

15010/23 VC-3426/23

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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

K 844494

Certified that the document is admitted in
registration with appropriate sheets and
the endowment is attached with the
document and the part of this document.

[Signature]
District Sub-Register-1B
Alipore, South 24-parganas

18-09-23

AGREEMENT FOR DEVELOPMENT
-CUM-
DEVELOPMENT POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT-CUM-DEVELOPMENT POWER
OF ATTORNEY is made on this the 15th day of September 2023 **BETWEEN**

3747

12/09/2023

No.
Date
Sd/- M/S Shivam Construction
At 225, Ananda Pally - A, Purba Putia, Regent Park
Supers. 5220L Kol-700093

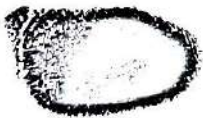

Samiran Das
Stamp Vender
Alipore Police Court
South 24 Pgs., Kol-70

3747 or 5220L

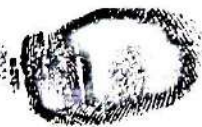
- Kamal Mandal

 11484

- Kamal Mandal

 11485

- Bhola Nandan

 11486

- Subhojit Chakraborty

 11490

Identified by !.

Subhojit Chakraborty
b. Debeywan Chakraborty
118, Bandhrowi, Govt. Colony
P.O. & P.S. Bandhrowi, Kol-70.
Business.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, KOLKATA
15 SEP 2023

(1) **SMT. KRISHNA NANDAN**, (PAN-AVVPN4618B & Aadhaar No.8172 6268 0890), wife of Late Madan Kumar Nandan, by faith Hindu, Indian, by occupation-Housewife, (2) **SRI BHOLA NANDAN**, (PAN-CDSPN7711G & Aadhaar No.7207 4589 1448), son of Late Madan Kumar Nandan, by faith Hindu, Indian, by occupation-Unemployed, both residing at 2/1A, Balaram Bose Ghat Road, P.O. Bhowanipore, P.S. Kalighat, Kolkata-700025 & (3) **SMT. PAMPA DUTTA**, (PAN-CQZPD2717E & Aadhaar No.5998 5594 7683) wife of Sri Sankar Dutta and daughter of Late Madan Kumar Nandan, by faith Hindu, Indian, by occupation-Housewife, residing at 33, Nandalal Mitra Lane, P.O. & P.S. Regent Park, Kolkata-700 040, hereinafter referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**:

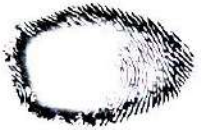
AND

M/S. SHIVAM CONSTRUCTION, (PAN-AFBFS8592K) a Partnership firm, having its office at 225, Ananda Pally-A, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, represented by its Partners (1) **SRI SANDIPTA GHOSE**, (PAN-BSKPG6768G & Aadhaar No.8095 0084 7856), son of Sri Jayanta Ghose, by faith Hindu, Indian, by occupation-Business, residing at Chakdah Govt. Colony, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, (2) **SRI KAMAL MONDAL**, (PAN-AQYPM8516B & Aadhaar No.2659 0142 7227) son of Sri Shankar Mondal, by faith Hindu, Indian, by occupation-Business, residing at B-84, Ananda Pally Purba, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093 & (3) **SRI BISWAJIT BARAL**, (PAN-BUXPB3798N & Aadhaar No.5949 4098 6710) son of Sri Durga Baral, by faith-Hindu, by



11487

- Pampa Dutta



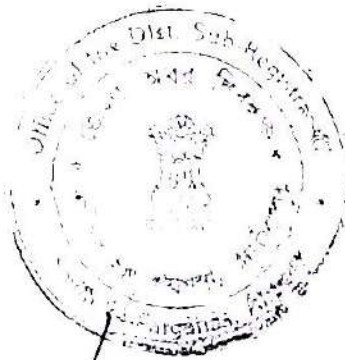
11488

- Sandipta Ghose



11489

- Biswajit Boruah



Identified by.

Subhojit Chakraborty



occupation-Business, residing at 131/1, Ananda Pally South, P.O. Purba Putiary, P.S. Regent Park, Kolkata-700093, hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the

SECOND PART:

WHEREAS one Smt. Surabala Roy, wife of Sri Mahadeb Chandra Roy and Sri Nitya Nanda Roy, son of Sri Mahadeb Chandra Roy jointly purchased All That land measuring 4 Cottah 8 Chittak be the same a more or less together with the tile shed structure standing thereon, situated at Mouza-Bansdroni, J.L. No.45, Pargana-Magura, Touzi No.63,64, R.S. No.381, comprised in Dag No.853, appertaining to Khatian No.507, under P.S. formerly Tollygunge then Jadavpur now Regent Park, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.114, Sub-Registry office at Alipore, in the District of 24-Parganaas, since South 24- Parganas, more fully described in the First Schedule hereunder written, by a Bengali Deed of Sale, dated 17.05.1963, registered in the office of Sub-Registrar at Alipore, vide Book No.1, Volume No.109, page from 41 to 48, Deed No.4230 for the year 1963 from the then lawful owner Smt. Jyotsna Rani Roy, wife of Sri Subodh Chandra Roy.

AND WHEREAS the said Smt. Surabala Roy and Sri Nitya Nanda Roy jointly appointed one Sri Subodh Chandra Roy, son of Late Nalini Kanta Roy as the constituted Attorney for looking after the said land with right to sell and transfer, by executing a special Power of Attorney, dated 08.12.1967, registered in the office of Sub-Registrar at Alipore and