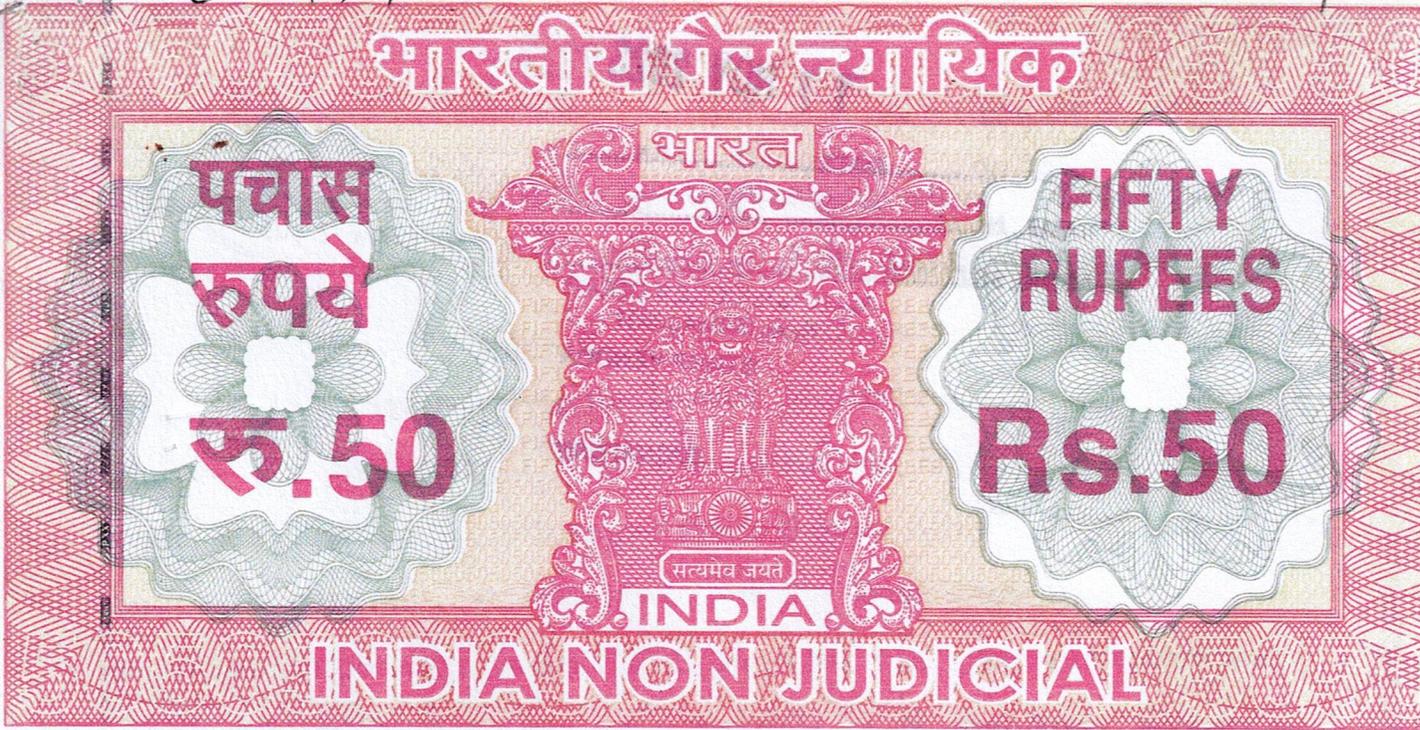


018491/23

I-16404/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 716476

certified that the document is admitted for Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

22/11
8-8/2870139

District Sub-Register-II
Alipore, South 24-Parganas

22 NOV 2023

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS shall come that I, **SMT. INDIRA SHAW**, (PAN: ALJPS7187E), (Aadhaar No. 3410 5691 0352), wife of Sri Om Prakash Shaw, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 27/2, Tollygunge Circular Road, P.O. New Alipore, P.S. Behala, Kolkata - 700053, hereinafter called and referred to as the '**OWNER/PRINCIPAL**' hereby **SEND GREETINGS:-**

MEGHA CONSTRUCTION

Him Kumar Baidya
Proprietor

1258 77 NOV 2023 587

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

NAME.....

ADDRESS.....

ALIPORE JUDGES COURT
A. K. SAMAJPATI

STAMP VENDOR

SIGNATURE

Hiron Kumar Baidya
47-B, Banka Bedoni chhatya Road

161-42



District Sub Registrar-II
Alipore, South 24 Parganas
22 NOV 2023

Identified by me
Debashis Mandal.
Advocate
S/o Late N.K. Mandal
Alipore Judges Court
Konnata - 700027.

WHEREAS the present owner is Hindu by religion seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring more or less 2 (Two) Cottahs 2 (Two) Chittacks 1 (One) Sq. Ft. together with tin shaded structure standing thereon at Mouza - Punja Sahapur, J.L. No. 9, Touzi No. 101 & 161, R.S. Dag No. 3, under R.S. Khatian No. 245, under Police Station Behala, under District - South 24 Parganas, at present within the local limit of the Kolkata Municipal Corporation, under K.M.C. Ward No. 118, presently known and numbered as K.M.C. Premises No. 368/6/1, S. N. Ray Road, Kolkata - 700038 being Assessee No. 411181202330 and possessed peacefully over the said property and building, hereinafter collectively known as the **SAID PROPERTY.**

AND WHEREAS I am the principal/executrix is the sole and absolute owner and at present seized and possessed of or otherwise well and sufficiently entitled to the SAID PROPERTY being K.M.C. Premises No. 368/6/1, S. N. Ray Road, P.S. Behala, Kolkata - 700038 being Assessee No. 411181202330, under District - South 24-Parganas, which is more fully and particularly mentioned and described in the schedule hereunder written.

AND WHEREAS due to my personal inconvenience to look after, manage and control over the said schedule property and with the view for developing my said property, particularly mentioned in the schedule hereunder written and for other physical works relating to the construction of new building over the aforesaid property and to expedite all the affairs relating to the transfer and maintenance of the said

Indira Shaw

Indira Shaw

property or part thereof or any flat or flats to be transferred to the intending purchasers, I have entered into a Development Agreement on 22.11.2023 with **M/S. MEGHA CONSTRUCTION**, represented by the proprietor **SRI HIRON KUMAR BAIDYA, (PAN: AICPB5681L), (Aadhaar No. 9062 7779 3836)**, son of Sri Haripada Baidya, by faith - Hindu, by occupation - Business, residing at 47B, B.B. Chatterjee Road, Kolkata - 700042, which is duly registered before the D.S.R. - II, at Alipore, South 24 Parganas and recorded in Book No. I, Being Deed No. 16021638 for the year 2023.

NOW KNOWING ALL THESE PRESENTS WITNESSES that, I **SMT. INDIRA SHAW**, the executrix herein, in pursuance to the Development Agreement dated 22.11.2023 do hereby appoint, nominate and constitute **SRI HIRON KUMAR BAIDYA, (PAN: AICPB5681L), (Aadhaar No. 9062 7779 3836)**, son of Sri Haripada Baidya, by faith Hindu, by occupation - Business, residing at 47B, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata - 700042, as my true and lawful '**ATTORNEY**' for me and in my place and in my name and stead to do the following acts, deeds and things on my behalf, in respect of the developer's share or allotment in the said schedule property, that is to say :-

1. To sign the proposed plan in my name and on my behalf and to submit the said plan before the concerned authority Kolkata Municipal Corporation for the purpose of sanction of the said building plan and also

to obtain the said plan from the authority concern for the development relating to the said property.

2. To execute, sign and swear affidavit and to sign and affirm all other declarations, papers documents, instruments etc. to be filed before any Government or Semi-Govt. authority as may be required for the above purpose and to pay and deposit all the necessary cost and requisite fees as to be determined by the K.M.C. for obtaining the sanction of the proposed building plan in respect of the aforesaid property.

3. To apply for and to obtain drainage and sewerage connection from the concerned department of K.M.C. and to execute all deeds and documents, affidavit etc. and to do all acts in respect of the said property.

4. To prepare and draw the site plan and other requisites plans as may be required for the development of the said property and for construction of the new building over the said property.

5. To get necessary permissions from the Authority Concerned of Kolkata Municipal Corporation and/or any other Govt. or Semi-Govt. Authorities regarding any matters relating to the sanction and construction of new building on the said property.

6. To appear, represent and act on my behalf before the Competent Authority, Kolkata Municipal Corporation, Kolkata Metropolitan

Development Authority, Kolkata Police, C.E.S.C, Housing Departments of Govt. of West Bengal and Postal Department of Govt. of India or any other Govt., Semi-Govt. and non-Govt. Authorities including Collector, Addl. Collector, Revenue Officer appointed under the law for the time being in force for the purpose of all matters concerned with for the schedule property.

7. To file any suit or proceedings or defend in any suit or proceedings in connection with and/or relating to the aforesaid property and to appear for and represent me in any court of civil, criminal and at any jurisdiction of the Hon'ble High Court, the settlement officer, revenue officer, municipal authority, as the case may be and/or to sign, verify, present and file any plain, written statement, applications, petitions, affidavit undertakings, declarations and all other documents or papers as may be required for the same.

8. To appoint and constitute on my behalf any Lawyer, Advocate, Solicitor or any other legal practitioner and to sign and execute Vokatnama or warrant in conducting any suit, Case or proceedings, as and when my said Attorney shall think fit and proper to do so and instruct the Lawyers, Advocates, Solicitors in all respect.

9. To settle, compromise all action, suits, accounts, claims and disputes with any other third party or person and generally to do, execute and perform all other lawful acts, matters and thing as my attorney shall consider it necessary in connection with the said property

10. In the event of transfer of any flat /s or any portion or part of the building, the said Attorney may appear and represent me before the Registrar of Assurances, Addl. Registrar of Assurances, District Registrar, Addl. District Registrars, Sub-Registrars having jurisdiction and to present Deeds, documents, instruments for Registration and to acknowledge all Deeds, Papers, documents, declaration, Affidavits for the purpose of sell or transfer in respect of the Developer's Allocation or share in the said property or any part thereof or any flat/flats within the said property, as mentioned in the Schedule herein below and authorized to receive all the amounts on my behalf, arising out of the sale or transfer of any part of the said property or flats in the newly constructed building.

11. To undergo or enter into agreement or agreements for sale of flats with the intending purchasers to this effect and to receive the earnest money from them and to give valid and effectual receipts thereof the developer's allocation as described in the Third Schedule of the said development agreement.

12. To receive all the consideration arising out of the transfer or sale of flats, in respect of the developer's share to any intending purchaser or purchasers and to execute and registrar Deed of Conveyance in respect of the transfer or sale of flats, car parking space, covered spaces in the said premises, as mentioned in the third schedule of the development agreement.

13. To do and cause to be done any act, deed or thing relating to the maintenance, change of character of land and transfer of the flat, car parking space, covered space within the said schedule property.

14. To apply for and to obtain Electricity, Gas, Water, Sewerage, drainage, Telephone and other connections of any other utilities and services from the Concerned Authorities and/or to make any alterations and to sign, execute and submit all applications, papers, documents etc. therefore.

15. To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any matter, in which I may be interested, effected or concerned and also the said attorney shall compromise, abandon or become non-suited in such action or proceedings as aforesaid, as the said Attorney thinks fit and proper in respect of the said schedule property.

AND GENERALLY to do other acts, deeds and things concerning the authorities hereby granted in respect of the said property as mentioned in the schedule below, which I could done lawfully under my own hands and seal, if I was present personally and the Attorney shall not be entitled to create or foist any financial or other liabilities in respect of the said schedule property.

AND I do hereby ratify and confirm and agree to ratify and confirm all the acts, deeds and things whatsoever my said Attorney shall lawfully do or cause to be done by virtue of these presents.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring about 2 (Two) Cottahs 2 (Two) Chittacks 1 (One) Sq. Ft. more or less together with tin shaded structure measuring about 150 Sq. Ft. standing thereon at Mouza - Punja Sahapur, J.L. No. 9, Touzi No. 101 & 161, R.S. Dag No. 3, under R.S. Khatian No. 245, under Police Station Behala, under District - South 24 Parganas, at present within the local limit of the Kolkata Municipal Corporation, under K.M.C. Ward No. 118, presently known and numbered as K.M.C. Premises No. 368/6/1, S. N. Ray Road, Kolkata - 700038, being Assessee No. 411181202330 fully butted and bounded by:

- ON THE NORTH** : By Land of Sujay Ganguly
ON THE SOUTH : By 12' Ft. wide K.M.C. Road
ON THE EAST : By House of Smt. Sona Adya
ON THE WEST : By Land of Prasanta Guha

Indira Shaw.

IN WITNESS WHEREOF I, the principal **SMT. INDIRA SHAW** have executed and delivered these presents on this the *22nd* day of November, 2023.

Executed and Delivered by the within named **OWNER** in Kolkata in the presence of **WITNESSES :-**

1. *Vaishna Gopal Sahoo*
1/36 Ananda pally (west)
Kolkata - 700093 *Indira Shaw.*

SIGNATURE OF EXECUTRIX

2. *Abhijit Das*
27/2 T.C. Road
Kolkata - 700053

MEGHA CONSTRUCTION

H. Anur Kumar
 Proprietor

SIGNATURE OF ATTORNEY

Drafted by me :

Debashis Mandal.

(DEBASHIS MANDAL)

Advocate

Alipore Judges Court

Kolkata - 700027

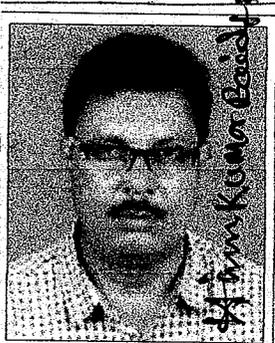
Enrollment No. - F-349/353 of 1993

SPECIMEN FORM FOR TEN FINGERPRINTS



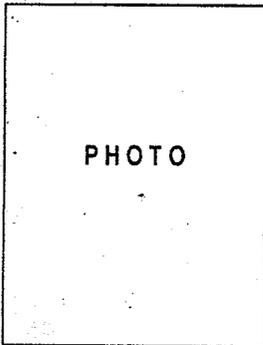
Indira Shaw

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

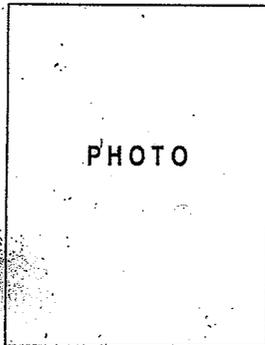


Hem Kumar Baidya

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No :	I-1602-16404/2023	Date of Registration	22/11/2023
Query No / Year	1602-8002870139/2023	Office where deed is registered	
Query Date	22/11/2023 2:42:02 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debasish Mandal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9883280222, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 39,15,844/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]: 160216387/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip,(Urban area)		

Land Details :

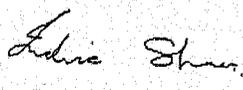
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: S. N. Roy Road, Road Zone : (J.L.Sarani – Buro Shibtala Main Road/Premises not Located on Road) , , Premises No: 368/6/1 , , Ward No: 118 Pin Code : 700053

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	2 Katha 2 Chatak 1 Sq Ft		38,75,344/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				3.5085Dec	0 /-	38,75,344 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	0/-	40,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		150 sq ft	0 /-	40,500 /-	

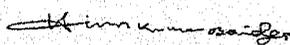
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Indira Shaw Wife of Shri Om Prakash Shaw Executed by: Self, Date of Execution: 22/11/2023 Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office	Photo  22/11/2023	Finger Print  Captured LTI 22/11/2023	Signature  22/11/2023
27/2, Tollygunge Circular Road, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxx7e, Aadhaar No: 34xxxxxxxx0352, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Megha Construction 47B, Banku Behari Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: aixxxxxx1l,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Hiron Kumar Baidya (Presentant) Son of Shri Haripada Baidya Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	Photo  Nov 22 2023 3:06PM	Finger Print  Captured LTI 22/11/2023	Signature  22/11/2023
47B, Banku Behari Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aixxxxxx1l, Aadhaar No: 90xxxxxxxx3836 Status : Representative, Representative of : Megha Construction (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASHIS MANDAL Son of Late N K MANDAL ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India. PIN:- 700027		 Captured	<i>Debashis Mandal</i>
	22/11/2023	22/11/2023	22/11/2023
Identifier Of Smt Indira Shaw, Shri Hiron Kumar Baidya			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Indira Shaw	Megha Construction-3.50854 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Indira Shaw	Megha Construction-150.00000000 Sq Ft

Endorsement For Deed Number : I - 160216404 / 2023

On 22-11-2023

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 15:02 hrs on 22-11-2023, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Shri Hiron Kumar Baidya .

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 39,15,844/-

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

Execution is admitted on 22/11/2023 by Smt Indira Shaw, Wife of Shri Om Prakash Shaw, 27/2, Tollygunge Circular Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Identified by Mr DEBASHIS MANDAL, , Son of Late N K MANDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-11-2023 by Shri Hiron Kumar Baidya, Proprietor, Megha Construction, 47B, Banku Behari Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Identified by Mr DEBASHIS MANDAL, , Son of Late N K MANDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 716476, Amount: Rs.50.00/-, Date of Purchase: 17/11/2023, Vendor name: A K Samajpati



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - 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 605341 to 605357
being No 160216404 for the year 2023.**



Suman

Digitally signed by Suman Basu
Date: 2023.11.30 13:04:11 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 30/11/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.