

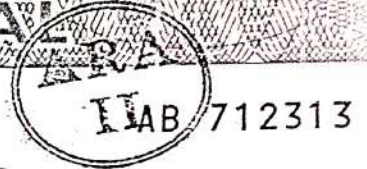
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३४२/२३



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



११-१६
१९/०१/२३

४/१६५७३३/२०२३

Additional Registrar of Assurances
Kolkata

Certified that the Document is admitted to
Registration The Signature Sheet and the
endorsement are the part of this document

Additional Registrar
of Assurances, Kolkata

9 JAN 2023

DEVELOPMENT POWER OF ATTORNEY

KNCW ALL MEN BY THESE PRESENTS SHALL COME WE, THE
CALCUTTA MALAYALEE SAMAJAM (PAN : AAATC4609F), a
Socio-Cultural and Charitable Organisation registered under the
Societies Registration Act, 1860 (Act XXI of 1860) bearing its
Registration No.22-272/12 of 1955-1956 now SO964279 of 1955-
1965 and having its registered office at 22, Russa Road East

2nd Lane, Kolkata -700033, P.S. Charu Market, in the District of 24 Parganas (South) represented by its President **DR. KOCHUKOSHY KUNNUMPURATHU KOSHY (PAN : AFJPK3884Q) (Aadhaar No. 352550126404)**, son of Late K GHEEVARGHESE KOSHY, residing at 6/2A/3, Banamali Ghoshal Lane, Behala, Kolkata -700034, West Bengal and or its General Secretary **SRI GOPIKUTTAN NAIR N (PAN : ABFPN4138C) (Aadhaar No. 7555 8415 4737)**, son of Late Narayanan Nair, residing at Flat No. B-1/2, 66A, Gobindapur Road, Kolkata -700045, **SEND GREETINGS.**

WHEREAS by virtue of a registered Deed of Conveyance dated 8th day of June, 1990 which was registered at the office of Sub-Registrar, North 24 Parganas and recorded in Book No. I, Volume No.208, pages 241 to 250 being Deed No. 8686 for the year 1990 the owner herein purchased ALL THAT a dwelling house having two storeyed brick built building messuage tenement hereditament and premises together with land containing in it measuring 4 (four) Cottahs and 2 (two) Chittaks only be the same a little more or less situate lying at and known named numbered and distinguished as the Premises No. 22, Russa Road East 2nd Lane (formerly No. 116, Russa Road South), Kolkata - 700033, P.S. - Tollygunge, Sub-Registry office Alipore, District - South 24 Parganas, within the limits of the Kolkata Municipal Corporation are with all easements and free from all encumbrances.

AND WHEREAS after such purchase the said **M/S CALCUTTA MALAYALEE SAMAJAM** become the absolute owner of the aforesaid property and mutated its name in the record of Kolkata Municipal Corporation.

AND WHEREAS for the purpose of Development and construction of a Building on the said property, by Registered Development Agreement dated 13-01-2023 Being Deed No. 677 / 2022 and registered in the office of the A RA- II, Kolkata. We, the executants have executed a Development Agreement with **FATHIMA TRADING CONCERN**, a Proprietorship concern having Trade Licence No. C42721004366, represented by its sole Proprietor **SHAMEEM KUZHIPANGAD PUTHUKUDY (PAN : AMAPP3312J) (Aadhaar No. 4511 4292 6439)**, son of K. P. Aboobacker, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at 13, Grant Lane, P.O. + P.S. - Bowbazar, Kolkata - 700012 on the terms and conditions as inter - alia contained therein.

AND WHEREAS as per the aforesaid Development Agreement we, the Executants have agreed to execute the Development Power of Attorney to the said **FATHIMA TRADING CONCERN** represented by its sole Proprietor **SHAMEEM KUZHIPANGAD PUTHUKUDY**, who jointly or individually shall do all or any of the following Acts, deeds, matters and things which are as hereunder.

1. To erect, construct and built a building, on the said property more fully described in the schedule hereunder written as per the

terms and conditions as laid down in the Development Agreement dated _____ and as per the building plan already sanctioned and/or as per modified/revised building plan to be sanctioned by the Kolkata Municipal Corporation.

2. To appoint from time to time Architect/ Architects/ Structural Engineer and other required consultant, contractor, and other personnel and workmen for carrying out the development work of the schedule property as per building plan already sanctioned by the Kolkata Municipal Corporation and also to obtain permission from all other authorities if required on our behalf in connection with construction and completion of the building to be erected at the said premises.

3. To appoint any person or persons and delegate all or any of the powers hereby conferred as the Attorney may deem fit and proper.

4. To sign, execute, register and submit all papers, applications, documents, statements, plans, drawings, design, revised plan modified plan, and other papers as may be required for having the Plan sanctioned, modified, revised or altered by the Kolkata Municipal Corporation and or other authorities and in connection therewith to make, sign, execute and submit necessary

applications and declaration and to give undertakings and to pay fees for obtaining sanction plan and such other permission as may be necessary for the purpose.

5. To apply for obtaining Electricity, water, telephone, drainage connection (permanent or temporary) and arrange for laying underground cables, drainage, water lines, sewerage and drainage connection to the said premises from the Kolkata Municipal Corporation and or other statutory authorities.

6. To appear and represent us before the Courts and Tribunals of Civil, Criminal, Urban Land Ceiling, KIT, and all Concerned Govt. Departments and to sign, verify the complaints, written statements, applications, Petitions, Affidavits, Undertaking Declaration and all other Documents or Papers and to appoint Advocate or Legal Practitioner and to sign and execute Vakalatnama and to execute any order, decree, or judgments of any Court or Authorities in which we are interested or concerned in connection with the construction of the proposed building on the scheduled premises.

7. To approach the Kolkata Municipal Corporation, Fire Brigade Department and all other concerned authorities for the purpose of obtaining necessary No Objection Certificate and or permission/sanction in regard to the carrying out the construction of the said building and completion thereof and in connection therewith.

8. To appear and represent us before various authorities and departments of the KMC namely building, water and drainage, survey Law, valuations, assessments, and the fire brigades, collection, revenue, Kolkata improvement trust, Kolkata Metropolitan Development authority, Urban Land and ceiling authority and also appear before the hearing officers regarding municipal tax and all other authorities concerned having jurisdiction over the said property and defend all actions and proceedings and to sign and verify all documents and deposit necessary fees or charge from our account in our said account in the said departments and withdraw and receive documents and money or monies in our name on our behalf.
9. To negotiate on terms for and to agree and to enter into and conclude any agreement with the purchasers at such a price and consideration which our said attorney in his absolute discretion think proper in respect of the developer's share and allocation.
10. To negotiate terms and conditions for Sale/ Transfer/ Assignment of the Developers Allocation in the Building consisting of Flats, car parking spaces, godown Spaces which shall be constructed at the said Premises (hereinafter called the said Building Premises) and to enter into any Agreement/Agreements for Sale of Flats, Car Parking Space, other spaces and other pertaining to the Developer's allocation during construction of the Said Building.

11. To deliver the possession of the Developers allocation in habitable condition in terms of the aforesaid Development Agreement and to receive consideration and execute any Deed of Conveyance/ Transfer/ Assignment in respect of the Developers Allocation together with undivided Proportionate Share and interest in the Land comprised in the said Building Premises attributed to the Flats, Parking Space, other Spaces to be constructed in favour of the prospective Purchaser/s or Transferee/s in respect of the portion allocation to the Developer.
12. To receive from intending Purchaser/Purchasers any earnest money and or Advance or Advances and also the balance of consideration amount and to give good, valid receipt and discharge for the same in respect of the portion allocated to the Developer.
13. To execute, affirm and sign all other Declarations, Papers, documents and or instruments to be filed before any Lawful authority as may be required.

AND Generally to do, execute and perform any other act or acts, deed, matter or matters, things or things whatsoever which in the opinion of our said attorney ought to be done executed and performed in relation to the 'Said Property and all its affairs, ancillary and incidental thereto as fully and effectually as we ourselves could do the same if we were personally present.

AND all such deeds, acts and things that our attorney may lawfully do and we hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said attorney shall lawfully do or cause to be done in respect of the "Said Property".

THE SCHEDULE ABOVE REFERRED TO

(Description of property)

ALL THAT a dwelling house having two storeyed brick built building messuage tenement hereditament and premises together with land containing in it measuring 4 (four) Cottahs and 2 (two) Chittaks only be the same a little more or less situate lying at and known named numbered and distinguished as the Premises No. 22, Russa Road East 2nd Lane (formerly No. 116, Russa Road South), Kolkata - 700033, P.S. - Tollygunge, Sub-Registry office Alipore, District - South 24 Parganas, which is butted and bounded by :

- ON THE NORTH** : By the Premises no. 22A, Russa Road East 2nd Lane;
- ON THE SOUTH** : By Russa Road East 2nd Lane;
- ON THE EAST** : By Russa Road East 2nd Lane; and
- ON THE WEST** : By Premises No. P-38/1B, Deshapran Shasmal Road or howsoever otherwise known numbered or distinguished.

IN WITNESS WHEREOF the parties have put their signature on this 19th day of January, 2023 (Two Thousand and Twenty Three).

SIGNED SEALED AND DELIVERED
at Kolkata in the presence of:

WITNESSES :

1. H. eron Dhaloch
27, Weston Street
KOL - 700013

2. Md. Zain Dhaloch
27, Weston Street
KOL - 700013

THE CALCUTTA MALAYALEE SAMAJAM
[Signature]
PRESIDENT

THE CALCUTTA MALAYALEE SAMAJAM

[Signature]
Secretary

Signature of the Executant


































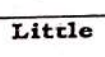

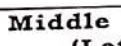


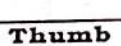

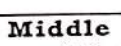


FATHIMA TRADING CONER[®]
80, BENTINCK STREET
KOLKATA-700001

[Signature]
Signature of the Attorney

Drafted and prepared by:

Md. [Signature]
Advocate
High Court, Calcutta
Enrolment No. WB/3167/99

Page No.
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentant					
<i>Shelby</i>		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
<i>Devi</i>		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
<i>Shamir</i>		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				

Major Information of the Deed

Deed No :	I-1902-00682/2023	Date of Registration	19/01/2023
Query No / Year	1902-8000164733/2023	Office where deed is registered	
Query Date	19/01/2023 1:27:50 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	QAMAR ALAM 5,DAMZEN LANE,Thana : Bowbazar, District : Kolkata, WEST BENGAL, PIN - 700073, Mobile No. : 9433506845, Status :Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 1,39,72,500/-		
Rs. 50/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 73/- (Article:E, M(a),) Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190200677/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Russa Road East 2nd Lane, , Premises No: 22, , Ward No: 000 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 2 Chatak		1,18,80,000/-	Property is on Road , Project Name :
Grand Total :				6.8063Dec	0 /-	118,80,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value(In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	0/-	20,92,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4000 sq ft	0 /-	20,92,500 /-	







Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CALCUTTA MALAYALEE SAMAJAM 22, RUSSA ROAD EAST 2ND LANE, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AAxxxxx9F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	FATHIMA TRADING CONCERN 13, GRANT LANE, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: AMxxxxx2J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	Dr KUNNUMPURATHU KOSHY KOCHUKOSHY, (Alias Name: Mr KOCHUKOSHY KUNNUMPURATHU KOSHY) Son of Late K GHEVARGHESE KOSHY Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office			
	6/2A/3, BANAMALI GHOSHAL LANE, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: AFxxxxx4Q,Aadhaar No Not Provided Status : Representative, Representative of : CALCUTTA MALAYALEE SAMAJAM (as PRESIDENT)	Jan 19 2023 1:36PM	LTI 19/01/2023	19/01/2023
2	Mr GOPIKUTTAN NARAYANAN NAIR, (Alias Name: Mr GOPIKUTTAN NAIR N) Son of Late NARAYANAN NAIR Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office			
		Jan 19 2023 1:36PM	LTI 19/01/2023	19/01/2023

FLAT NO. B-1/2, 66A, GOBINDAPUR ROAD, City:- Not Specified, P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: ABxxxxxx8C,Aadhaar No Not Provided Status : Representative, Representative of : CALCUTTA MALAYALEE SAMAJAM (as SECRETARY)

3	Name	Photo	Finger Print	Signature
	Mr SHAMEEM KUZHIPANGAD PUTHUKUDY (Presentant) Son of Mr K P ABOOBACKER Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office			
		Jan 19 2023 1:37PM	LTI 19/01/2023	19/01/2023
13, GRANT LANE, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx2J,Aadhaar No Not Provided Status : Representative, Representative of : FATHIMA TRADING CONCERN (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr QAMAR ALAM Son of Mr MOJIBUR RAHAMAN HIGH COURT CALCUTTA, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	19/01/2023	19/01/2023	19/01/2023
Identifier Of Dr KUNNUMPURATHU KOSHY KOCHUKOSHY, Mr GOPIKUTTAN NARAYANAN NAIR, Mr SHAMEEM KUZHIPANGAD PUTHUKUDY			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	CALCUTTA MALAYALEE SAMAJAM	FATHIMA TRADING CONCERN-6.80625 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	CALCUTTA MALAYALEE SAMAJAM	FATHIMA TRADING CONCERN-4000.00000000 Sq Ft

Endorsement For Deed Number : I - 190200682 / 2023

On 19-01-2023

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 (9) of Indian Stamp Act 1899.

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

Presented for registration at 13:31 hrs on 19-01-2023, at the Office of the A.R.A. - II KOLKATA by Mr SHAMEEM KUZHIPANGAD PUTHUKUDY ,

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 1,39,72,500/-

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

Execution is admitted on 19-01-2023 by Dr KUNNUPURATHU KOSHY KOCHUKOSHY, , Mr KOCHUKOSHY KUNNUPURATHU KOSHY PRESIDENT, CALCUTTA MALAYALEE SAMAJAM, 22, RUSSA ROAD EAST 2ND LANE, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr QAMAR ALAM, , , Son of Mr MOJIBUR RAHAMAN, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Execution is admitted on 19-01-2023 by Mr GOPIKUTTAN NARAYANAN NAIR, , Mr GOPIKUTTAN NAIR N SECRETARY, CALCUTTA MALAYALEE SAMAJAM, 22, RUSSA ROAD EAST 2ND LANE, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr QAMAR ALAM, , , Son of Mr MOJIBUR RAHAMAN, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Execution is admitted on 19-01-2023 by Mr SHAMEEM KUZHIPANGAD PUTHUKUDY, PROPRIETOR, FATHIMA TRADING CONCERN, 13, GRANT LANE, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Indetified by Mr QAMAR ALAM, , , Son of Mr MOJIBUR RAHAMAN, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 4205, Amount: Rs.50.00/-, Date of Purchase: 29/09/2022, Vendor name: A MONDAL

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 32501 to 32517

being No 190200682 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.01.25 12:27:37 -08:00
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2023/01/25 12:27:37 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)