

09907/23

T-9896/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 292351

Notarized that the document is admitted
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

District Sub-Register-II
Alipore, South 24-Pargana.

11 2 JUL 2023

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS that We (1) SRI SUBIR
RANJAN GUHA ROY son of Late Sisir Ranjan Guha Roy by faith Hindu,
by Nationality Indian, by occupation – retired person residing at 1/378A,
Gariahat Road, P.O. Jodhpur Park, under Police Station Lake, within the
limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068
presently at premises no 1/378, Gariahat Road Kolkata -700068 (PAN-
ADKPG7073N) (AADHAAR -9222 2276 4822) (Mob-9831630107) (2) SRI
PRABIR RANJAN GUHA ROY son of Late Sisir Ranjan Guha Roy by

[Signature]

10 JUL 2023

6266

No..... ₹ 100/- Date.....

Name :..... prasanta kr Das

Address :..... 32, old Ballygunge 1st lane

1201-19.

Vendor :.....

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27

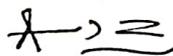


প্রসন্ন
স্বাক্ষরিত প্রসন্ন
আপার পলিচ কাম
t.o + p.s - সুপ্রম
কামতা - ২৭

District Sub Registrar-II
Alipore, South 24 Parganas
12 JUL 2023

faith Hindu, by Nationality Indian, by occupation retired person, residing at 1/378A, Gariahat Road, P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068 presently at premises no 1/378, Gariahat Road Kolkata -700068 (PAN- ADUPG4431A) (AADHAAR -4994 0496 1291) (MOB-9432001921) (3) **SMP INFRA PRIVATE LTD** vide **CIN-U13200WB2010PTC147198** (PAN No. AAOCS2673Q) a company registered under the Companies Act 1956, having its registered office at Marshal House, 6th Floor, Room No.661, 33/1, N.S. Road, under Police Station Burrabazar, P.O. G.P.O within limit of Kolkata Municipal Corporation Kolkata 700001, **represented by its Director MR. MANOJ KUMAR AGRAWALLA**, son of S. Agarwala, by faith Hindu, by Nationality Indian, by occupation - Business, residing at Pabitra Mohan Marg, Talehar Town Agarwal, Orissa, Pin No.759101, P.S. Angul P.O.Mohan Marg(PAN -AAXYPA8699J) (AADHAAR -8475 9115 7502) (MOB- 7326855097) .It's duly authorized Representative pursuant to the resolution passed in the meeting of it's Board of Directors held on 25TH March 2022 **hereby state as follows:-**

WHEREAS We, the principals are the owners of ALL THAT piece and parcel of land measuring an area of about 5 Cottah 3 Chittacks 21 Sq. ft be the same a little more or less along with 2 nos, Two storied building standing thereon having a total built up area 4060 Sq feet a little more or less, falling within one or more of Mouza- Dhakuria, Gobindapur and Salimpur, Pargana - Khaspur numbered since as forming part of the No.1 Gariahat Road,1/378 or as being a plot thereof, "P"-378, Jodhpur Club afterwards named Jodhpur Park and so numbered now as 1/378 or "P" 378 Jodhpur Park District then 24 Parganas now South 24

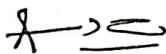


acts, deeds, powers, authorities, matters and things in our name and on our behalf and as such **We the principals do hereby nominate, constitute and appoint SRI PRASANTA KUMAR DAS**, son of Late G. C. Das, by faith Hindu, by Nationality Indian, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, P.O.- Ballugunge , within limit of Kolkata Municipal Corporation Ward No 65 Kolkata - 700019, **District- South 24 Parganas (PAN NO. AGYPD5562A) (AADHAAR - 7062 0196 9406) the sole proprietor of said M/S PRASANTA KUMAR DAS** , as our true and lawful Attorney to act, make perform and execute and exercise all or any of the several acts, deeds, powers, authorities, matters and things in our name and on our behalf **that is to say: -**

1.To look after our said property and every part thereof and also to manage, maintain and administer the said land and every part thereof on our behalf.

2.To develop the said land by constructing residential flats, car parking spaces, commercial spaces etc thereon in accordance with the plan to be sanctioned by the appropriate authority of K.M.C. maintaining all legal formalities and all other lawful works necessary for such construction whatsoever for us and on our behalf.

3.To sign and submit all papers, documents, statements, undertakings, declaration and plans if further required for having the plan sanctioned or revised sanctioned, modified and/or altered by the Kolkata Municipal corporation and/or other competent authorities and in connection therewith to make sign, execute and submit necessary



law and to take appropriate steps as may be necessary through Police or Court of Law and to abate all nuisance.

9.To accept notices and services of papers from any Court, Tribunals, postal and/or their authority and/or persons.

10.To receive any payment and/or deposit all moneys including Court fees, receive and grant valid receipts and discharges in respect thereof.

11.To sign and submit all papers applications and documents for having the mutation affected in all Public records and with all authorities and/or per persons including the Kolkata Municipal Corporation of appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have such mutation affected.

12.To appear before the competent authorities and other authorities and other authorities and Government Department and/or officers also other State Executive Judicial or Quasi-Judicial, Municipal and other authorities and also all courts and Tribunals for all matters connected with the developments and construction of building and/or building on the said land and connection of utilities and sanctioning of plans and other matters relating to the said premises.

13.To negotiate with the intending buyers in respect of flat/ flats/ car parking spaces or commercial areas of the Developer's allocation of the said building/ buildings to be constructed at the said premises.

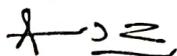


14. To enter into agreement for sale of the flat/flats, car parking spaces and commercial areas of the developer's allocation with proportionate share of land of the said proposed building as mentioned in the said development agreement and to receive earnest money as an advance and the full consideration amount from the intending purchasers/purchasers.

15. To present the deed of conveyance / conveyances in respect of the flat/ flats /commercial areas/ car parking spaces of the developers allocation before the concerned D.S.R. / A.D.S.R. offices having jurisdiction , and to execute and register the said the deed of conveyance / conveyances in respect of the flat / flats /commercial areas and car parking spaces in favour of the intending purchaser/ purchasers on our behalf.

16. To ask, demand, sue for to receive, recover, realize and collect money which are or may be due payable or may be due on any account whatsoever and to give effectual and discharge for the same land to disburse the money do realized or received as our Attorney may deem fit and proper.

17. To commence, prosecute, carry on or defend, answer and oppose all suits, actions and other proceedings, civil criminal or revenue in any Court in West Bengal in any manner concerning the said land and the construction work of the said building thereon, affairs in connection therewith in any Court having jurisdiction and to sign and verify all vakalatnamas, complaints, written statements, petitions, Memorandum of Appeal, Affidavits and all other documents as the occasions may require



or as the attorney may think bonafide fit and proper and also appoint Advocate, Pleaders, Solicitors or other lawyers and such appointment to be revoked by the said attorney at his discretion.

18. To represent us in any matter, settle, adjust and submit to arbitration or compromise any suit or proceedings any account claim or demand which is or hereafter shall be pending between us and any other person or persons in connection with our said land building or other affairs at present or in future.

AND generally to act, as our attorney or agents in relation to all matters touching our said land and building and on our behalf to do all, instruments, acts, matters, deeds and things as fully and effectually as we could do if we personally present

AND we hereby ratify and confirm and agree or undertake to ratify and confirm all that whatsoever our said attorney or agents appointed under this power in that hereinabove contained shall lawfully do or cause to be done in right of or by virtue of these presents including such confirmation and other works with the completion of whole deal/transaction as per the said agreement are fulfilled to the final satisfaction of all concern.

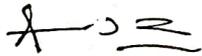
SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Bastu land measuring an area of about **5 Cottah 3 Chittacks 21 Sq. ft** be the same a little more or less along with 2 nos, Two storied building standing thereon having a total built up

Handwritten signature

area 4060 Sq feet a little more or less, falling within one or more of Mouza- Dhakuria, Gobindapur and Salimpur, Pargana - Khaspur numbered since as forming part of the No.1 Gariahat Road, 1/378 or as being a plot thereof, "P"-378, Jodhpur Club afterwards named Jodhpur Park and so numbered now as 1/378 or "P" 378 Jodhpur Park District then 24 Parganas now South 24 Parganas, together with all common areas, spaces and all easements drains water courses liberties and appendages attached there to, **Police Station- Lake , P.O. Jodhpur Park, District South 24 Parganas**, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068 Being **KMC Premises No 1/378 Gariahat Road Kolkata-700068 vide KMC ASSESSMENT NO 210930404949** which is butted and bounded as follows :

- ON THE NORTH** : 40 ft. wide Road
ON THE SOUTH : premises no 387, Gariahat Road
ON THE EAST : Premises No 1/379, Gariahat Road
ON THE WEST : Premises No 1/377, Gariahat Road



IN WITNESS WHEREOF We the executants herein have put our respective signatures on this the 19th day of July 2023.

IN PRESENCE OF:

1. Sachin K. Das
13/H/13, Bnann field Row,
Kolkata - 700027.

• Subir Ranjan Guha Roy

• Prabir Ranjan Guha Roy

For SMP INFRA PVT. LTD.

 Authorised Signatory

Signature of the Executants

2. Partho Sarathi Das
32, Old Ballygunge
1st lane, kol - 700019

 For Prasanta Kumar Das
(PRASANTA K. DAS)
Proprietor

Signature of the Attorney

As per available documents

As supplied by the parties hereto

Drafted and Prepared by me

Debanura Majumdar

F/1819/1049/of 2008

Advocate

ALIPORE POLICE COURT
KOLKATA - 700027

Typed By: B. Das

FOR PREMISES No. - 1/378, GARIAHAT ROAD, WARD NO. 093,
JUGH - X, P.O. - JODHPUR PARK, KOLKATA - 700068, P. S. - LAKE.

LAND AREA = 05 K - 03 CH - 21 SFT BORDERED RED □

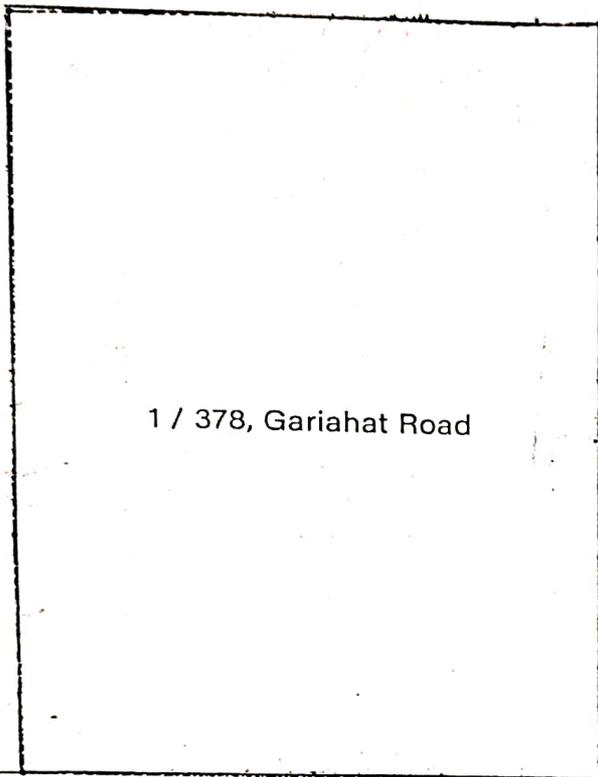
ASSEESSEE NO. :- 210930404949

387, Gariahat Road



N

1 / 379, Gariahat Road



1 / 378, Gariahat Road

1 / 377, Gariahat Road

40'-0" WIDE
GARIAHAT ROAD
[K.M.C. ROAD]

Subir Ranjan Gubakay
Poalor Ranjan Guba Ray

For Prasanta Kumar Das

Proprietor

For SMP INFRA PVT. LTD.

Authorised Signatory

SIGNATURE OF OWNERS

Major Information of the Deed

Deed No :	I-1602-09896/2023	Date of Registration	12/07/2023
Query No / Year	1602-8001762359/2023	Office where deed is registered	
Query Date	12/07/2023 1:14:31 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Raju Adhikari Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003084704, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 3,53,68,871/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160209870/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

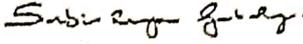
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (South), , Premises No: 1/378, , Ward No: 093 Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 3 Chatak 21 Sq Ft	1/-	3,26,28,371/-	Width of Approach Road: 40 Ft., , Project Name :
Grand Total :					8.6075Dec	1 /-	326,28,371 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2030 Sq Ft.	1/-	13,70,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1015 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1015 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	2030 Sq Ft.	1/-	13,70,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1015 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1015 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4060 sq ft	2 /-	27,40,500 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SUBIR RANJAN GUHA ROY Son of Late SISIR RANJAN GUHA ROY Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office	 12/07/2023	 LTI 12/07/2023	 12/07/2023
1/378A, GARIAHAT ROAD SOUTH, City:- , P.O:- JODHPUR PARK, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3N, Aadhaar No: 92xxxxxxxx4822, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	PRABIR RANJAN GUHA ROY Son of Late SISIR RANJAN GUHA ROY Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office	 12/07/2023	 LTI 12/07/2023	 12/07/2023
1/378A, GARIAHAT ROAD SOUTH, City:- , P.O:- JODHPUR PARK, P.S:-Lake, District:-South24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx1A, Aadhaar No: 49xxxxxxxx1291, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 12/07/2023 ,Place : Office				
3	Name,Address,Photo,Finger print and Signature			
	SMP INFRA PRIVATE LIMITED MARSHAL HOUSE, 6TH FLOOR, 33/1, N S ROAD, City:- , P.O:- BURRABAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S PRASANTA KUMAR DAS 8/13, RADHA KUMUD MUKHERJEE SARANI, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AGxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature				
1	Name MANOJ KUMAR AGRAWALLA Son of S AGARWALA Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 12/07/2023, Place of Admission of Execution: Office	Photo  Jul 12 2023 2:11PM	Finger Print  LTI 12/07/2023	Signature  12/07/2023
PABITRA MOHAN MARG, TALEHAR TOWN AGARWAL, City:- , P.O:- MOHAN MARG, P.S:-ANGUL, District:-Anugul, Orissa, India, PIN:- 759101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx9J, Aadhaar No: 84xxxxxxxx7502 Status : Representative, Representative of : SMP INFRA PRIVATE LIMITED (as DIRECTOR)				
2	Name PRASANTA KUMAR DAS (Presentant) Son of Late G C DAS Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 12/07/2023, Place of Admission of Execution: Office	Photo  Jul 12 2023 1:51PM	Finger Print  LTI 12/07/2023	Signature  12/07/2023
32, OLD BALLYGUGE 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, , PAN No.:: AGxxxxxx2A, Aadhaar No: 70xxxxxxxx9406 Status : Representative, Representative of : M S PRASANTA KUMAR DAS (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Raju Adhikari Son of Late A Adhikari Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 12/07/2023	 12/07/2023	 12/07/2023
Identifier Of SUBIR RANJAN GUHA ROY, PRABIR RANJAN GUHA ROY, MANOJ KUMAR AGRAWALLA, PRASANTA KUMAR DAS			

Transfer of property for L1		
	From	To. with area (Name-Area)
1	SUBIR RANJAN GUHA ROY	M S PRASANTA KUMAR DAS-2.86917 Dec
2	PRABIR RANJAN GUHA ROY	M S PRASANTA KUMAR DAS-2.86917 Dec
3	SMP INFRA PRIVATE LIMITED	M S PRASANTA KUMAR DAS-2.86917 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SUBIR RANJAN GUHA ROY	M S PRASANTA KUMAR DAS-676.66666700 Sq Ft
2	PRABIR RANJAN GUHA ROY	M S PRASANTA KUMAR DAS-676.66666700 Sq Ft
3	SMP INFRA PRIVATE LIMITED	M S PRASANTA KUMAR DAS-676.66666700 Sq Ft

Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	SUBIR RANJAN GUHA ROY	M S PRASANTA KUMAR DAS-676.66666700 Sq Ft
2	PRABIR RANJAN GUHA ROY	M S PRASANTA KUMAR DAS-676.66666700 Sq Ft
3	SMP INFRA PRIVATE LIMITED	M S PRASANTA KUMAR DAS-676.66666700 Sq Ft

Endorsement For Deed Number : I - 160209896 / 2023

12-07-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:41 hrs on 12-07-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by PRASANTA KUMAR DAS ,

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 3,53,68,871/-

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

Execution is admitted on 12/07/2023 by 1. SUBIR RANJAN GUHA ROY, Son of Late SISIR RANJAN GUHA ROY, 1/378A, GARIAHAT ROAD SOUTH, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person, 2. PRABIR RANJAN GUHA ROY, Son of Late SISIR RANJAN GUHA ROY, 1/378A, GARIAHAT ROAD SOUTH, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person

Indetified by Mr Raju Adhikari, , , Son of Late A Adhikari, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 12-07-2023 by MANOJ KUMAR AGRAWALLA, DIRECTOR, SMP INFRA PRIVATE LIMITED MARSHAL HOUSE, 6TH FLOOR, 33/1, N S ROAD, City:- , P.O:- BURRABAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Raju Adhikari, , , Son of Late A Adhikari, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 12-07-2023 by PRASANTA KUMAR DAS, proprietor, M S PRASANTA KUMAR DAS, 8/13, RADHA KUMUD MUKHERJEE SARANI, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Raju Adhikari, , , Son of Late A Adhikari, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 292351, Amount: Rs.100.00/-, Date of Purchase: 10/07/2023, Vendor name: Subhankar Das



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 333012 to 333031

being No 160209896 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.07.13 16:48:30 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/07/13 04:48:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)