



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certify that the document is admitted to registration. The signature sheet / sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

Additional District Sub-Registrar
Rajmahal New Town, North 24-Pgs.

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

3681

22.1.25

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মূল্য

জেরার নাম ও প্যা

ষ্টাম্প ডেভার স্বাক্ষর

বিধান নং, সনাক্তক 'মটি' ডি এন আর ৬

মোট ষ্টাম্প ক্রয় ৬

চালান নং মোট কত টাকা বরিশ

ইকরা-বারাকপুর, ডেভার-মিতা দত্ত

PARAJ BARMAN
ADVOCATE

Enrollment No. V-1576/2003
Sealdah Court, Kolkata-14

16 DEC 2024

608000



Additional District Sub-Registrar
Rajarhat New Town, North 24-PGs.

17 FEB 2025

TO ALL TO WHOM THESE PRESENTS shall We, **M/S URMILA PROPERTIES PVT.LTD** [Pan No.AABCU3400C], D.O.B-01/07/2011, an incorporated body within the meaning of the Indian Companies Act 1959, having its office at 33/34, Ramlal Mukherjee Lane, 2nd floor, P.O & P.S – Howrah, Dist – Howrah, Kolkata- 711106 represented by its Director **MISS ALPANA P SHAH** (Pan No. **ATMPS4939B**), D.O.B-04/12/1971, Aadhar No.6021 9939 9007, Mob No**7003177720**, daughter of Prabhudas C Shah, residing at Lakeland Country Club BN-16, Bankra, Howrah, P.O – Bankra, P.S –Domjur, West Bengal – 711403, by faith – Hindu, by occupation – Business, by Nationality – Indian, **SEND GREETINGS.**

Recitals & Background of the Premises :

WHEREAS **M/S URMILA PROPERTIES PVT.LTD** is the recorded owner of ALL THAT piece and parcel of land measuring 6(six) Cottahs 8(eight) Chittacks 00(zero) Sq.ft. more or less under R.S Khatian No.88, L.R Khatian No.157 & 157, Mouza – Doshadrone, Touzi No.2998, New Touzi No. 10, comprised in C.S Dag No.5, **R.S/L.R Dag No.6**, R.S Khatian No.88, L.R Krishi Khatian No.436, corresponding **L.R Khatian No. 2866** [in the name of present owner- **M/S URMILA PROPERTIES PVT.LTD**], lying and situated at **Mouza – DASHADRONE**, J.L No. 4, within the limit of Rajarhat Gopalpur Municipality, Ward No.8, present under Bidhannagar Municipal Corporation, P.S – Baguiati, area : Dashadrone Sabeda Bagan, under **A.D.S.R Rajarhat**, in the Dist North 24 pargans, by way of Deed of Conveyance duly registered on 09.02.2015 at the office of the **A.D.S.R Rajarhat**, recorded in Book No.I, Volume No.3, Pages from 4255 to 4269, Being No.01354 for the year 2015 and have been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way or to develop the same by themselves or by entering into any Development agreement.



Additional District Sub-Registrar
Rajahmundry New town, North 24-Pgs.

17 FEB 2025

AND WHEREAS We, entered into a Registered Development Agreement with URBAN REALITY (Pan No. AAHFU4008M), D.O.B -07/07/2022 a partnership firm having its office at A/K-9, Jyangra, P.O – Jyangra, P.S – Baguiati, Kolkata – 700 059, represented by (1) SRI ANUPAM CHATTERJEE [Pan. ACPPC8435Q], D.O.B – 17/06/1970 [Aadhaar No.- 7945 7887 8276, son of Late Dilip Kumar Chatterjee, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at A/F-9, P.O. Jayangra, P.S. Baguiati, Kolkata – 700059, District : North 24 Parganas, (2) MISS RIYA DEY daughter of Sri Dipak Dey, (Pan No.CLTPD6351B), D.O.B – 29/08/1997, Aadhar No. 8812 6119 2938, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at “DULARI APARTMENT” Jhawtala Road, Teghoria, Rajarhat Gopalpur(M), P.O – Hatiara, P.S – Baguiati, West Bengal, Kolkata – 700 157, both are by faith – Hindu, by occupation – Business, by Nationality – Indian, on 17th day of February 2025 duly registered at the office at Additional District Sub-Registrar, Rajarhat, vide Book No. I, vide Deed No. 02118 for the year 2025 for development of the said property by construction of a multi-storied building and other erection and structure in the said property on the terms, conditions, agreements and stipulations therein contained.

AND WHEREAS in terms of said registered Development Agreement on the 17th day of February 2025 and it is not possible for ourselves to be available due to our previous occupation so it is necessary for ourselves to appoint the said (1) SRI ANUPAM CHATTERJEE [Pan. ACPPC8435Q], D.O.B – 17/06/1970 [Aadhaar No.- 7945 7887 8276, son of Late Dilip Kumar Chatterjee, by faith – Hindu, by occupation – Business,

by Nationality – Indian, residing at A/F-9, P.O. Jayangra, P.S. Baguiati, Kolkata – 700059, District : North 24 Parganas, (2) MISS RIYA DEY daughter of Sri Dipak Dey, (Pan No.CLTPD6351B), D.O.B - 29/08/1997, Aadhar No. 8812 6119 2938, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at “DULARI APARTMENT” Jhawtala Road, Teghoria, Rajarhat Gopalpur(M), P.O – Hatiara, P.S – Baguiati, West Bengal, Kolkata – 700 157, both are by faith – Hindu, by occupation – Business, by Nationality – Indian, Partners of URBAN REALITY (Pan No. AAHFU4008M), D.O.B -07/07/2022 a partnership firm having its office at A/K-9, Jyangra, P.O – Jyangra, P.S – Baguiati, Kolkata – 700 059, for the sale of Developer's allocation of flats, shops, car parking space, godown space, and other commercial spaces in the said multi storied building and other erections and structure in the said, multi storied building in the said property to different buyers and to enter into and execute Agreements, Contracts, Sale Deeds and all other related documents and papers as hereinafter mentioned.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that We, M/S URMILA PROPERTIES PVT.LTD an incorporated body within the meaning of the Indian Companies Act 1959, having its office at 33/34, Ramlal Mukherjee Lane, 2nd floor, P.O & P.S – Howrah, Dist – Howrah, Kolkata-711106 represented by its Director MISS ALPANA P SHAH (Pan No. ATMPS4939B), Aadhar No.6021 9939 9007, Mob No. 7003177720, daughter of Prabhudas C Shah, residing at Lakeland Country Club BN-16, Bankra, Howrah, P.O – Bankra, P.S –Domjur, West Bengal – 711403, by faith – Hindu, by occupation – Business, by Nationality – Indian, the above named Appointer/Principal have nominated, constituted and appointed and also we do hereby nominate, and appoint (1) SRI

ANUPAM CHATTERJEE [Pan. ACPPC8435Q], D.O.B - 17/06/1970 [Aadhaar No.- 7945 7887 8276, son of Late Dilip Kumar Chatterjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at A/F-9, P.O. Jayangra, P.S. Baguiati, Kolkata - 700059, District : North 24 Parganas, (2) MISS RIYA DEY daughter of Sri Dipak Dey, (Pan No.CLTPD6351B), D.O.B - 29/08/1997, Aadhar No. 8812 6119 2938, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at "DULARI APARTMENT" Jhawtala Road, Teghoria, Rajarhat Gopalpur(M), P.O - Hatiara, P.S - Baguiati, West Bengal, Kolkata - 700 157, both are by faith - Hindu, by occupation - Business, by Nationality - Indian, Partners of URBAN REALITY (Pan No. AAHFU4008M), D.O.B - 07/07/2022 a partnership firm having its office at A/K-9, Jyangra, P.O - Jyangra, P.S - Baguiati, Kolkata - 700 059, to be our Lawful Attorney for ourselves in our name and on behalf of ourselves to do all or any of the acts, deeds, matters, and things whatsoever relating to the 'SCHEDULE' hereinafter mentioned that is to say.

1. To look after and manage the said property in such manner as our said Attorney shall think fit and proper in terms of the said registered Agreement dated 17TH day of February 2025.
2. To appear and represent us before the authorities of Rajarhat Gopalpur Municipality/Bidhannagar Municipal Corporation for Plan sanction, W.B.S.E.B/ C.E.S.C, Income Tax Department Authority, Authority of Town and Country Planning, Airport Authority, as and when required for the purpose of maintenance, protection and preservation of our property.
3. To apply for obtaining Electricity, Gas, Water, Sewerage orders, and permission from the necessary authorities in respect of the multi-storied building in the said property and to sign and execute the necessary documents as our said Attorney shall think fit and proper.

4. To appoint Engineers, Architects, surveyors, Supervisors, Care-takers, Carpenters, Plumbers, Durwans and all other persons required for the construction of said multi-storied building in the said property at such wages, remunerations, fees or other payments and on such terms and conditions as our said Attorney/Attorneys shall think fit and proper.
5. To apply for mutation, conversion to the B.L.R.O or L.R.O office for the schedule property.
6. To mortgage the built up area of the new building under the Developer's Allocation either in part or in full to obtain construction loan strictly for purpose of the successfully completing the said Project, as mentioned in the said Development Agreement.
7. To pay all Municipal and other statutory taxes, rates and charges in respect of the said property during the construction of the said multi – storied building since the date Development agreement dated 17/02/2025 till of delivery of land owner's allocation of the constructed building.
8. To apply and obtain necessary certificate of completion and occupancy certificate from the concerned Rajarhat Gopalpur Municipality/ Bidhannagar Municipal Corporation, and shall be entitled to apply and obtain necessary assessment of the new building after its completion from the Rajarhat Gopalpur Municipality/Bidhannagar Municipal Corporation.

9. To commence, prosecute, enforce, defend, answer and oppose all action, demands and other legal proceedings touching any of the matter concerning said multi-storied building.
10. To sign, declare and / or affirm any plaint, written statement, petition, affidavit, verification, and vakalatname, memo of appeal or any other documents or papers in any proceedings relating to said multi-storied building in the said property.
11. To appear before the Rajarhat Gopalpur Municipality/Bidhannagar Municipal Corporation, in connection with our Property and obtain necessary sanction plan on behalf of ourselves by executing necessary documents for construction of a multi-storied building.
12. To enter into any Agreement for Sale or Memorandum of understanding and / or any other instrument and documents in respect of selling of flat in the said multi-storied building except owner's allocation portion in terms of the said registered Development Agreement dated 17/02/2025 to be erected and constructed in the said property in favour of different buyers of the flat, shop, car parking space in such form and consisting of such covenants and conditions and at such price or consideration money as our said Attorney shall think fit and proper. To receive the earnest money or part of the consideration and to issue the money receipt and to receive cash, cheque or draft from the intending Purchaser/Purchasers for sale or disposal of flats of Developer's Allocation or units in the said multi-storied building as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharge therefore.

13. To appear before the office of District Registrar Barasat, Sub-Registrar Rajarhat or the Office of Registrar of Assurance, Kolkata for the purpose of selling flat in the said multi-storied building except owner's allocation portion in terms of the said registered Development Agreement dated 17/02/2025 Constructed in the said property or any part thereof and to execute and register the necessary Deed of Conveyance / Conveyances and deliver the possession of the said flat in favour of the said purchaser/ Purchasers.
14. To sign or execute all necessary Agreement, Contract, Sale Deed, or Conveyance and other related document in respect of all flats in the said multistoried building except owner's allocation portion in terms of the said registered Development Agreement dated 17/02/2025 to be erected and constructed in the said property in favour of different buyers of the flat, shop, car parking space in such form and consisting of such covenants and conditions and at such price or consideration money as our said Attorney shall think fit and proper.
15. To execute and perform all such assurances acts deeds matters and things that may be expedient or found necessary for completion of the sale of various flats of the said Developer's allocation in the said multi-storied building in the said property as effectually and we could ourselves do if we are present in person.
16. To make representation to government, Military, Railways, Public Bodies, Authorities and persons concerned relating to the said property and / or the said multi-storied building and all matters relating thereto.
17. It is hereby expressly declared that all costs charges and expenses to be spent and incurred in performance of the powers and authorities hereby conferred shall be paid and born by our said Attorney / Attorneys and shall be treated as the cost of construction of the said multi-storied building in the said property.

AND GENERALLY to act as our Attorney or agent in relation to all matters touching our said property as we would personally represent.

AND We, do hereby ratify and confirm and agree to undertake to ratify and confirm all acts, matters deeds and things whatsoever by the said Attorney or Agents appointed under this Power of in that hereinabove contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other in pursuance of the development agreement dated 17/02/2025.

This power of attorney is always revocable in nature.

THE SCHEDULE ABOVE REFERRED TO

(Description of the Land)

ALL THAT piece and parcel of "Bagan" land measuring 6(six) Cottahs 8(eight) Chittacks 00(zero) Sq.ft. more or less under R.S Khatian No.88, L.R Khatian No.157 & 157, Mouza - **Doshadrone**, Touzi No.2998, New Touzi No. 10, comprised in C.S Dag No.5, R.S/L.R Dag No.6, R.S Khatian No.88, L.R Krishi Khatian No.436, [corresponding L.R Khatian No. 2866 in the name of present owner- M/S URMILA PROPERTIES PVT.LTD], lying and situated at **Mouza - DASHADRONE**, J.L No. 4, within the limit of Rajarhat Gopalpur Municipality, Ward No.8, present under Bidhannagar Municipal Corporation, P.S - Baguiati, Road : **Dashadrone Sabeda Bagan**, under A.D.S.R Rajarhat, in the Dist North 24 pargans, Kolkata - 700136. Which is Butted and bounded by,

ON THE NORTH : Part of Dag No.6

ON THE SOUTH : Kaikhali Mouza land

ON THE EAST : 6 ft. Road

ON THE WEST : 12ft. Road

IN WITNESS WHEREOF the executants hereunto have set and subscribed their hands and seals on the 17th day of February 2025 in presence of

Witnesses:

1 Anish Mandal
S/o Biswanath Mandal
TM-53/1 Teghoria
Kd-157

ARMILA PROPERTIES PVT. LTD.

Aparna. P. Shah.

Director

.....
Signature of the Appointer

2 Paraj Barmen
39, Chinar Park
Kolkata - 700157

We are agreed to act in accordance
With this Power of Attorney

URBAN REALITY

Anupam Chatterjee

Partner

URBAN REALITY

Riya Dey

.....
Signature of the Attorney Holders

Drafted and prepared
In our office:

PARAJ BARMAN

Paraj Barmen

(Advocate)

39, Chinar Park, Kolkata - 157

Sealdah Court, Enrollment No. WB-1576/2003

Mob - 9831141856

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 Aparna. P. Shah.	LH					
	RH.					

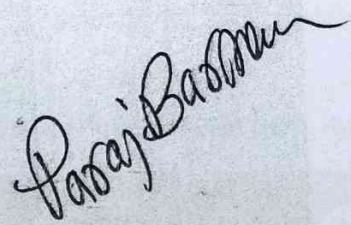
ATTESTED :- Aparna. P. Shah.

 Anupam Chatterjee	LH					
	RH.					

ATTESTED :- ANUPAM CHATTERJEE

 Riya Dey	LH.					
	RH.					

ATTESTED :- RIYA DEY



14

Major Information of the Deed

Deed No :	I-1523-02138/2025	Date of Registration	17/02/2025
Query No / Year	1523-8000472902/2025	Office where deed is registered	
Query Date	17/02/2025 4:12:33 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARAJ BARMAN SEALDAH COURT, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831141856, 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. 91,00,002/-		
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]:- 152302118/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sabeda Bagan(Dasodrone), Mouza: Dasadrone, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6	LR-2866	Bastu	Bagan	6 Katha 8 Chatak		91,00,002/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :					10.725Dec	0 /-	91,00,002 /-	

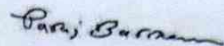
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	URMILA PROPERTIES PRIVATE LIMITED 33/34, Ramlal Mukherjee Lane, 2nd Floor, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711106 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	URBAN REALITY A/K-9, Jyangra, City:- Not Specified, P.O:- Jyangra, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARAJ BARMAN Son of PANKAJ KUMAR BARMAN SEALDAH COURT, City:- Not Specified, P.O:- ENTALY, P.S:-Entaly, District:- South 24-Parganas, West Bengal, India, PIN:- 700014		 Captured	
Identifier Of ALPANA P SHAH, ANUPAM CHATTERJEE, RIYA DEY	17/02/2025	17/02/2025	17/02/2025

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	URMILA PROPERTIES PRIVATE LIMITED	URBAN REALITY-10.725 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sabeda Bagan(Dasodrone), Mouza: Dasadrone, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6, LR Khatian No:- 2866	Owner:মেসার্স উর্মিলা প্রপার্টিস প্রাঃ লিঃ, Address:33/34, রামলাল মুখার্জী লেন, 2ড কোর,পোঃ-হাওড়া , Classification:বঙ্গাল, Area:0.10000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152302138 / 2025

On 17-02-2025

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 16:40 hrs on 17-02-2025, at the Office of the A.D.S.R. RAJARHAT by ANUPAM CHATTERJEE ..

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 91,00,002/-

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

Execution is admitted on 17-02-2025 by ALPANA P SHAH, Director, URMILA PROPERTIES PRIVATE LIMITED, 33/34, Ramlal Mukherjee Lane, 2nd Floor, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711106

Indetified by Mr PARAJ BARMAN, , , Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 17-02-2025 by ANUPAM CHATTERJEE, Partner, URBAN REALITY, A/K-9, Jyangra, City:- Not Specified, P.O:- Jyangra, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr PARAJ BARMAN, , , Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 17-02-2025 by RIYA DEY, Partner, URBAN REALITY, A/K-9, Jyangra, City:- Not Specified, P.O:- Jyangra, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr PARAJ BARMAN, , , Son of PANKAJ KUMAR BARMAN, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

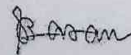
Payment of Fees

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/-

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 3681, Amount: Rs.100.00/-, Date of Purchase: 22/01/2025, Vendor name: Mita DUTTA



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
red in Book - I
me number 1523-2025, Page from 104384 to 104401
eing No 152302138 for the year 2025.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2025.02.20 16:55:56 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 20/02/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.