

1777/2025

IV-0191/2025
1V-00188/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AW 162466
Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheet/s attached with this documents are part of this document.

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

04 NOV 2025

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS SUNGLOW PROMOTERS PRIVATE LTD vide CIN- [U 45201 WB 2002 PRC 94322] (PAN No. AAHCS0123L) a company registered under the Companies Act 1956, having its registered office at registered office at 54A, Sarat Bose Road, Unit 3A, 3 rd Floor, Arrjavv Park, Police station

07 NOV 2025

Signature

31 OCT 2025

21458

No. Rs. 100/- Date

Name : S. P. Basu

Address : Advocate
Alipur Judge's Court
Kolkata - 27

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27



GENERAL POWER OF ATTORNEY

mc



Kartick. Ghosh
To St. C. R. Ghosh
Alipur Judge
Kolkata - 700022

Ballygunge, Kolkata 700 025, represented by its Director (1) **MR. SIDDHARTH PODDAR**, son of Late Kamlesh Poddar (PAN-AGOPP8016H) (AADHAR-6969 9037 6988) (Mob-9830031509) by nationality Indian, by religion Hindu, by occupation business, residing at 227/1A, A.J.C. Bose Road, Flat 4A, 4th floor, Gardenia Home, Police station- Ballygunge, Kolkata 700 020 It's duly authorized Representative pursuant to the resolution passed in the meeting of it's Board of Directors held on 27-10-2025, hereinafter called the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs executors, administrators, legal representatives and assigns) **DO HEREBY APPOINT M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by Proprietor **SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no 8158 5684 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019, hereinafter called and referred to as **the DEVELOPER** as my true and lawful Attorney to do, execute and perform the following acts, deeds and things for me in my name and on my behalf.

AND WHEREAS by purchase the **SUNGLOW PROMOTERS PRIVATE LTD /OWNERS/ FIRST PARTY** herein has become became the joint Owner of 3/4th share in the **SCHEDULE "A"**

AND WHEREAS by an agreement dated 04.11.25 (hereinafter referred to as the said registered Development Agreement) registered at A.D.S.R. Alipore

Siddharth Poddar



mc



and entered in Book 1, Being no 160501651.....of the year 2025, we the Owners have granted the exclusive right of development of the said premises unto and in favour of **M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no xxxxxxxx 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019 and carrying on Development and Construction business as a Proprietor under Trade name and style of **M/S. PRATTAY** and, hereinafter called and referred to as **the DEVELOPER** and in terms thereof, we the Owners are required to grant Power of attorney to the aforesaid Attorney herein.

AND WHEREAS we as per the terms of the Development Agreement had granted Development Power of Attorney in favour of the Developer for smooth process of Development work inclusive of sanction of plan; the said Development Power of Attorney was registered at A.D.S.R. Alipore and entered in Book-1, being no 160501652 for the year 2025. **BUT** inspite of that at present as per the KMC Building Rules the Developer can only represent us before KMC and act on my behalf, if there is a separate General Power of Attorney separately given authorizing him (Developer) to represent us before Borough Engineer KMC, D.G. Buildings KMC etc and also represent us and to sign applications, proposed plan for sanction and issue notice etc deposit of necessary fees, represent us during inspection by KMC inspectors and officers, execute and register Boundary declarations on my behalf, which has prompted us to execute and register this General Power of Attorney separately again.

Signature



[Handwritten signature]



AND WHEREAS we, the Owners, thus in compliance of and in terms of the said Development agreement and as per present KMC Building Rules and circulars, desirous of appointing, nominating and constituting the Attorney herein as our true and lawful Attorney for and on behalf of our selves/ the Owner in our name, place and stead to severally do the following acts, deeds, matters and things in respect of the said **SCHEDULE "A"** premises.

THUS, SUNGLOW PROMOTERS PRIVATE LTD [CIN- U 45201 WB 2002 PRC 94322] (PAN No. AAHCS0123L) a company registered under the Companies Act 1956, having its registered office at registered office at 54A, Sarat Bose Road, Unit 3A, 3 rd Floor, Arrjavv Park, Police station Ballygunge, Kolkata 700 025, **represented by its Director (1) MR. SIDDHARTH PODDAR**, son of Late Kamlesh Poddar (PAN-AGOPP8016H) (AADHAR-xxxxxxx 6988) (Mob-9830031509) by nationality Indian, by religion Hindu, by occupation business, residing at 227/1A, A.J.C. Bose Road, Flat 4A, 4th floor, Gardenia Home, Police station- Ballygunge, Kolkata 700 020 **It's duly authorized Representative** pursuant to the resolution passed in the meeting of it's Board of Directors held on 27-10-2025, hereinafter called the **"OWNERS "** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heir/heirs executors, administrators, legal representatives and assigns) **DO HEREBY APPOINT M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No

Sri Parto Sarathi Das



Handwritten signature or mark.



8240997464) (ADHAR no xxxxxxxx 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019, hereinafter called and referred to as **the DEVELOPER** as our true and lawful Attorney to do, execute and perform the following acts, deeds and things for us in our name and on our behalf either severally and **GENERALLY** to do and execute all or any of the following acts, deeds, and things, that is to say;

1. **TO** look after our interest in the said **SCHEDULE "A"** property and to do all acts and deeds required for the preservation and protection thereof, including dealing with any trespassers or persons attempting to trespass.
2. **TO** appear and represent us before the Kolkata Municipal Corporation, Building Department, Borough Office Building Engineer KMC, D.G. Buildings KMC and Building Tribunal Kolkata Improvement Trust and other authorities concerned regarding any notice received or served upon us or issued in our name/the Owner in respect of the said premises whose description is given in **SCHEDULE A** below and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, building plans, appeals, applications, and to appear and make representation for and on our behalf before the authorities concerned and also file building plan for sanction and deposit fees.
3. **TO** effect mutation/ cancellation of mutation, affirm affidavits before First Class Magistrate or before The Notary public; apply for death certificates, on our behalf and sign/execute register necessary declarations, sign /execute and register boundary declarations, notices that **may be necessary for sanctioning of building plan for construction upon SCHEDULE "A"** and also sign building





[Handwritten signature]

Addl. Dist. Sub-Registrar
Alipore
04 NOV 2025
South 24 Parganas
Kolkata - 700027

plans supplementary plans completed building plans etc. on our behalf and to proceed with construction thereafter sanction of plan.

4. **TO** appoint Architects, Civil Engineers, License building surveyors (L.B.S) and other persons/ technicians necessary for the purpose of preparing building plan for submission before K.M.C and to prepare supplementary building plans if necessary for effective construction and completion of the proposed building agreed to be constructed upon **SCHEDULE "A"**.
5. **TO** apply for building plan in our name before the **Kolkata Municipal Corporation** and sign all papers applications, notices on our behalf.
6. **TO** deposit monies in **KMC** and other statutory bodies as and when may be required in our name on our behalf in the matter of sanction of plan, staking of building materials on the pavement/road etc.
7. **To** represent us during inspection by **KMC** building department inspectors, surveyors, Borough Engineer, DG Buildings as and when necessary.
8. **TO** apply for water, drainage, or for any other utility services in the said premises and/or make alterations in the existing connection and to have disconnection of the same and for that to sign answer, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
9. This power of attorney is revocable in nature.
10. **Be it noted that** this revocable power of attorney is being granted in favour of the said attorney without any consideration and no right, title and interest is created in favour of the attorney on the properties which are subject of this power of attorney.





11. All receivable shall be paid back to the principal and all the payables will be borne by the principal.
12. **Be it specially stated** that the schedule mentioned property is not situated within the Notified and cantonment area and no embargo and /or restriction has been imposed by the local authority/competent authority Govt. Authority for transferring land/flat in question and if restriction prevails, in that event principal will be held responsible for that.
13. **THAT NO RIGHT OR** authorization is given to the Attorney by this power of attorney to make construction or Development of our property
14. **THIS** General Power of Attorney is not a document of transfer and does not create, constitute or assume any kind of transfer, enjoyment of the property, or making profit in favour of the attorney between the Owner and the Developer **but is given authorizing him to represent us in KMC, KMDA, etc for construction of the proposed new building;** AND by this document no title has been conferred to the Developer. **AND THE PARTIES HEREIN AGREE THAT THIS CLAUSE** has an overriding effect upon all or any of the clauses written in this agreement.

AND we hereby agree to ratify and confirm all and whatsoever or deeds done by said constituted Attorneys in terms of this General Power of Attorney as if the same were done by me and I further agree to ratify and confirm other acts and deeds as our said Attorneys shall lawfully do, execute, perform or cause to be done executed or performed in connection with **SCHEDULE A** below, or any part thereof under and by virtue of this deed notwithstanding no express power in this behalf is hereunder granted.





THE SCHEDULE "A" HEREIN ABOVE REFERRED TO

[DESCRIPTION OF ENTIRE PROPERTY]

ALL THAT piece and parcel of land measuring about **5 cottah, 03 chittacks, 6 sq feet more or less together with old (65 years built on 1960)** together with three storied residential building having cemented floor and having total 4028 sq feet built up area, ¹⁴⁶~~189~~ open terrace and roof 1192sq feet [ground 1322+ mezzanine 192+ first 1322+ second floor 1192 AND 60sq feet open terrace in first floor, 129sq feet in second floor] **lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, ASSESSEE no is 21 093 04-0128-6,** being butted and bounded in the manner below:

ON THE NORTH: by 40 ft. wide KMC road

ON THE SOUTH: by 1/51, Gariahat Road (Plot No. 51)

ON THE EAST: by 1/46, Gariahat Road (Plot No. 46)

ON THE WEST: by 1/44, Gariahat Road (Plot No. 44)

SCHEDULE A-I

[OWNER PROPERTY]

ALL THAT undivided 3 cottah, 14 chittack 32 sq feet more or less being 3/4TH share in piece and parcel of land measuring about 5 cottah, 03 chittacks, 6 sq feet more or less together with undivided having more or less total 4028 sq feet built up floor area and ¹⁴⁶~~189~~ open terrace and ^{mezzanine floor 144sq feet} roof 894 sq feet [details given in Schedule A above] three storied residential building having cemented floor and 3/4TH share in old (65 years built on 1960) three storied residential building **equals to more or less 3021 sq feet built up floor area, and 142 open terrace and 895 roof [in ground floor 992 sq feet built up area,**



Addl. Dist. Sub-Registrar
Alipore
04 NOV 2025
South 24 Parganas
Kolkata-700027

mezzanine 144 sq feet built up area, first floor 992 sq feet built up area and open terrace 48 sq feet built up area, second floor 895 sq feet built up area and open terrace 98 sq feet built up area] lying and situate at 1/45 Gariahat Road, also known as No. 45, Jodhpur Park Kolkata 700 068, KMC Ward no 93, Police station Lake, which is part of SCHEDULE "A"

IN WITNESS WHEREOF the parties hereto doth set and subscribe their respective hands on the 4th day of Nov, 2025.

Signed, Sealed and Delivered

in presence of following witnesses

- 1) Kartic Ch. Das
of Alipore Judge Court
Kolkata - 700022
- 2) Sachin K. Das.
13/H/13, Bramfield Row
Kolkata - 700027.

Drafted by me

And typed in my office

Surja Prasanna Basu

(Surja Prasanna Basu)

Advocate; Reg no WB 729/1985

Room no 5 Alipore Bar Association

South 24 Parganas District Civil & Session Court,
Kolkata 700 027.

For SUNGLOW PROMOTERS PVT. LTD:

S. S. S. S.

Signature of Principal

Partho Sarathi Das

(I accept)

Signature of Attorney



Handwritten signature: *MP*

Addl. Dist. Sub-Registrar
04 NOV 2025
South 24 Parganas
Kolkata - 700027



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left hand					
right hand					

Name.....

Signature.....



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left hand					
right hand					

Name.....

Signature.....



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left hand					
right hand					

Name.....

Signature.....



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left hand					
right hand					

Name.....

Signature.....

Scan complete



Major Information of the Deed

Deed No :	IV-1605-00191/2025	Date of Registration	07/11/2025
Query No / Year	1605-3002926443/2025	Office where deed is registered	
Query Date	30/10/2025 1:17:45 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kartic Ch Ghosh Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980375465, Status :Others		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 200/- (Article:E)		
Remarks			

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SUNGLOW PROMOTERS PRIVATE LTD 54A, Sarat Bose Road, City:- , P.O:- Arrjavv Park, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

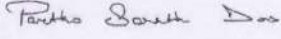
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS PRATTAY 32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 ,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
	Mr SIDDHARTH PODDAR Son of Late KAMLESH PODDAR Date of Execution - 04/11/2025, , Admitted by: Self, Date of Admission: 04/11/2025, Place of Admission of Execution: Office		 Captured	
		Nov 4 2025 5:33PM	LTI 04/11/2025	04/11/2025

227/1A, A.J.C. Bose Road, 4th Floor, Gardenia Home, Flat No: 4A, City:- , P.O:- Lala Lajpat Ray Sarani, P.S:-Bulkygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 00xxxxxxx6988 Status : Representative, Representative of : SUNGLOW PROMOTERS PRIVATE LTD (as DIRECTOR)

2	Name	Photo	Finger Print	Signature
	Shri PARTHO SARATHI DAS (Presentant) Son of Shri PRASANTA KUMAR DAS Date of Execution - 04/11/2025, , Admitted by: Self, Date of Admission: 04/11/2025, Place of Admission of Execution: Office		 Captured	
		Nov 4 2025 5:34PM	LT1 04/11/2025	04/11/2025
	32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 00xxxxxxx8803 Status : Representative, Representative of : MS PRATTAY (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
KARTIC CH GHOSH Son of Late C R GHOSH Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	04/11/2025	04/11/2025	04/11/2025
Identifier Of Mr SIDDHARTH PODDAR, Shri PARTHO SARATHI DAS			

Endorsement For Deed Number : IV - 160500191 / 2025

On 04-11-2025

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

Presented for registration at 16:16 hrs on 04-11-2025, at the Office of the A.D.S.R. ALIPORE by Shri PARTHO SARATHI DAS ..

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

Execution is admitted on 04-11-2025 by Mr SIDDHARTH PODDAR, DIRECTOR, SUNGLOW PROMOTERS PRIVATE LTD (Others), 54A, Sarat Bose Road, City:- , P.O:- Arjavv Park, P.S:-Bullyingunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by KARTIC CH GHOSH, , , Son of Late C R GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 04-11-2025 by Shri PARTHO SARATHI DAS, proprietor, MS PRATTAY (Sole Proprietoship), 32, Old Ballygunge 1st Lane, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by KARTIC CH GHOSH, , , Son of Late C R GHOSH, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

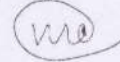
Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 200.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 21458, Amount: Rs.100.00/-, Date of Purchase: 31/10/2025, Vendor name: Subhankar Das

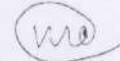


**MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

On 07-11-2025

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 (d) of Indian Stamp Act 1899.



**MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

**Volume number 1605-2025, Page from 4425 to 4441
being No 160500191 for the year 2025.**



(Handwritten signature)

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.11.19 16:30:59 +05:30
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 19/11/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**