

03783/24

I-03702/2024



पश्चिम बंगाल WEST BENGAL

AR 507356

03/04/2024.

S-8000862350/2024

Confirm that the document is admitted the
 Registrar. The signature sheets and the
 other sheets attached with the
 document are the part of this document.

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipora, South 24 Parganas

03 APR 2024

- 1) Tapati Saha.
- 2) Tushar Kanti Saha
- 3) Mrinal Kanti Saha
- 4) Sisir Kanti Saha
- 5) Tulsi Das Saha
- 6) Anup Kumar Saha
- 7) Prasanta Kumar Saha
- 8) Gouri Saha
- 9) Nivedita Saha
- 10) Kalima Saha
- 11) Aparajita Saha.
- 12) Reena Saha. (Rina Saha)
- 13) Manojkumar Saha

JOY DEEP GHOSH

Director: **NEO ZEN**
 REAL ESTATE PVT. LTD.

DEVELOPMENT POWER OF ATTORNEY

KNOW YE ALL BY THESE PRESENTSWE, (1) MRS. TAPATI SAHA, (PAN- HGVPS4101L, AADHAAR No. 6417-2956-1748) wife and only legal heir of Late Sushil Ranjan Saha, (2) MR. TUSHAR KANTI SAHA, (PAN- AKLPS7698K, AADHAAR No. 3499-6475-0737), (3) MR. MRINAL KANTI SAHA, (PAN- AMEPS7993N, AADHAAR No. 6968-9076-2697), (4) MR. SISIR KANTI SAHA, (PAN- ALGPS1148C, AADHAAR No. 5733-1214-4609), (5) MR. TULSI DAS SAHA, (PAN-ALGPS2508A, AADHAAR No. 5928-8674-4539), (6) MR. ANUP KUMAR SAHA,

6661

27 MAR 2024

NO.....DATE.....RS.....

NAME.....

ADDRESS.....

ALIPORE JUDGES COURT
A. K. SAMAJPATI

STAMP VENDOR

SIGNATURE

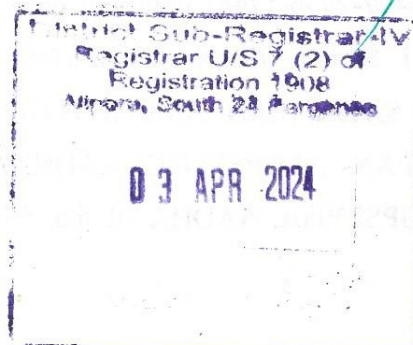
1087

Estate PVH (H)
Kd. 7
ST.

REVT ESTATE PAT. FID.
Director: **AE** SEN
104 DEES GHOSH



Amzad Ali Sarder
(Advocate)
Alipore Police Cent
Kolkata - 700027



(PAN- DTEPS2508R, AADHAAR No. 6765-5499-3529), (7) **MR. PRASANTA KUMAR SAHA**, (PAN BKJPS5108M, AADHAAR No. 3975-0491-3382), **No. 2-7 all sons of Late Chittaranjan Saha**, (8) **SMT. GOURI SAHA**, (PAN- AKLPS7699J, AADHAAR No. 7401-7699-6641), (9) **SMT. NIBEDITA SAHA**, (PAN- ALGPS2384G, AADHAAR No. 5427-7429-9148), (10) **SMT. NILIMA SAHA**, (PAN- ALGPS2735R, AADHAAR No. 6100-4369-5361), (11) **SMT. APARAJITA SAHA**, (PAN-ALGPS2385H, AADHAAR No. 7004-3944-1874), **No. 8-11 all daughters of Late Chittaranjan Saha**, (12) **MRS. REENA SAHA alias MRS. RINA SAHA**, wife of Late Gobindo Das Saha, (PAN- DVLPS9023Q, AADHAAR No. 2757-2205-9241), (13) **MR. MOUNJAYAN SAHA**, son of Late Gobindo Das Saha (PAN- KEOPS4802G, AADHAAR No. 3749-4974-0683), all are by Nationality – Indian, by Religion - Hindu, by Occupation - Business and/or Service, all are residing at 35A, Deshpran Sashmal Road, Post Office - Tollygunge, Police Station – Charu Market, K.M.C, Ward No. 89, Kolkata - 700 033, all are by faith - Hindu, by Occupation - Business and/or Service, all are Indian Citizen, **all are do hereby jointly and severally nominate, constitute and appoint**

NEO ZEN REAL ESTATE PRIVATE LIMITED, (PAN – AAECT6773C), (CIN– U45400WB2013PTC194880) a Company incorporated under the Companies Act, 1956, having its Registered Office at 24/1, Ratan Sarkar Garden Street, P.S. - Posta, P.O.- Barabazar, Kolkata – 700007, represented by its Director namely **MR. JOYDEEP GHOSH**, (PAN-AOMPG5237P, AADHAAR No. 8144-1843-4960), son of Mr. Dilip Kumar Ghosh, by Nationality - Indian, by Religion – Hindu, by Occupation – Business, residing at 24/1, Ratan Sarkar Garden Street, P.S. Posta, P.O. Barabazar, Kolkata – 700007, **to be our true and lawful attorney** for in our name and on our behalf, to do, execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things with full, free, uninterrupted, exclusive and irrevocable right, power, entitlement, authority, sanction and permission in respect of our property as described in the schedule

written hereinafter namely: *That the owner and the developer entered into a Registered Development Agreement dated 3.4.2024 registered before P.S.R in Alipore, South 24 Parganas. recorded in Book-I, Volume no. 1604-2024 Being Deed No. 160403696 for the year 2024.*

1. To enter into the property and to hold and possess the said property and to take all actions for developing and commercially exploiting the said property, to work, manage, control, supervise, administer and protect the said property and to hold, exercise and defend the possession, right and title over the said Scheduled property.
2. To negotiate and enter into agreements with tenants, licensees and/or other occupiers on such terms and conditions as the Attorney may think appropriate, to assure and arrange for the alternative accommodation either in the said property or in any other property and to sign and execute necessary agreements and/or writings in that behalf and if required to register the same



District Sub-Registrar-IV
Registration U/S 7 (2) of
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Alipore, South 24 Parganas

03 APR 2024

with any competent authority, to sign and give notice/s to them and to take legal proceedings if necessary for eviction and to quit all trespassers and unauthorized occupiers and vacate or to repair any damage or to abate any nuisance and to engage lawyers for that purpose and to sign Vakalatnama and all pleadings and affidavits and petitions, and to avail of and enforce all remedies in respect thereof.

3. To make, sign and verify all applications or objections to appropriate authorities for all and any license, permission or consent, etc., required by law in connection with the management and administration of the Scheduled property.
4. To effect mutation, conversion, separation, amalgamation, modification of holding in the Revenue and/or Municipal Records and sign all applications or objections.
5. To appear for and represent us before the Board of Revenue, Collector of any district, Sub-Divisional Officer, any Magistrate, Judge, Munsif and in all Government offices, Municipal Corporation, Improvement Trust, Commissioners of any division, in all matters and things relating to our properties or its affairs.
6. To appear for and represent us in all the courts, civil, criminal or revenue, Judicial or Quasi-Judicial Authority, Department, Magistrate, Judge, Munsif, Commissioners, officers or persons including Labour Tribunals, original, revisional or appellate, in any Registration offices, and in any Government department or office so as to exercise, hold and defend the possession, right, title, interest of the said property.
7. To commence, prosecute, enforce, defend, appeal, continue, answer and oppose all actions, accept writ of Summons or other legal processes or notices including any Suits or Arbitrations proceedings or which may hereafter be commenced by or against us individual or joint capacity touching any of the matters relating to the property or any part thereof and to compromise, settle, refer to arbitration, abandon, submit to judgment any such action or proceedings aforesaid before any Civil /Criminal Court of justice, civil, criminal or revenue, both appellate and original, in respect of the said property.
8. To sign, execute, verify, declare and file or affirm complaints, written statements, petitions, pleadings, affidavits, verifications, objections, cross-objections, counter claims, applications for execution decrees or orders, revision, representation, review, new trial or stay or of whatsoever nature, Memorandum of Appeal, Swear Affidavits and to accept services of all summonses, notices and other processes of law and to do generally all other acts, deeds and things as the said Attorney in his discretion shall think and deem, fit and proper in any proceedings or in any way therewith.

9. To compromise, compound or withdraw cases, or be non-suited to refer to arbitration disputes /differences.
10. To withdraw and receive documents or money from any court, office, authority, Tribunal, officer, person or opposite party, either in execution of decrees or otherwise, and give release and receipt thereof and to do all the acts that may be necessary in connection with any of such cases.
11. To appoint, engage on my behalf Advocates, lawyers, pleaders, solicitors, persons, firms or companies whenever the attorney shall think proper to do so and to discharge and/or terminate his /their appointment.
12. To file objections in case of any acquisition or requisitions by Government or any other authority over the said property or any portions thereof, and to apply for 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.
13. To apply for and appear before Municipal Corporation, Electricity Board, Lift Board, Pollution Control Board, Fire Brigade, Land Reformation Authorities and/or any other government or non-Government departments, Judicial or Quasi-Judicial and all other authority/s and/or officer/s concerned, and also all Courts and Tribunals for obtaining sanction, revision, alteration, addition, modification, verification, clearance, permission and/or no objection certificate, completion certificate, exemption certificate, occupation certificate or any other things related to the said premises and/or in connection therewith and to obtain the same and for the said purpose, to sign, execute, submit, alter, cancel and approve such applications, maps, plans, representations and all other papers, documents, statements, affidavits, forms, returns, confirmations, consents, undertakings and declarations as may be necessary and/or as the said Attorney shall think and deem fit and proper.
14. To apply for and obtain electricity, gas, water, drainage, sewerage and/or any other system, connection, installations, equipment including lift, generator, pump, electric meter, sub-meter and any other fittings, fixtures of any other utilities and/or to make alteration, repairing, replacing therein and to close down and/or have disconnection of the same as may be necessary and/or as the said Attorney shall think and deem fit and proper.
15. To prepare building plan, site plan, floor plans, completion plan, amalgamation plan including specifications of structure for construction of multi-storied building in the said property as well as revised or new plan, addition plan, alteration plan in respect of such construction and to sign and submit the same before the concerned Municipality/Corporation for sanction and to observe and perform all the formalities and obligations in connection therewith and also to sign deed of

rectification, deed of declaration, deed of amalgamation and to obtain approval to all Plans including completion certificate and/or any amendments thereto.

16. To amalgamate the property with other adjacent properties and to construct compositely and to obtain the sanction of plan and to take all necessary action for the same purpose
17. To appoint engineers, architects, surveyors, technicians, mechanics, contractors, sub-contractors, workers, labours and/or any other agents, agencies, firms, companies, organizations and to make payments of their fees and charges, to authorize them for various job or purpose, and/or to discharge and/or terminate them or their appointment, as the said Attorney shall think and deem fit and proper.
18. To approach all concerned authorities under the Urban Land (Ceiling and Regulation) Act 1976 for the purpose of obtaining exemption under section 20 thereof in respect of the said property and for that purpose to sign such applications, papers, writings, undertakings as may be required and to carry out correspondence with the authorities concerned, to appear before them and also to prefer appeals from any order of the competent authority or any other authority made under the provisions of the said Act.
19. To pay the necessary charges, fees, taxes or dues and to deposit the requisite amounts and/or other outgoings and to appear, represent and carry on correspondence with all concerned authorities including Government Departments, Municipalities, Town Planning Departments and other concerned authorities on account of the said property and receive refunds and other moneys in connection therewith.
20. To negotiate on terms for and agree to and to enter into and conclude any agreement for sale, transfer, letting out, leasing out and to sell the Developer's Allocation along with proportionate share in the land of the scheduled property and to receive all moneys and grant proper receipts and to convey and deliver accordingly to any intending person/s or body/s at such price or prices which our attorney in his absolute discretion think fit and proper.
21. To cancel any sale agreement in respect of the Developer's Allocation and forfeit any money advanced by the prospective purchaser, lessee, tenants, for reason of their committing default and/or file suit for specific performances and to realize any unrealized amount together with interest and damages as the case may be and to do all such acts, deeds, matters and things as the Attorney shall think fit and proper.
22. To sign and execute and deliver deed of conveyance or sale/ lease/ tenancy deeds and all other instruments, deeds, indemnities, undertakings, declarations, assurances, confirmations in respect of the Developer's Allocation and to present the same for registration before the Registrar of

Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said premises and to admit the execution thereof and to take all necessary steps for completing and perfecting such execution and registration in favour of the purchaser or purchasers or their nominee or nominees or assignees.

23. To deliver possession and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise to deal to be finalized in respect of the Developer's Allocation.
24. To receive all consideration moneys in respect of the Developer's Allocation and grant proper receipts and discharge in respect of the amounts to be received on sale, disposal etc. and/or otherwise in connection of the said matters and lands and properties and building and flats/ units/ apartments/ shops/ rooms/ spaces/ portions/ car parking spaces therein without our interference, and I hereby declare that I shall do neither any inconsistent nor revoke the Power of Attorney.
25. To insure the property against all risks such as fire, tempest, riots, civil commotion, malicious acts, explosions, bombs, short-circuits, bursting of gas cylinders and floods, earthquakes or otherwise causing any damage to the building or any portion thereof for the full value of the multistoried buildings and to defend the right title and interest over the said property and to keep safe other assets and lives therein.
26. To let out and/or otherwise settle all and/or any part or parts of the Developer's Allocation on rent, selami, premium, on monthly tenancy basis, license or lease and to realize all rents, issues and profits thereof and to accept, surrender of license, leases and tenancies and to evict all trespassers and other unauthorized occupiers.
27. To make advertisements, hung up advertisement boards upon the said property and do all other things that might be required for the purpose of sale of the flats in the said premises.
28. To ask, receive and realize from all occupiers or purchasers of flats, charges, expenses, rates, cesses and other sums due or that might become due and payable by them and on non-payment to take appropriate steps for realization thereof.
29. To do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
30. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.
31. To substitute and appoint in its place and stead one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time

and to substitute or appoint another or others in place of such Attorney and on such terms and conditions as the Attorney shall think fit and proper.

32. **AND GENERALLY**, to do, execute and perform any/all other act or acts, deed or deeds, matter or things whatsoever of which in the opinion of the said attorney ought to be done, executed and performed in relation to the property, as fully and effectually in all respect as we could do the same myself, if personally present.

AND WE DO HEREBY RATIFY AND CONFIRM and agree and undertake to ratify and confirm all and whatsoever the said attorney under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties, hereby conferred upon under and by virtue of this Deed.

SCHEDULE

(THE PREMISES)

ALL THAT piece and parcel of land measuring as per Deed an area of **13 (Thirteen) Katha 08 (Eight) Chatak & 24 (Twenty Four) Sq.ft**, more or less, and physically measuring an area of **12 (Twelve) Katha 00 (Zero) Chatak & 20 (Twenty) Sq.ft**, more or less comprised in

- (i) R.S. Dag No. 3190, & L.R. Dag No. 3242 corresponding R.S. Khatian No. 606, L.R. Khatian Nos. - 3578, 3580, 3581, 3582, 3583, 3584, 3585, 3586, 3587, 3588, 4543, 4544 and 4552.
- (ii) R.S. Dag No. 3190/3507, L.R. Dag No. 3244 corresponding R.S. Khatian No. 606, L.R. Khatian Nos. 4635, 4636, 4637, 4639, 4640, 4641, 4693, 4694 and 4695.

Lying and situated at Revenue Survey No. 233, Touzi No. 63-64, J.L. No. 71, **Mouza - Jagaddal** at **Holding No. 125, Dr. B. C. Roy Road (Jagaddal), Ward No. 25** under Rajpur- Sonarpur Municipality, Police Station - Sonarpur, District- South 24 Parganas, West Bengal.

The plot of Land is butted and bounded as follows: -

- ON THE NORTH** : RS Dag No. 3190(P).
- ON THE SOUTH** : RS Dag No. 3187, 3208, 3207, 3206.
- ON THE EAST** : Southern Bye Pass.
- ON THE WEST** : RS Dag No. 3190/3506, 6' wide Common Passage.

IN WITNESS WHEREOF We hereby execute this Power of Attorney on this 13th day of April, 2024

WITNESSES:

1. minmay Bhattacharya
Flour, Morehenpur,
KOL-103.
2. Rabikul Molla
Alipore Court
KOL-27.

- Owner No. (1) ..Tapali Saha.....
- Owner No. (2) ..Jyoti Kanti Saha.....
- Owner No. (3) ..Arindam K. Saha.....
- Owner No. (4) ..Sushanta Kanti Saha.....
- Owner No. (5) ..Tulsi Saha.....
- Owner No. (6) ..Anup Kumar Saha.....
- Owner No. (7) ..Prasanta Kumar Saha.....
- Owner No. (8) ..Gouri Saha.....
- Owner No. (9) ..Nivedita Saha.....
- Owner No. (10) ..Nilima Saha.....
- Owner No. (11) ..Apurajita Saha.....
- Owner No. (12) ..Reena Saha. (Rina Saha).....
- Owner No. (13) ..Chandrayan Saha.....

SIGNATURE OF THE EXECUTANTS

Drafted by:

Amzad Hossain
F/3/23/2022 (Advocate)
Advocate,

Alipore Judges Court.
Calcutta-700 027.

Computer print by :

Q. Isma
Alipore Judges' Court,
Kolkata-700 027.

I hereby accept this Power of
Attorney:-



SIGNATURE OF THE ATTORNEY

*****SPECIMEN FOR PHOTO AND FINGER PRINT*****



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... TAPATI SAHA Sign... Tapati Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... TUSHAR KANTI SAHA Sign... Tushar Kanti Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... MRINAL KANTI SAHA Sign... Mrinal Kanti Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
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R I G H T					

Name... SISIR KANTI SAHA Sign... Sisir Kanti Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
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R I G H T					

Name... TULSIDAS SAHA Sign... Tulsi Das Saha

*****SPECIMEN FOR PHOTO AND FINGER PRINT*****



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R I G H T					

Name... ANUP KUMAR SAHA Sign... Anup Kumar Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... PRASANTA KUMAR SAHA Sign... Prasanta Kumar Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... GOURI SAHA Sign... Gouri Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... NIBEDITA SAHA Sign... Nibedita Saha



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
L E F T					
R I G H T					

Name... NILIMA SAHA Sign... Nilima Saha

*****SPECIMEN FOR PHOTO AND FINGER PRINT*****

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L E F T					
R I G H T					

Name... APARAJITA SAHA Sign... Aparajita Saha

Thumb First Finger Middle Finger Ring Finger Small Finger



L E F T					
R I G H T					

Name... REENA SAHA Sign... Reena Saha

Thumb First Finger Middle Finger Ring Finger Small Finger



L E F T					
R I G H T					

Name... MOONJAYAN SAHA Sign... Moonjayan Saha

Thumb First Finger Middle Finger Ring Finger Small Finger



L E F T					
R I G H T					

Name... JOY DEEP GHOSH Sign... Joydeep Ghosh

Thumb First Finger Middle Finger Ring Finger Small Finger

L E F T					
R I G H T					

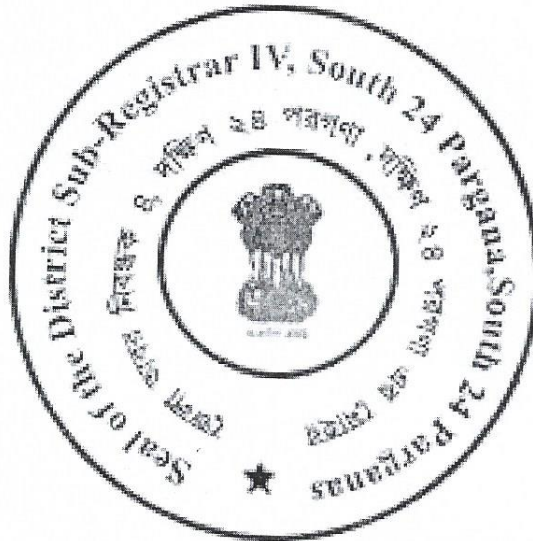
Name...

Sign..

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 109929 to 109962
being No 160403702 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.04.03 15:30:48 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 03/04/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.