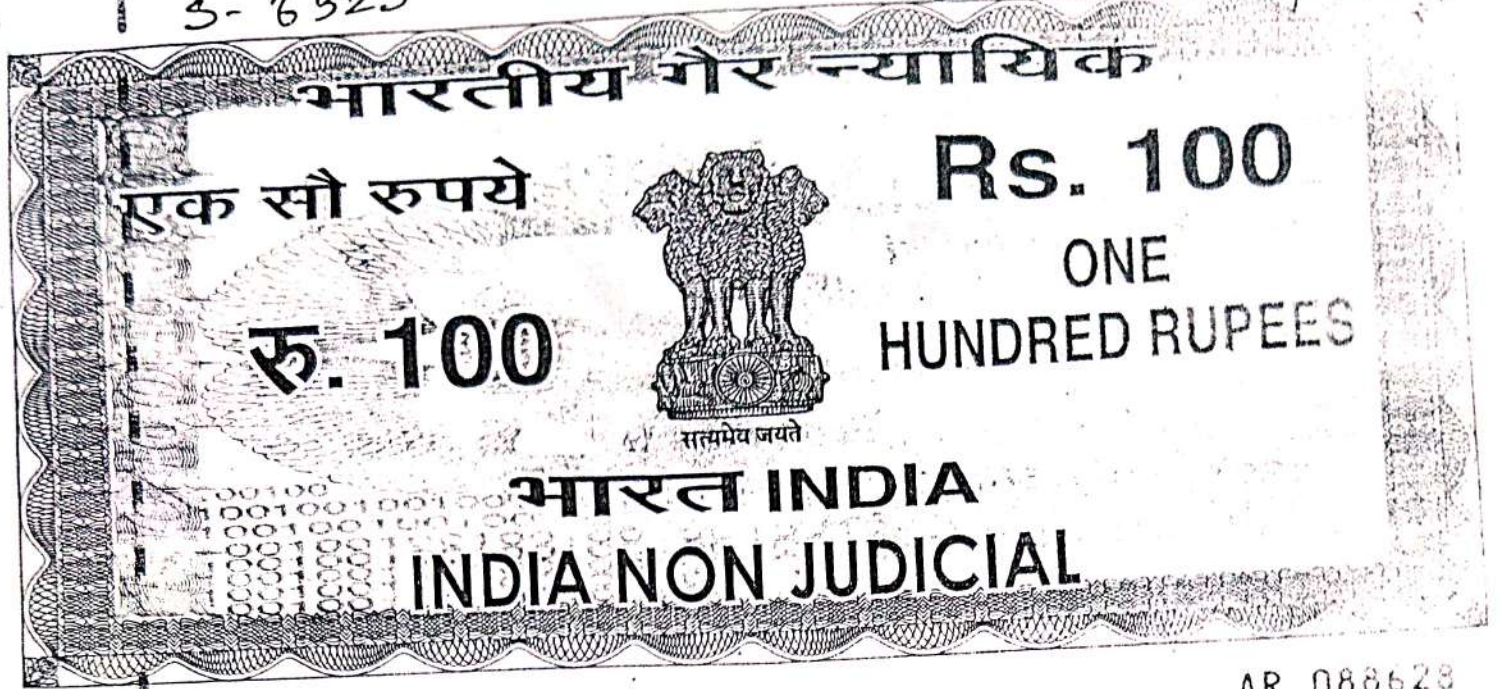


3-6323

6201/2024



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AR 088628

9/19/21/24
A
19/7/24

...that the document is admitted to
...The Signature sheet and the
...sheets attached with this
...are the part of this document

Sub-Registrar
South 24 Parganas

19 JUL 2024

DEVELOPMENT POWER OF ATTORNEY
ARISING OUT OF DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made at Kolkata on
this the 19th day of July, 2024.

KNOW ALL MEN BY THESE PRESENTS,

(1) SRI. SNEHAMOY ROY, having PAN ADMPR6407M, Aadhar no . 5470 5405 9713, son of Sitangshu Shekar Roy, by caste Hindu, by occupation service, resident of shibnath Sashtri Road, Harinavi, 24 Parganas (S), Kolkata – 700148; **(2) MALATI ROY**, PAN AUYPRI1151M, Aadhar no. 6739 9803 3078, wife of Sri. Snehamoy Roy, by caste Hindu, by occupation housewife, resident of shibnath Sashtri Road, Harinavi, 24 Parganas (S), Kolkata – 700148 hereinafter referred to and called as the **OWNERS**" (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their legal heirs, successors, legal representatives, administrators, executors and assigns) of the FIRST PART;

WHEREAS, we, the OWNERS, are the absolute owners in respect ALL THAT piece and parcel of the land, fully and particularly mentioned in the schedule of this deed, described herein below and is well seized and possessed of the same as absolute owners by without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid land as mentioned below Schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, we, could not construct building on the said plot.

AND WHEREAS we have entered into a Development Agreement dated 19-7-2024 with M/S. D.M.CONSTRUCTION represented by its PROPRIETOR, SHRI. DHIMAN KUMAR KALI, PAN-BFJPK0951D, EPICNo.-WB/23/109/696298, Aadhaar Card No. 2525 1156 9381 son of MADHUSUDAN KALI, residing at S.N. GHOSH AVENUE, ELAICHI,

NARENDRAPUR, KOLKATA, -700103, WEST BENGAL by faith HINDU, by Occupation BUSINESS, by Nationality INDIAN, hereinafter called and referred to as the Said Developer, having its place of business at the same address mentioned as residence, which was duly registered on 19-7-2024 in the office of the A.D.S.R, SONARPUR and recorded as Deed No. 6183, Book no. _____. Volume no. _____ for year 2024 for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS one of the conditions contained in the said agreement is that we shall grant Development Power of Attorney in favour of the said Developer to carry out the Development work and also for transfer the flats/ Garage/units to the intending Purchaser's from the Developer's Allocation 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, we therefore appoint the Said Developer, described in this deed above, as our true and lawful Attorney for the purpose hereinafter mentioned and vesting him with the power and authorities to act and to perform as herein contained.

Terms and Conditions of Development Power:

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorney shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of

structure. Construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion Certificate etc., from the concerned Municipal Authority upon giving proper acknowledgement and /or receipts for the same.

3. To appear before and represent us at the office of the B.L.& L.R.O. S.D.L.R.O., A.D.M.(L.R.). District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye- laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference Development Agreement and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference Development Agreement and also in respect of the proportionate share in the land

in the said property, on which the said multi- storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our/our said Attorney shall think fit and proper and for that purpose, to sign, execute and perform all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and /or in respect of the said multi- storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perform all agreement, contracts and other writings and papers relating to the sale, lease or disposal as aforesaid containing such covenants and conditions as our said Attorney shall think fit and proper.

5. To receive all moneys by way of earnest money or initial payment or payments or instalments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the

construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration, fees or other payments and on such terms and conditions as our said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.

7. To apply, to appropriate authorities the cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and on such terms and conditions as our said Attorney shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary. Connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property.
9. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said reference **Development Agreement** and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer. Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage,

transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.

11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations from such authorities and to receive all compensation and Statutory Allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
 12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
 13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same.
 14. To commence, prosecute, defend and continue all actions, suits, appeals and other legal proceeding or which may hereafter be
-

commenced by or against us individual or joint capacity in and outside the union of India in any court of justice, civil, criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign. Vakalatnama and to sign and verify complaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.

15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorney may think fit and proper.

16. To execute and register necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered only in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid Development Agreement and other things, which our said Attorney shall consider necessary for conveying the said Developer's Allocation only in favour of the intending purchaser or purchasers, fully and effectually in all respect as we could do the same by us personally and/or jointly.
17. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we, ourselves could do personally.
18. We do hereby ratify and confirm and agree and covenant with our said Attorney shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorney.
19. We do hereby agree and confirm that our Attorney in every respect if he wanted to do so and vice-versa in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer.

20. Any dispute arising out of or in any way touching or concerning this Power, as such, appropriate and competent Courts of SOUTH 24 PARGANAS District shall have exclusive jurisdiction to entertain any legal action.

**THE SCHEDULE ABOVE REFERRED TO (DESCRIPTION OF THE
ENTIRE PROPERTY)**

SCHEDULE-A OF PROPERTY (Said Property)

All That piece and parcel of homestead / bastu land total measuring about 5 cottah 7 chittack 43.5 sq.ft. area (approx 9 satak) out of which Snehamoy Roy is owner of 4 cottah 1 chittack 38.5 sq.ft. land (7 satak) and Malati Roy is owner of 1 cottah 6 chittack 1.5 sq.ft. (2 Satak) land in mouza Harinavi, J.L. No. 36, Touji no. 109, L.R. Dag no. 195, L.R. Khatian no. 3904, 3903; under Rajpur Sonarpur Municipality, ward no. 18, Assessment no. 1104302134429 and 1104302134428; holding no. 8 & 9, P.S. Sonarpur, District South 24 parganas Kolkata – 700148, butted and bounded as follows:

On the North : Common passage

On the South : Land of Dag no. 195 (part)

On the East : Municipality Road, (Mitra Para 2nd Lane), 40 feet wide.

On the West : Portion of Dag no. 195.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day mentioned above,

SIGNED SEALED AND DELIVERED

In the presence of the following

WITNESSES

1. Sanjay Auddy
S/O. Lt. Prabhat Kr. Auddy
Asesor, Etah
Narendrapur
100146-705103

Surehamoy Roy

Malali Roy

Signature of the **PRINCIPAL**

2. Japas Halder.

180, S. B. Das

Rd. Kol-149

D. M. CONSTRUCTION

Dhiman Keenari Kali
Proprietor

Signature of the **Constituted Attorney**

Drafted by me,

Sanjay Auddy

Sanjay Auddy

Mob : 6290662258.

Advocate

High Court, Calcutta.

Enroll: F-25/1237/1999

SPECIMEN FORM FOR TEN FINGERPRINTS



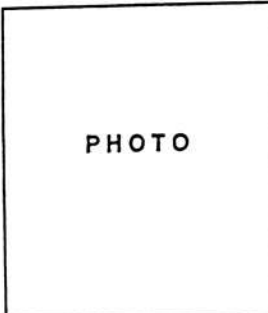
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No.	I-1608-06201/2024	Date of Registration	19/07/2024
Deed No./Year	1608-8001921921/2024	Office where deed is registered	
Query Date	19/07/2024 12:20:15 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sanjay Auddy Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290662258, 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. 2/-	Rs. 47,04,985/-		
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]:- 160806183/2024 Received Rs. 50/- (FIFTY only) from the applicant for Issuing the assement sllp.(Urban area)		

Land Details :

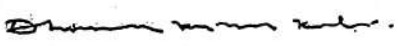
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mitrapara 2nd Lane, Mouza: Harinabhi, , Ward No: 18, Holding No:8 Pin Code : 700148

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-195	LR-3904	Bastu	Bastu	4 Katha 1 Chatak 38.5 Sq Ft	1/-	35,25,467/-	Width of Approach Road: 40 Ft., , Project Name :

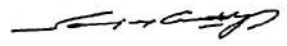
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mitrapara 2nd Lane, Mouza: Harinabhi, , Ward No: 18, Holding No:9 Pin Code : 700148

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-195	LR-3903	Bastu	Bastu	1 Katha 6 Chatak 1.5 Sq Ft	1/-	11,79,518/-	Width of Approach Road: 40 Ft., , Project Name :
Grand Total :					9.0635Dec	2 /-	47,04,985 /-	

Representative Details :

Sl. No.	Name	Photo	Finger Print	Signature
1	Mr Dhlman Kumar Kall (Presentant) Son of Madhusudan Kali Date of Execution - 19/07/2024, , Admitted by: Self, Date of Admission: 19/07/2024, Place of Admission of Execution: Office	 Jul 19 2024 12:48PM	 Captured LTI 19/07/2024	 19/07/2024
S N Ghosh Avenue, elachi, City:- Not Specified, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bfxxxxx1d,Aadhaar No Not Provided Status : Representative, Representative of : D.M.Construction (as Developer)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sanjay Auddy Son of Late Prabhat Kumar Auddy Abasar Elachi, City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103	 19/07/2024	 Captured 19/07/2024	 19/07/2024
Identifier Of Mr Snehamoy Roy, Mrs Malati Ray, Mr. Dhlman Kumar Kall			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Snehamoy Roy	D.M.Construction-4 Katha 1 Chatak 38.5 Sq Ft

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Malati Ray	D.M.Construction-1 Katha 6 Chatak 1.5 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mitrapara 2nd Lane, Mouza: Harinabhi, , Ward No: 18, Holding No:8 Pin Code : 700148

Sch. No.	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 195, LR Khatian No:- 3904	Owner: স্নেহময় রায়, Gurdian: শ্রীমান স্নেহময় রায়, Address: নিজ, Classification: বঙ্গ, Area: 0.07000000 Acre,	Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Mitrapara 2nd Lane, Mouza:
Kalinabhi, , Ward No: 18, Holding No:9 Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L2	LR Plot No:- 195, LR Khatian No:- 3903	Owner:মানজী রায়, Gurdian:সুব্রত , Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160806201 / 2024

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

2. Presentation (Under Section 52 & Rule 22A(3) 48(1) W.B. Registration Rules, 1962)
Presented for registration at 12:36 hrs on 19-07-2024, at the Office of the A.D.S.R. SONARPUR by Mr Dhiman Kumar Kali .

3. 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 47,04,985/-

4. Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 19/07/2024 by 1. Mr Snehamoy Roy, Son of Sitangshu Shekar Roy, Shibnath Sashtri Road, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Service, 2. Mrs Malati Ray, Alias Mr Malati Roy, Wife of Mr Snehamoy Roy, Shibnath Sashtri Road, P.O: Harinavi, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession House wife
Indetified by Sanjay Auddy, , Son of Late Prabhat Kumar Auddy, Abasar Elachi, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Advocate

5. Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) - (Representative)
Execution is admitted on 19-07-2024 by Mr Dhiman Kumar Kali, Developer, D.M.Construction, S N Ghosh Avenue, elachi, City:- Not Specified, P.O:- Narendrapur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700103
Indetified by Sanjay Auddy, , Son of Late Prabhat Kumar Auddy, Abasar Elachi, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by profession Advocate

6. 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/-

7. 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 531545, Amount: Rs.100.00/-, Date of Purchase: 31/01/2024, Vendor name: S Chatterjee



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2024, Page from 128683 to 128701
being No 160806201 for the year 2024.



AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.08.02 11:53:38 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 02/08/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.