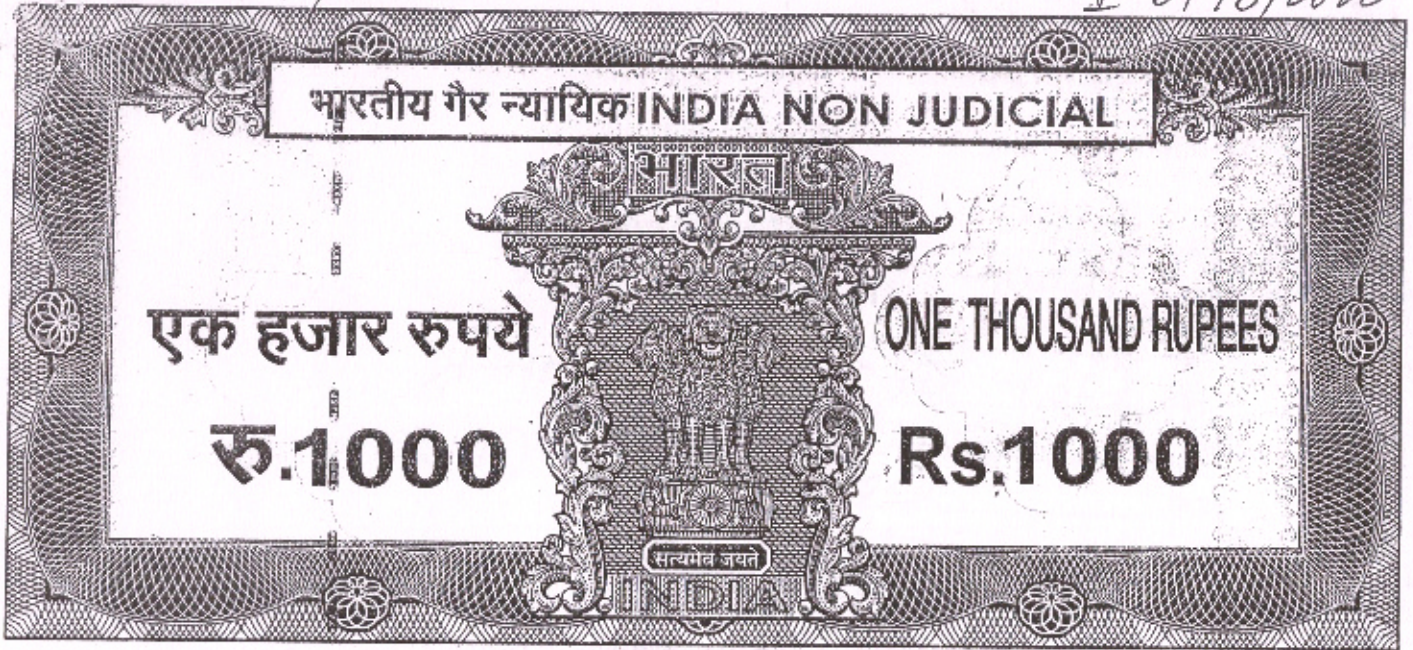


SL-8211/2025-

I-8/98/2025



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Y 855157

Q.- 8001809614/2025

4.00 pm
25/06/25

Signature Sheet and endorsement Sheet are the Part & Parcel of the Document.

Sub-Registrar
25 JUN 2025

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT is made on this 25th day of June, 2025.

mark

6120 23/06/25
1500/-
क मर नर Ayam Biswas.
पकल Flat No. 244 Pocket-K
पलन Sarita Vihar
अलन South Delhi (110076)
अलनर अलनर..

107
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Adtl. District Sub-Registrar
Sadar, Haryana

25 JUN 2025

KNOW ALL MEN by this Power of Attorney I,

SRI AYAN BISWAS (PAN- BIUPB5975L), S/o Late Ashis Biswas, by faith-Hindu (Indian Citizen), by occupation- Private Service, resident of Baidyagali, Kadamtala, P.S. Chinsurah, P.O. & Dist- Hooghly, PIN- 712103, presently residing at Flat No. 244, Pocket- K, Third Floor, P.O. & P.S.- Sarita Vihar, Dist.- South Delhi, Delhi- 110076, hereinafter referred to and called as the "**LAND OWNER**" (which term or expression shall unless repugnant to the context be deemed to mean and include my heirs, executors, administrators, legal representatives and assigns,) do hereby SEND GREETINGS:

WHEREAS I, the **LAND OWNER** got the below **Schedule property** by way of a Deed of Gift being no. 060202791 executed on 26/11/2020 and registered at the office of the D.S.R. II Hooghly and duly recorded in Book No. I, Volume No. 0602-2020, Pages from 63296 to 63319 for the year 2020 and have been possessing the same after paying the Govt. Rent and Taxes regularly, without any objection from any corner with sixteen anna right, title and interest over it.

AND WHEREAS I intended to develop my below schedule property by raising multistoried building and entered into a Registered Development Agreement with the Developer namely "**MAA VISHALAKSHI CONSTRUCTION**" (PAN- ABVFM1420A), a Partnership Firm having its Registered Office at 216, Mearber Road, P.O. & P.S.- Chinsurah, Dist.- Hooghly, PIN- 712101 represented by its Partners 1) **SRI SANDIP SAMANTA (PAN- BHHPS9670P)**, S/o Late Sisir Samanta, by faith- Hindu (Indian Citizen), by occupation- Business, residing at 339, Stand Road, Tamlipara, P.O. & Dist- Hooghly, P.S. Chinsurah, PIN-712103, 2) **SRI MOLOY DAS (PAN- ANIPD4474G)**, S/o Late Mantulal Das, by faith-Hindu (Indian Citizen), by occupation- Business, residing at 216 Mearber Road, P.O. & P.S. Chinsurah, Dist- Hooghly, PIN- 712101 hereinafter referred to and called as the "**PROMOTER/DEVELOPER**" on 25/06/2025 and the same has been registered being No. I- 060308179/2025, recorded in Book No.- I, for the year 2025 at the office of the A.D.S.R. Chinsurah, Hooghly.

Handwritten signature/initials.

AND WHEREAS for the smooth development works, *we do hereby nominate, appoint and constitute*, "MAA VISHALAXMI CONSTRUCTION" (PAN- ABVFM1420A), a Partnership Firm having its Registered Office at 216, Mearber Road, P.O. & P.S.- Chinsurah, Dist.- Hooghly, PIN- 712101 represented by its Partners 1) **SRI SANDIP SAMANTA (PAN- BHHPS9670F)**, S/o Late Sisir Samanta, by faith- Hindu (Indian Citizen), by occupation- Business, residing at 339, Stand Road, Tamlipara, P.O. & Dist- Hooghly, P.S. Chinsurah, PIN-712103, 2) **SRI MOLOY DAS (PAN- ANIPD4474G)**, S/o Late Mantulal Das, by faith- Hindu (Indian Citizen), by occupation- Business, residing at 216 Mearber Road, P.O. & P.S. Chinsurah, Dist- Hooghly, PIN- 712101 as my true and lawful attorney and/or agent for me, in my name and on my behalf, to execute and perform all or any of the **following acts**, deeds, matters and things as mentioned hereinafter:-

- A. To appear before the B.L. & L.R.O. and S.D.L.R.O. and other concerned offices for correction of my name in the L.R.R.O.R. and filing Misc. Case or other applications and also before the Hooghly-Chinsurah Municipality for mutation of my name properly and also to pay all rents, taxes, charges, expenses and other outgoings whatsoever payable for and on behalf of the said property or any part thereof.
- B. To appear and represent me before all authorities including the D.S.R.- I Hooghly, D.S.R.- II Hooghly, A.D.S.R. Chinsurah, Hooghly and other Registration offices, Government Department and/or officers and also all other State, Executive, Judicial or quasi-judicial authorities for having the amalgamation and mutation if necessary, effected in all public records and with all authorities and/or persons and for fixation and finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents including building plan and to do all other acts, deeds, and things as my said attorney may deem it fit and proper.
- C. To commence, prosecute, enforce, defend, answer and oppose all actions and other proceedings and demands touching any of the matters concerning the said property or any part thereof including those relating to acquisition and/or requisition and/or tenancies and if thought fit to compromise, settle, refer to arbitration, abandon, submit.

*Under
Handwritten*

to judgment or become non-suited in any such action or proceeding as aforesaid before any court, civil or criminal or Revenue, including the Rent Controller.

- D. To sign declare and/or affirm any plaint, written statement, petition, Affidavit, Verification, Vokatnama, Warrant, Memorandum of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
- E. To apply for sanction of building plan of the multi storied building to be constructed on the below schedule property and also for revised sanction plan and to pay all outgoings, including Municipality Tax, Urban Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the said property and receive refunds and other moneys after the execution of this indenture.
- F. To appear and to sign and represent us before any Notary Public, Registrar of Assurance, District Sub-Registrar, Additional District Sub-Registrar and other officer or officers or Authority or Authorities having jurisdiction for document relating to the said property for the development work.
- G. To sign **in any agreement for sale** and to receive earnest money/advance and/or part or full consideration money and also to **sign in the Deed of Conveyance(s)/Sale Deed/Lease deed or any other valid deed of transfer** or documents on my behalf in respect of **Developer's Allocation** and to **execute, present for registration and to acknowledge and register or have registered and perfected all deeds, instruments and writings concerning different units of the Developer's Allocation** of the proposed multistoried building to be constructed upon the said property, mentioned in the below Schedule property, before the Registrar of Assurance, District Sub-Registrar, Additional District Sub-Registrar and other officer or officers or Authority or Authorities having jurisdiction .
- H. The said Attorney shall have the power to do all such other acts, deeds and things relating the **said property** in order to develop the same and/or to construct the said multistoried building, in all manners

unack'd

whatsoever, on my behalf as I could have lawfully done if personally present.

I. AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully doth or causes to be done.

- SCHEDULE PROPERTY -

ALL THAT the piece and parcel of Rayati Bastu land measuring about demarcated 0.054 (Zero point Zero Five Four) Acre along with two storied building having Ground Floor Covered area of 1027 Sq.Ft. and First Floor Covered area of 943 Sq.Ft. i.e. totaling an area of 1970 Sq.Ft. appertaining to R.S. Dag No. 1040 (One Thousand and Forty) of R.S. Khatian No. 1182 corresponding to L.R. Dag No. 2357 (Two Thousand Three Hundred and Fifty Seven) of L.R. Khatian No. 10865 (Ayan Biswas), of Mouza- Kulihanda, J.L. No. 13, within the ambit of Hooghly- Chinsurah Municipality, in Ward No. 11, Mohalla- Kadamtala, Holding No. 78/73/276, under P.S.- Chinsurah in the District Hooghly, within the jurisdiction of District Sub Registry Office- Hooghly, Additional District Sub Registry Office Chinsurah, Hooghly with all easement right and benefits of common passages.

Annual rent of the said property is payable to the B.L. & L.R.O. Chinsurah- Mogra Block on behalf of the state of West Bengal.

The property is butted and bounded by: -

ON THE NORTH : House of Sandip Mallick and others
ON THE SOUTH : 4'-00" ft wide Common passage thereafter House of Mrinmoy Dhar and Smt. Arati Mallick,
ON THE EAST : Pond
ON THE WEST : 16'-00" ft wide Municipal Road,

IN WITNESS WHEREOF the Parties set and subscribed their hands and seals on the day, month and year first above written.

Wah²

SIGNED, SEALED & DELIVERED
in presence of following witnesses:-

1. Biplab Roy Chowdhury.
P.S + P.O. - Chinsurah,
Dist - Hooghly, 712101.

2. Suphiti Banerjee
P.S. + P.O. - Chinsurah
Dist. - Hooghly
PIN - 712101

Ayan Biswas

SIGNATURE OF THE LAND OWNER

Drafted by me

Munshi

Advocate

Judges' Court, Hooghly.

Regn. No. WB/457/1998

Typed by me

T. Subramanian

Chinsurah Court Premises, Hooghly












MAA VISHALAXMI CONSTRUCTION

Darshita *Mohy Dal*
Partner

SIGNATURE OF THE
PROMOTER/DEVELOPER

























দুই হাতের আঙ্গুল - এর ছাপ (টিপ)

== বিজেতা/জেতা/দাতা/গ্রহীতা ==

বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
	(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
	(২) তর্জনী	(২) তর্জনী	
	(৩) মধ্যমা	(৩) মধ্যমা	
	(৪) অনামিকা	(৪) অনামিকা	
	(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	
	<p>Ayon Biswas</p> <p>স্বাক্ষর</p> <p>(যে ব্যক্তির দুই হাতের আঙ্গুল-এর টিপ লওয়া হইল)</p>		

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

	বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 <i>Sanjib Samanta</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনি	(২) তর্জনি	
 <i>Sanjib Samanta</i> স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	
	বাঁ হাতের আঙ্গুল-এর ছাপ (টিপ)		ডান হাতের আঙ্গুল-এর ছাপ (টিপ)	
 <i>mo</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনি	(২) তর্জনি	
 <i>mohy oas</i> স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

Major Information of the Deed

Deed No :	I-0603-08198/2025	Date of Registration	25/06/2025
Query No / Year	0603-8001809614/2025	Office where deed is registered	
Query Date	25/06/2025 3:53:31 PM	A.D.S.R. CHINSURAH, District: Hooghly	
Applicant Name, Address & Other Details	Anupama Kundu Chinsurah Court, Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101. Mobile No. : 9804567017, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 33,00,000/-	Rs. 33,47,626/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 060308179/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



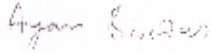
District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Baidya Goli/ K.C. Lane, Mouza: Kuliharda, Pin Code : 712103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2357 (RS :-)	LR-10865	Bastu	Bastu	0.054 Acre	19,00,000/-	19,44,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
Grand Total :					5.4Dec	19,00,000 /-	19,44,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1970 Sq Ft.	14,00,000/-	14,03,626/-	Structure Type: Structure, Status of Completion : Completed
<p>Gr. Floor, Area of floor : 1027 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 943 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1970 sq ft	14,00,000 /-	14,03,626 /-	



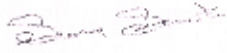
Principal Details :



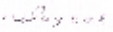
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri AYAN BISWAS (Presentant) Son of Late ASHIS BISWAS Executed by: Self, Date of Execution: 25/06/2025 , Admitted by: Self, Date of Admission: 25/06/2025 ,Place : Office	 <small>25/06/2025</small>	 Captured <small>LTI 25/06/2025</small>	 <small>25/06/2025</small>
FLAT NO. 244, POCKET-K, THIRD FLOOR,, City:- Not Specified, P.O:- SARITA VIHAR, P.S:-SARITA VIHAR, District:-South, Delhi, India, PIN:- 110076 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BIXxxxxx5L, Aadhaar No: 46xxxxxxxx3619, Status :Individual, Executed by: Self, Date of Execution: 25/06/2025 , Admitted by: Self, Date of Admission: 25/06/2025 ,Place : Office				

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	MAA VISHALAXMI CONSTRUCTION 216 MEARBER ROAD, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Date of Incorporation:XX-XX-2XX1 , PAN No.:: ABxxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SANDIP SAMANTA Son of Late SISIR SAMANTA Date of Execution - 25/06/2025, , Admitted by: Self, Date of Admission: 25/06/2025, Place of Admission of Execution: Office	 <small>Jun 25 2025 4:23PM</small>	 Captured <small>LTI 25/06/2025</small>	 <small>25/06/2025</small>
339, STAND ROAD, TAMLIPARA, City:- Hooghly-chinsurah, P.O:- HOOGLY, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: BHxxxxxx0P, Aadhaar No: 89xxxxxxxx8026 Status : Representative, Representative of : MAA VISHALAXMI CONSTRUCTION (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Shri MOLOY DAS Son of Late MANTULAL DAS Date of Execution - 25/06/2025, Admitted by: Self, Date of Admission: 25/06/2025. Place of Admission of Execution: Office	 <small>Jun 25 2025 4:24PM</small>	 Captured <small>LTI 25/06/2025</small>	 <small>25/06/2025</small>
216, MEARBER ROAD, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No.:: ANxxxxxx4G, Aadhaar No: 51xxxxxxx4258 Status : Representative, Representative of : MAA VISHALAXMI CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biplab Raychowdhury Son of Late Ajit Raychowdhury Chinsurah Court, City:- Not Specified, P.O:- Chinsurah P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101	 <small>25/06/2025</small>	 Captured <small>25/06/2025</small>	 <small>25/06/2025</small>
Identifier Of Shri SANDIP SAMANTA, Shri MOLOY DAS, Shri AYAN BISWAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri AYAN BISWAS	MAA VISHALAXMI CONSTRUCTION-5.4 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri AYAN BISWAS	MAA VISHALAXMI CONSTRUCTION-1970.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGLY-CHINSURAH, Road: Baidya Goli/ K.C. Lane, Mouza:
 Kullhanda, Pin Code : 712103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2357, LR Khatian No:- 10865	Owner: অয়ন বিহাস, Gurdian: অণীষ . Address: বৈষ্ণ , Classification: বস, Area: 0.05400000 Acre,	Shri AYAN BISWAS

Endorsement For Deed Number : I - 060308198 / 2025

On 25-06-2025

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 (c) of Indian Stamp Act 1899.

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

Presented for registration at 16:00 hrs on 25-06-2025, at the Office of the A.D.S.R. CHINSURA by Shri AYAN BISWAS ,Executant.

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 33,47,626/-

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

Execution is admitted on 25/06/2025 by Shri AYAN BISWAS, Son of Late ASHIS BISWAS, FLAT NO. 244, POCKET-K, THIRD FLOOR., P.O: SARITA VIHAR, Thana: SARITA VIHAR, , South, DELHI, India. PIN - 110076, by caste Hindu, by Profession Service

Identified by Mr Biplab Raychowdhury, . . Son of Late Ajit Raychowdhury, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India. PIN - 712101. by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-06-2025 by Shri MOLOY DAS, PARTNER, MAA VISHALAXMI CONSTRUCTION, 216 MEARBER ROAD, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India. PIN:- 712101

Identified by Mr Biplab Raychowdhury, . . Son of Late Ajit Raychowdhury, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India. PIN - 712101. by caste Hindu. by profession Law Clerk

Execution is admitted on 25-06-2025 by Shri SANDIP SAMANTA, PARTNER, MAA VISHALAXMI CONSTRUCTION, 216 MEARBER ROAD, City:- Hooghly-chinsurah, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India. PIN:- 712101

Identified by Mr Biplab Raychowdhury, . . Son of Late Ajit Raychowdhury, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India. PIN - 712101, by caste Hindu. by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by , by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6120, Amount: Rs.1,000.00/-, Date of Purchase: 23/06/2025, Vendor name: Jit Chatterjee

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-



Samit Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0603-2025, Page from 158184 to 158198
being No 060308198 for the year 2025.**



Digitally signed by SAMIT GHOSH
Date: 2025.07.01 17:01:22 +05:30
Reason: Digital Signing of Deed.

(Samit Ghosh) 01/07/2025
**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.**