer's allocation as per the **Book No. 1, Volume No. 1603-2021, Page 286956 to 286985, being Deed No. 160310045 for the year 2021 at D.S.R. III Alipore.**

THE FIRST SCHEDULE ABOVE REFERRED TO

(LAND)

ALL THAT piece or parcel of Bastu land measuring about **5 Cottahs 1 Chittacks 23 Sq.ft.** Bastu land more or less situated in the Dist. of South 24 Parganas, Mouza - Nayabad, J.L. No. 25, Comprised in C.S. Dag No. 31, R.S. Dag No. 110 under R.S. Khatian No. 145, Touzi No. 56, Re. Sa No. 3, Pargana- Khaspur, now within the limits of Kolkata Municipal Corporation, Ward No. 109, **Premises No. 1871, Nayabad, P.S.- Purba Jadavpur, Kolkata- 700094**, which is butted and bounded by:-

ON THE NORTH	:	10'6" wide K.M.C road
ON THE SOUTH	:	20'ft wide K.M.C road
ON THE EAST	:	Part of land R.S. Dag No. 110 (P)
ON THE WEST	:	20'ft wide K.M.C road

THE SECOND SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION

ALL THAT the developer allocation shall mean and include the **G + 4 storied building i.e. 1st floor 3 BHK Flat, 2nd floor 3 BHK Flat, 3rd floor 2 BHK Flat, 3rd floor 3 BHK Flat, 4th floor 2 BHK Flat, as per sanctioned building plan except the owner's allocation** as per the Building plan or plans to be sanctioned by the Kolkata Municipal Corporation, Building Department for the proposed construction at the said First Schedule premises together with roof and the common facilities which shall absolutely belongs to the Developer after providing for the Land Owners Allocation to the Land Owners together with undivided proportionate share of land within the limits of Kolkata Municipal Corporation, Ward No. 109, **Premises No. 1871, Nayabad, P.S.- Purba Jadavpur, Kolkata- 700094.**

IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the 22nd day of November, 2021 (Two Thousand and Twenty One).

**SIGNED. SEALED &
DELIVERED** by the parties in
presence of:-

Witnesses

1. Subhonkar Saha
Garia St. Srinagar
kol-94

2. Swapankr. Samanta
Dhalua, P.O. Dhalua
P.S - Nazendrapur
Kolkata-700152

Dulal Krishna Saha

Signature of the Executant

RIYANG CONSTRUCTION
Japan W. Saha.
Proprietor

Signature of the Attorney
Holder

Drafted by:

Subhendu Kumar Hota
Subhendu Kumar Hota
Advocate

High Court, Calcutta.

EN No. F/1077/921 of 1999

Typed by:

K. Barik
K. Barik, Kol - 94



left hand					
right hand					

Name DULAL KRISHNA SAHA

Signature Dulal Krishna Saha



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name TAPAN KUMAR SAHA

Signature Tapan kr. Saha



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SUBHANKAR SAHA

Signature Subhankar Saha

Major Information of the Deed

Deed No :	I-1603-11794/2021	Date of Registration	23/11/2021
Query No / Year	1603-8002322361/2021	Office where deed is registered	1603-8002322361/2021
Query Date	09/11/2021 4:39:35 PM		
Applicant Name, Address & Other Details	SUBHENDU KUMAR HOTA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8017220092, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 1/-		
Stamp duty Paid(SD)	Rs. 100/- (Article:48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160310045/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1871, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 1 Chatak 23 Sq Ft	1/-	91,41,571/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, . Project Name :
Grand Total :				8.4058Dec	1 /-	91,41,571 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DULAL KRISHNA SAHA Son of Late ANIL KRISHNA SAHA BOALIA OW PS NAREDRAPUR, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 22/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/11/2021 , Admitted by: Self, Date of Admission: 22/11/2021 ,Place : Pvt. Residence

Japan kr. Saha. X

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RIYAG CONSTRUCTION 38, SREENAGAR MAIN ROAD, MADHAB NILAY, City:- , P.O:- PANCHASAYAR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 , PAN No.:: AMxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr TAPAN KUMAR SAHA (Presentant) Son of Late MADHAB CHANDRA SAHA 38, SREENAGAR MAIN ROAD, MADHAB NILAY, City:- , P.O:- PANCHASAYAR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx0Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RIYAG CONSTRUCTION (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHANKAR SAHA Son of Late HARIPADA SAHA SRINAGAR MAIN ROAD, City:- , P.O:- PANCHASAYAR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094			
Identifier Of Mr DULAL KRISHNA SAHA, Mr TAPAN KUMAR SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DULAL KRISHNA SAHA	RIYAG CONSTRUCTION-8.40583 Dec

Tapan K. Saha

2

On 09-11-2021

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 91,41,571/-



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

On 22-11-2021

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 21.35 hrs on 22-11-2021, at the Private residence by Mr TAPAN KUMAR SAHA .

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

Execution is admitted on 22/11/2021 by Mr DULAL KRISHNA SAHA, Son of Late ANIL KRISHNA SAHA, BOALIA OW PS NAREDRAPUR, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr SUBHANKAR SAHA, . . Son of Late HARIPADA SAHA, SRINAGAR MAIN ROAD, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Others

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

Execution is admitted on 22-11-2021 by Mr TAPAN KUMAR SAHA, Proprietor, RIYAG CONSTRUCTION, 38, SREENAGAR MAIN ROAD, MADHAB NILAY, City:- , P.O:- PANCHASAYAR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Identified by Mr SUBHANKAR SAHA, . . Son of Late HARIPADA SAHA, SRINAGAR MAIN ROAD, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Others



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

On 23-11-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-



[Signature]

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

X

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 383190 to 383211
being No 160311794 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.14 19:11:33 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/14 07:11:33 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

Tapan K. Saha

(This document is digitally signed.)