

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q. No. 8000066120/22

AC 938690

It is a document
which should and
attached with the
of this document

Justice Sub-Registrar
Sector South 34 Palampur

2022

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that, **LIPIKA MAHAJAN**,
(PAN - AWTPM6278K), (AADHAAR NO. - 3787 8764 1351), (MOB.
NO.- 9903704288), wife of Tapan Kumar Mahajan, daughter of Tarun
Chandra Debnath, by Religion Hindu, by Nationality - Indian, by
occupation House wife, residing at Radhakrishna Apartment, Flat No.
2A, Sonarpur Station Road, near United Bank of India, Teghari, Post
Office - R. K. Pally, P.S. - Narendrapur (Previously - Sonarpur),

ARADHYA ENTERPRISE

Siplab Dey

Partner
Basanti Dey

Kolkata - 700150, do hereby nominate, constitute , and appoint **"ARADHYA ENTERPRISE"**, having PAN ABUFA4368C, a partnership Firm, having its registered office at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District- South 24 Parganas, Kolkata-700150, represented by its partners **(1) MR. BIPLAB DEY**, having PAN-AMIPD9937D, Aadhaar No. 5794 0060 4317, Ph. No. - 9830076074, son of Sri Jhantu Dey, by faith Hindu, by Nationality Indian, by occupation Business, and **(2) SMT. BASANTI DEY**, having PAN-BUYPD0117J, Aadhaar No. 5936 7164 0197, Ph. No. - 9051448423, wife of Sri Biplab Dey, by faith Hindu, by Nationality Indian, by occupation Business, both residing at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District - South 24 Parganas, Kolkata-700150 as our true and lawful Attorney for us on our behalf in respect of the below mentioned Scheduled mentioned property to do and perform or cause to be done, execute and/or perform all the acts, deeds, things and matters as mentioned hereunder.

WHEREAS I am the absolute owner of the land measuring about 5 Cotthas 8 Chitaks hereafter called and referred to as the said land morefully or particularly described in the Schedule "A" hereunder written and/or otherwise seized and possessed of and am well and sufficiently entitled to the properties.

ARADHYA ENTERPRISE
Biplab Dey.
 Partner
Basanti Dey

AND WHEREAS I, the owner herein decided to develop my said property by raising a new multi storied building after demolishing the existing pucca dilapidated structure standing thereon but due to non availability of fund I searched a new Developer who can complete the construction of the said multi storied building at his own cost and effort.

AND WHEREAS having knowledge of my intention, the Developer/Builder herein namely "**ARADHYA ENTERPRISE**", having PAN ABUFA4368C, a partnership Firm, having its registered office at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District-South 24 Parganas, Kolkata-700150, represented by its partners (1) **MR. BIPLAB DEY**, having PAN- AMIPD9937D, Aadhaar No. 5794 0060 4317, Ph. No. - 9830076074, son of Sri Jhantu Dey, by faith Hindu, by Nationality Indian, by occupation Business, and (2) **SMT. BASANTI DEY**, having PAN-BUYPD0117J, Aadhaar No. 5936 7164 0197, Ph. No. - 9051448423, wife of Sri Biplab Dey, by faith Hindu, by Nationality Indian, by occupation Business, both residing at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District - South 24 Parganas, Kolkata-700150 approached me to undertake the said scheme and to complete the construction work at his own cost and effort on the terms and conditions mutually agreed upon by and between the parties mentioned in the Registered Development

Partner

Agreement registered on 06.01.2022 , before the Additional District Sub-Registrar at Sonarpur, recorded in Book No. - I, Volume No. 1608-2022, Pages from 3693 to 3741, Being No. 113 for the year 2022.

10/01/22
12/01/22

AND WHEREAS I do hereby appoint, nominate, constitute said "**ARADHYA ENTERPRISE**", having PAN ABUFA4368C, a partnership Firm, having its registered office at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District- South 24 Parganas, Kolkata-700150, represented by its partners **(1) MR. BIPLAB DEY**, having PAN- AMIPD9937D, Aadhaar No. 5794 0060 4317, Ph. No. - 9830076074, son of Sri Jhantu Dey, by faith Hindu, by Nationality Indian, by occupation Business, and **(2) SMT. BASANTI DEY**, having PAN-BUYPD0117J, Aadhaar No. 5936 7164 0197, Ph. No. - 9051448423, wife of Sri Biplab Dey, by faith Hindu, by Nationality Indian, by occupation Business, both residing at Natunpally, Paschim Para, P.O. & P.S.- Sonarpur, District - South 24 Parganas, Kolkata-700150 as my true and lawful attorney and shall do, inter alia the below mentioned acts, deeds, things, and matters on my behalf in our absence in respect of our above mentioned property.

ARADHYA ENTERPRISE
Biplab Dey
Basanti Dey Partner

1. To work, control, supervise, administer, maintain, management of all and administer properties now or hereafter belonging to and to develop the same.
2. To pay all revenues, taxes, rents and other outgoings whatsoever therein to the Government authority or any other public body whatsoever in respect of the said landed property on my behalf.
3. To enter in to contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as he shall think fit and proper without making me liable for any loss on that account.
4. To represent and to appear for me in all the Courts, like Civil, Criminal or in the Hon'ble High Court, Calcutta, Hon'ble Supreme Court in India and all other Courts in original or Appellate in the registration offices and in any other offices concerned whatsoever and to sign, verify Vakalatnamas, Ekranamas, Powernamas, Show Causes, Objection applications and to file and present the same before any Magistrate, Higher Executive Magistrate, Judicial Magistrate, District Magistrate,

ARADHYA ENTERPRISE

Biplob Dey
Partner
Basanti Dey

Additional District Magistrate, Chief Judicial Magistrate, Tribunal whatsoever in respect of my said landed property on my behalf.

5. To appear and to represent me before any Officer either Government, Semi Government or any private office, local Board, Union Board, Rajpur - Sonarpur Municipality, WBSEDCL, local Police Station, Telephone Department and other offices concerned if any, to my said Property and to submit all application, applications, petitions etc. and to sign and verify the same on my behalf.

6. To sign, execute and submit all building plans, documents, statements, papers undertakings and declarations on my behalf as may be required for having the plans sanctioned and / or the sanctioned plans modified and / or altered by Rajpur - Sonarpur Municipality.

7. To apply for and obtain the occupancy certificate and Completion Certificate from the Rajpur - Sonarpur Municipality and/or the Authority or Authorities concerning the said premises on my behalf.

ARADHYA ENTERPRISE
Biplab Dey
Basanti Dey Partner

8. To apply for and obtain water, sewerage, drainage, telephone and/or other connections of any other utility to the said premises from the concerned authorities viz. Rajpur - Sonarpur Municipality and/or to make attention therein for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney.

9. To appear, act, sign on all papers/documents including the drawings, all type of plans i.e. proposal plan for sanction, completion plan, etc., drainage & water connection at Rajpur - Sonarpur Municipality and file pleading, Applications, Written Statement, Petitions, Deeds, returns and all other documents in all courts i.e. Civil, Criminal and revenue etc. in all Registration office of Government, Sales Tax and Income Tax, Collectorate and/or any other local authority, Rajpur-Sonarpur Municipality oration as well as to a local autonomous body and/or public or private body and to present appeals in all sorts of Appeal Courts, Authorities and Tribunals.

ARADHYA ENTERPRISE
Biplab Dey
Basanti Dey Partner

10. To make sign and verify all applications or objections to appreciate authorities for all and any license, permission or consent etc. required by law in connection with the management and development of our property for making multistoried building.

11. To sue, defend, resist and institute any case, suit matter or proceeding before any Court of law against any person, association, authority or any public on my behalf of my said Property.

12. To appoint and constitute any pleader, Advocate or any other legal Petitioner or any agent whenever our said Attorney which shall be think fit and proper to do so on our behalf and to terminate his/her appointment and withdraw power thereof.

13. To compound, compromise, settle and submit to arbitration all suits, cases, proceedings, claims, demands etc. arising in course of or in relation to the development, management supervision and transfer of our said property on my behalf.

ARADHYA ENTERPRISE
Bipalab Dey
Basanti DEY
PARTNER

14. To negotiate on any terms and conditions for and to agree to enter into and conclude any Agreement/Agreements for Sale or Mortgage, Lease, assign or transfer of the self contained Flat , Garage/Car Parking Space and others spaces restricted to the Developer's Allocation mentioned in the said Registered Development Agreement registered on 06.01.2022 on my behalf.

15. The developer has every right to construct any Room/Garage/Staircase etc. According to the situation demand as per sanctioned building plan.

16. The developer shall be entitled to occupy and use the premises till the completion of the project. The developer shall be entitled to use the premises for setting up a temporary site office and/or quarters for its watch and ward personnel and other staff.

17. The developer shall be entitled to all moneys that he receive from the Unit Owners for the Developer's area at his own risk and we shall not be in any way responsible for the same whether the same be by way of earnest money, part consideration, construction cost, sale proceeds and/or otherwise and the

ARADHYA ENTERPRISE
Biplob Dey
Basanti Dey Partner

developer shall be entitled to all such moneys receivable in respect of the developer's area.

18. To received the sale proceed, agreed upon and to give an effectual receipts or discharge for the same in respect of the developer's allocation. Determination of sale price and/or consideration price which our attorney in his absolute discretion may think fit and proper in law.

19. In my name and as my Act and deed execute necessary or proper conveyance of the said property to the intending purchaser or to his executors, administrators, and assigns as he may law fully direct.

20. To sign and execute all other Agreement, Deed of Conveyance, Instruments or Conveyances or any time such Conveyance or Conveyances in respect of the said property in favour of any intending Purchaser or Purchasers on my behalf.

21. To such execute, admit and present any Conveyance or Conveyances for registration in respect of the said property or any portion of it before the Registrar of Assurances at Kolkata, District Sub Registrar, Additional District Sub Registrar or like

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Basanti Dey Partner

such other registration office and to have the said Conveyances registered as fully and effectually as we could do ourselves if personally present.

AND I do hereby ratify and confirm agree to ratify and confirm all the lawful acts, deeds and things of my said Attorney which will be done by virtue of this Development Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land comprising in area 5 Cotthas 8 Chittaks land with 100 Sq.ft. dilapidated structure standing thereon, out of which 2 Cotthas 2 Chitaks 25 Sq. ft in R.S. and L.R Dag No. 257, appertaining to R.S. Khatian No. 599 corresponding to L.R Khatian No. - 147 and 271 and land measuring about 3 Cottahs 5 Chittaks 27 sq.ft. be the same as little more or less, comprised in R.S. and L.R. Dag No. 258, appertaining R.S. Khatian No. 302 corresponding to L.R Khatian No. - 147 and 271 the total land measuring 5 Cotthas 8 Chittaks of Mouza - Sonarpur, J.L. No. 39, Touzi No. 109, Pargana - Medanmalla R.S. No. 13, A.D.S.R. office and Police Staion - Sonarpur, Dist- South 24 Paraganas under Holding No. 100, 101, 102 and 103, Purba Daspara Road, Ward No. 13 previously

ARADHYA ENTERPRISE

Biplab Dey

Partner

Basanti Dey

12 under Rajpur Sonarpur Municipality, which is butted and bounded by -

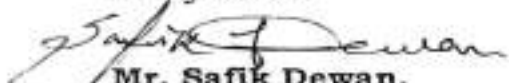
- ON THE NORTH** : Land of Bibha Rani Naskar & Ors.
ON THE SOUTH : Property of Biren Chandra Debnath.
ON THE EAST : 70 Feet wide Agohre Sarani Road.
ON THE WEST : Part of R.S. Dag No. - 258.

IN WITNESS WHEREOF we put our signature on this the 10th day of January, **TWO THOUSAND TWENTY TWO (2022)**.

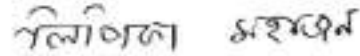
SIGNED SEALED AND DELIVERED in the presence of :

WITNESSES:

1. Utpal Kumar Debnath
s/o - Tarun Chandra Debnath
Flat No - 2A, Radhakrishna
Apt. Sonarpur, Kol - 70050
2. Manam Naskar
So Kachik Naskar
Mullik Naskar
Kol - 70056
Drafted & Prepared
in my office.


Mr. Safik Dewan,
Advocate,
High Court, Calcutta
Enrollment No. - WB/219/2008.

10/01/2022



(SIGNATURE OF THE EXECUTANTS)

1. Biplob Dey
2. Basanti Dey

(SIGNATURE OF THE CONSTITUTED
 ATTORNEY)

ARADHYA ENTERPRISE
 Biplob Dey,
 Partner
 Basanti Dey

Biplab Dey

Basanti Dey Partner



Basanti Dey

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



Biplab Dey

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



Basanti Dey

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 5627 to 5653

being No 160800153 for the year 2022.



Digitally signed by BARUN KUMAR
BHUNIA

Date: 2022.01.11 15:23:04 +05:30

Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2022/01/11 03:23:04 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)