

05359/22

1- 5226/2-22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 711546

K. 4-24
8/10/24 9374

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore South 24 parganas

04 APR 2022

POWER OF ATTORNEY FOR DEVELOPMENT AFTER
REGISTRATION OF THE DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that SRI ARINDAM BHATTACHARYA (PAN AFUPB 5846 C) (AADHAAR 7638 9043 8272), son of Sri Debaprasad Bhattacharya, by religion Hindu, by nationality Indian, by occupation Business and residing at Flat No. S-1, 15B, Indian Mirror Street, Police Station – Taltala, Kolkata 700013, hereinafter jointly called and referred to as the PRINCIPAL, does hereby give and grant this Development Power of Attorney to and in favour SRI DEBAPRASAD BHATTACHARYA (PAN : ADNPB 0347 F) (AADHAAR No. : 3419 3762 1709), son of Late Shibaram Bhattacharya, by religion Hindu, by nationality Indian, by occupation Business and residing at Bhattacharyapara, Rathbari, Post Office – Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District : South 24 Parganas, being one of the Directors of SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED (PAN : AAQCS 4663 J) (CIN : U452010R 2010PT C012188), a Private Limited Company, incorporated under the Companies Act, 1956, having it's registered Office at Flat No. 103/104, B – Block, Bharati Tower, Forest Park, Bhubaneswar – 751009, Orissa, India and also carrying on it's business at Bhattacharyapara, Rathbari, Post Office – Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District : South 24 Parganas, hereinafter called and referred to as the ATTORNEY.

WHEREAS one Rameshwar Chakraborty Bhattacharya alias Rameshwar Bhattacharya, Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya and Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya were the joint and absolute owners of the Schedule 'A' mentioned property with some various of other properties.

AND WHEREAS during their joint, absolute and peaceful possession and enjoyment of the Schedule 'A' mentioned property with some various other properties, the said Rameshwar Chakraborty Bhattacharya alias Rameshwar Bhattacharya, executed his last Will & Testament in respect of his 1/3rd share in the entire property and bequeathed his entire 1/3rd share to Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Sambhunath

Chakraborty Bhattacharya alias Sambhunath Bhattacharya and Lakshmi Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya.

Subsequently, the said Rameshwar Chakraborty Bhattacharya alias Rameshwar Bhattacharya, died and the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya and Lakshmi Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya, became the joint and absolute owners in respect of the $1/3^{\text{rd}}$ share of the entire properties of the said Rameshwar Chakraborty Bhattacharya alias Rameshwar Bhattacharya, Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya and Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya.

During their such joint, absolute and peaceful possession and enjoyment of the above mentioned property the said Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya died intestate, leaving behind his mother Indu Bala Debi, his wife Anima Debi and only daughter Anjali Bhattacharya, to succeed and / or inherit the property as left by the said Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya.

AND WHEREAS the said Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya died intestate unmarried, leaving behind his only living brother Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya, to succeed and / or inherit the property as left by his brother, namely Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya.

AND WHEREAS after the death of the said Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya, the said Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya become the sole and absolute owner of the $2/3^{\text{rd}}$ share in the said entire property.

AND WHEREAS during his sole, absolute and peaceful possession and enjoyment of the said property, the said Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya executed his last Will & Testament in respect of his $2/3^{\text{rd}}$ share in the entire property and bequeathed his entire $2/3^{\text{rd}}$ share to Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Lakshmi Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya and Anima Debi wife of Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya.

Subsequently, the said Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya, died and the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Lakshmi Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya and Anima Debi wife of Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya, became the joint and absolute owners in respect of the $2/3^{\text{rd}}$ share of the entire properties of the said Rameshwar Chakraborty Bhattacharya alias Rameshwar Bhattacharya, Bijoy Ram Chakraborty Bhattacharya alias Bijoy Ram Bhattacharya and Srinibas Chakraborty Bhattacharya alias Srinibas Bhattacharya.

Thereafter, by virtue of the above two Wills, the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Lakshmi Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya and Anima Debi wife of Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya and by virtue of inheritance the mother namely Indu Bala Debi and only daughter namely Anjali Bhattacharya of Sambhunath Chakraborty Bhattacharya alias Sambhunath Bhattacharya, became the joint and absolute owners in respect of the Schedule 'A' mentioned property along with various other properties and started to possess and enjoy the said property without any disturbance and hindrance from anybody.

AND WHEREAS the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya, Golaknath Chakraborty Bhattacharya alias Golaknath Bhattacharya, Lakshmi

Kanta Chakraborty Bhattacharya alias Lakshmi Kanta Bhattacharya, Anima Debi, Indu Bala Debi and Anjali Bhattacharya, for better use and enjoyment of their Schedule 'A' as well as for various other properties and to avoid future complications, partitioned their property by metes and bounds, by virtue of execution of a Bengali Deed of Partition dated 22.05.1984. The said Deed has been registered at the office of the District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 30, from 367 to 375 and Being No. 6650 for the year 1984.

In this context, it is to be mentioned here that one of the Party to the said Deed of Partition dated 22.05.1984, i.e. the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya's allotment or share of the property was actually allotted in the names of Debaprasad Bhattacharya, Rama Prasad Bhattacharya, Hara Prasad Bhattacharya and Joy Bhattacharya (all sons of the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya).

AND WHEREAS by virtue of execution of the above mentioned Deed of Partition, the said Debaprasad Bhattacharya, Rama Prasad Bhattacharya, Hara Prasad Bhattacharya and Joy Bhattacharya (all sons of the said Shibaram Chakraborty Bhattacharya alias Shibaram Bhattacharya), jointly was allotted with ALL THAT the piece and parcel of land, measuring about 10 (Ten) Cottahs 04 (Four) Chittacks {wherein 07 (Seven) Cottahs 07 (Seven) Chittacks 36 (Thirty Six) Sq. Ft. of land is under R.S. Khatian No. 213, comprising R.S. Dag No. 647 and 02 (Two) Cottahs 12 (Twelve) Chittacks 09 (Nine) Sq. Ft. of land is under R.S. Khatian No. 215, comprising R.S. Dag No. 648}, along with a temporary shed structure measuring about 1000 (One Thousand) Sq. Ft. standing thereon, lying and situate at District : South 24 Parganas, Police Station Narendrapur (previously Sonarpur), Additional District Sub - Registrar Office at Garia (previously Sonarpur), Pargana Magura, Mouza Boral, under the jurisdiction of the Rajpur Sonarpur Municipality, Ward No. 34 and various of other land as morefully mentioned in the said Deed of Partition dated 22.05.1984 and started to possess and enjoy the same solely and absolutely and without any disturbance and/or hindrance from anybody.

AND WHEREAS during their such joint, absolute and peaceful possession and enjoyment of the above mentioned property as well as above mentioned property, the said Rama Prasad Bhattacharya, Hara Prasad Bhattacharya and Joy Bhattacharya gifted and / or transferred the undivided and unpartitioned $3/4^{\text{th}}$ share of the above mentioned property to and in favour of their one of the brothers namely Debaprasad Bhattacharya (who was the owner of $1/4^{\text{th}}$ share in the above mentioned property), by virtue of execution of a Deed of Gift dated 16.06.2010. The said Deed has been registered at the office of the District Sub – Registrar IV, at Alipore and recorded in Book No. I, CD Volume No. 16, from 4505 to 4520 Pages and Being No. 04689 for the year 2010.

AND WHEREAS on and from the date of execution of the above mentioned Deed of Gift, the said Debaprasad Bhattacharya, started to possess and enjoy the said above mentioned property solely and absolutely and without any disturbance and / or hindrance from anybody.

AND WHEREAS during his such sole, absolute and peaceful possession and enjoyment of the said property, the said Debaprasad Bhattacharya gifted and / or bestowed and / or transferred ALL THAT the piece and parcel of land, measuring about 03 (Three) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Sq. Ft., along with a temporary shed structure measuring about 100 (One Hundred) Sq. Ft. is standing thereon, under the R.S. Khatian No. 213, corresponding to the L.R. Khatian No. 1976, comprising R.S. Dag No. 647, corresponding L.R. Dag No. 859, District : South 24 Parganas, Police Station Sonarpur, Additional District Sub – Registrar Office at Sonarpur, Pargana Magura, Mouza Boral, under the jurisdiction of the Rajpur Sonarpur Municipality, Ward No. 34, out of his entire land property, to and in favour of his son namely Arindam Bhattacharya. The said Deed has been registered at the Office of the District Sub Registrar IV, at Alipore and recorded in Book No. I, Volume No. 1604 – 2015, from 73643 to 73662 Pages and Being No. 160406839 for the year 2015.

AND WHEREAS on and from the date of execution and registration of the above mentioned Deed of Gift, the said Arindam Bhattacharya, started to possess and enjoy the said above mentioned property solely and absolutely and without any disturbance and / or hindrance from anybody and thereafter mutated his name in the books and records of the Competent Authority of the Rajpur Sonarpur Municipality and the said property has started to be known and numbered as the Holding No. 405, Boral 'A', Kolkata - 700154 and also mutated his name in the books and records of the Competent Authority of the B.L. & L.R.O. and he has been allotted with separate Khatian No. i.e. L.R. Khatian No. 2828.

AND WHEREAS on and from the date of execution and registration of the said Deed of Gift, the said Arindam Bhattacharya have become the joint and absolute Owners and Possessors of the above mentioned property and thereby started to possess and enjoy the said property jointly and absolutely and without any disturbances from anybody.

During his such sole, absolute and peaceful possession and enjoyment of the said property, the said Arindam Bhattacharya, being the Land Owner as well as the Principal herein-named have entered into a Development Agreement on with the above named Developer namely SRI DEBAPRASAD BHATTACHARYA, being the Directors of SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED, to construct a multi storied building thereon the said property. The said Deed has been registered at the Office of the District Sub Registrar-III at Alipore and recorded in Book No. I and Being No. for the year 2022 and as per the terms of the Agreement, the Allocations of both the Land Owners and the Developer are as follows:

> THE LAND OWNER'S ALLOCATION (being the Principal herein-named)
WILL CONSIST OF:

The "LAND OWNER'S ALLOCATION" shall mean, in exchange of his land, the Land Owner / First Party will be provided from the Constructed area out of the residential Portion only and the Land Owner shall not take any Car Parking Spaces from the Ground.

Debasprasad Bhattacharya

Debasprasad Bhattacharya

Floor, on the basis of the Building Plan as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality, i.e.,

- One self – sufficient residential Flat, Being No. 1B, on the South – Eastern side of the First Floor, measuring about 793 (Seven Hundred and Ninety Three) Sq. Ft. Super Built – Up Area ;
- One self – sufficient residential Flat, Being No. 1A, on the South – Western side of the First Floor, measuring about 721 (Seven Hundred and Twenty One) Sq. Ft. Super Built – Up Area AND
- One self – sufficient residential Flat, Being No. 2C, on the Northern side of the Second Floor, measuring about 480 (Four Hundred and Eighty) Sq. Ft. Super Built – Up Area –

– TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

➤ THE DEVELOPER'S ALLOCATION (being the Attorney herein-named) WILL CONSIST OF :

The "DEVELOPER'S ALLOCATION" shall mean the remaining residential construction area along with the entire Car Parking Spaces, to be constructed, out of the proposed Multi Storied Building, on the basis of the Building Plan, as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality

– TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

The roof of the building will remain common to both the parts herein.

The Developer is being provided with the right to dispose of its allocation, as per his choice, against receipt of the consideration amount as it may seem fit and proper.

It is further to be mentioned here that because of his various problem, the Principal herein is facing difficulties to look-after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned as well as Schedule mentioned property and it has become next to impossible for him to present himself physically whenever and wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts and/or deeds in respect of the building thereon, at the Schedule mentioned property and hence he does hereby authorize and/or appoint and/or nominate and constitute the above-named SRI DEBAPRASAD BHATTACHARYA, being one of the Directors of SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED, to be their true and lawful Attorney, to act for him and in his name and on his behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things:-

- 1) To represent the Principal before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.
- 2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.,
- 3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- 4) To approach and/or make applications before various Concerned Departments of The Rajpur Sonarpur Municipality, like Building assessment, water supply, drainage, etc., including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply,

drainage, etc. in the name of the Principals and/or on behalf of them and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of the Rajpur Sonarpur Municipality. The Attorney is hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before The Rajpur Sonarpur Municipality or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations / alterations / addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.

5) To make various deposits / apply for getting connection / sign / dis-connection into the various Concerned Department/s of the WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.

6) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including The Kolkata Municipal Corporation, KMDA, B.L. & L.R.O., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.

7) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.

8) All the expenses regarding mutation, conversion, etc., will be borne by the Attorney herein.

9) To apply for and obtain steel, bricks, cements and other construction materials in the name of the Principals and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Principal either financially or otherwise.

10) To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way

be required to be so done, for and in connection with the sanction of plan and any other purpose for construction of the new building at the said premises on account of the owner of the said premises without making liability upon the owners.

11) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here-below and to represent the Principals before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.

12) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.

13) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.

14) To represent the Principals before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer of Developer's Allocation only) in relation with the property, as the occasion may require.

15) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Developer's Allocation, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized by it as per its desire.

16) The Principal does hereby undertake and agree that they shall not in any way write any letter and/or correspond with the Government in all it's Departments, The Rajpur Sonarpur Municipality in all it's Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to this Power of Attorney. The Principals do hereby expressly agree and undertake if any such instruction/s is/are issued by them, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by them, in respect of the property under

the Schedule here below except in case all or any of the acts, deeds or things go against the interest or claims of them.

17) To accept for the Principal and in his name or on his behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney shall see cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/belonging or payable to her, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions may arise either in his name or in the name of the Attorney in relation with the Schedule mentioned property.

18) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stand in relation with the Schedule mentioned property.

19) To sign, verify and execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s,

Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

20) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due and payable to the Principal on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

21) To do all other acts, deeds, matters and things, which may be necessary to be done for rendering these presents valid and effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.

22) By virtue of this Revocable Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation.

23) AND THE PRINCIPAL DOES HEREBY DECLARE that this Revocable Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon them by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.

24) AND THE PRINCIPAL DOES HEREBY DECLARE to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of these presents and the Principals will not act adversely in respect of the instant Power.

THE FIRST SCHEDULE ABOVE REFERRED TO (THE LAND PROPERTY)

ALL THAT the piece and parcel of Homestead Land, measuring about 03 (Three) Cottahs 14 (Fourteen) Chittacks and 10 (Ten) Sq. Ft. and the net possessable land is 03 (Three) Cottahs 07 (Seven) Chittacks and 08 (Eight) Sq. Ft., along with a Tile Shed Structure measuring about 100 (One Hundred) Sq.Ft., standing thereon, lying and situate at District: South 24 Parganas, Police Station Narendrapur (previously Sonarpur), Additional District Sub Registrar Office at Garia (previously Sonarpur), Pargana Magura, Mouza Boral,

appertaining to the R.S. Khatian No. 213, corresponding to L.R. Khatian No. 2828, comprising R.S. Dag No. 647, corresponding to the L.R. Dag No. 859, within the jurisdiction of the Rajpur Sonarpur Municipality, Ward No. 34, being Holding No. 405, Boral A and Kolkata 700154.

The property is butted and bounded by:

ON THE NORTH : Property under R.S. Dag No. 647 (P);

ON THE SOUTH : 12' - 0" Feet wide Common Passage and Property under R.S. Dag No. 647 (P);

ON THE EAST : Property under R.S. Dag No. 647 (P);

ON THE WEST : Property under R.S. Dag No. 641 (P).

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

THIS THE 04th DAY OF APRIL, 2022 A.D.

IN THE PRESENCE OF:

(1) Kohina Thakurata,
Alipore Police Court.
Kolkata-700027

Anindam Bhattacharya

SIGNATURE OF THE PRINCIPALS

Accepted the Power & undertake to act accordingly (without prejudicing or affecting the interest of the Principals herein-named):

(2) Ashis Halder
Alipore Police Court
Kolkata-27

SOVANA KIRAN INFRA PROJECT PVT. LTD.

Debasen Dasgupta
Director

SIGNATURE OF THE ATTORNEY

Signature of the Attorney is hereby attested by the Principals:

Anindam Bhattacharya

SIGNATURE OF THE PRINCIPALS

DRAFTED & PREPARED BY:

Ujjayanta Ghosh
Advocate,
Alipore Judges' Court,
Kolkata-700027



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME — SRI ARINDAM BHATTACHARYA

SIGNATURE *Arindam Bhattacharya*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME — DEBAPRASAD BHATTACHARYA

SIGNATURE *Debaprasad Bhattacharya*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOVANA KIRAN INFRA PROJECT
PRIVATE LIMITED

01/07/2010

Permanent Account Number

AAQCS4863J





Debaprasad Bhattacharya
Debaprasad Bhattacharya
DOB: 04-10-1947
Gender: Male



3419 3762 1709

आधार - आम आदमी का अधिकार



S/o Late Shibaram
Bhattacharya, 2ND Floor, 15b
Indian mirror street,
Bowbazar, Kolkata, West
Bengal, 700013

Address:
S/o Late Shibaram Bhattacharya,
2nd Floor, 15b Indian Mirror
Street, Bowbazar, Kolkata, West
Bengal, 700013



10317
4296 560 1247

Help Desk: 1920

www.uidai.gov.in

P.O. Reg. No. 1947,
Bengaluru-560 001





भारत सरकार

Unique Identification Authority of India

Enrollment No: 1210/40868/03062

To
Anindam Bhattacharya
S/O. Debaprasad Bhattacharya
105 Indian mirror street
Dharmaram
Dharmaram
Circus Avenue Kolkata
West Bengal 700013
0433061055

03/03/2017
57507281



MD5760728146H



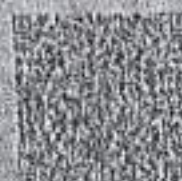
आपका आधार क्रमांक / Your Aadhaar No. :

7638 9043 8272

मेरा आधार, मेरी पहचान



Anindam Bhattacharya
DOB: 05/03/1979
Male



7638 9043 8272

मेरा आधार, मेरी पहचान

Anindam Bhattacharya

Major Information of the Deed

Deed No.	I-1603-05226/2022	Date of Registration	04/04/2022
Query No./Year	1603-8001049374/2022	Office Where deed is registered	
Query Date	04/04/2022 1:44:32 PM	D.S.R. : III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830882206, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 18,20,000/-	Rs. 38,07,004/-		
Stamp duty 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]- 160305203/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

Land Details :

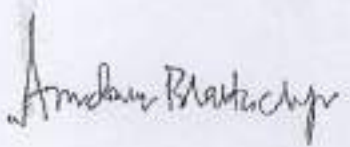
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Bhattacharjee Para Road, Mouza: Boral, , Ward No: 34 Pin Code : 700154

Sch. No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-859	LR-2828	Bastu	Bastu	3 Katha 14 Chatak 10 Sq Ft	18,00,000/-	37,80,004/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :					6.4167Dec	18,00,000 /-	37,80,004 /-	

Structure Details :

Sch. No.	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	20,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	20,000 /-	27,000 /-	

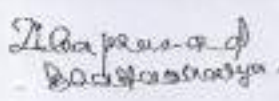
Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	Mr ARINDAM BHATTACHARYA Son of Shri DEBAPRASAD BHATTACHARYA Executed by: Self, Date of Execution: 04/04/2022 , Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office	 04/04/2022	 LTI 04/04/2022	 04/04/2022
S-1, 15B, INDIAN MIRROR STREET, City:- Kolkata, P.O:- DHARMATALA, P.S:-Taltola, District:- Kolkata, West Bengal, India, PIN:- 700013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx6C, Aadhaar No: 76xxxxxxxx8272, Status :Individual, Executed by: Self, Date of Execution: 04/04/2022 , Admitted by: Self, Date of Admission: 04/04/2022 ,Place : Office				

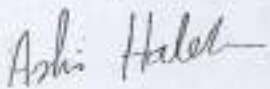
Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED BHATTACHARYAPARA, RATHBARI, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 , PAN No.: AAxxxxxx3J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	Shri DEBAPRASAD BHATTACHARYA (Presentant) Son of Late SHIBRAM BHATTACHARYA Date of Execution - 04/04/2022, , Admitted by: Self, Date of Admission: 04/04/2022, Place of Admission of Execution: Office	 Apr 4 2022 2:12 PM	 LTI 04/04/2022	 04/04/2022
BHATTACHARYA PARA, RATHBARI, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx7F, Aadhaar No: 34xxxxxxxx1709 Status : Representative, Representative of : SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	04/04/2022	04/04/2022	04/04/2022
Identifier Of Mr ARINDAM BHATTACHARYA, Shri DEBAPRASAD BHATTACHARYA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ARINDAM BHATTACHARYA	SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED-6.41667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ARINDAM BHATTACHARYA	SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Bhattacharjee Para Road,
 Mouza: Boral, , Ward No: 34 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 859, LR Khatian No:- 2828	Owner: অরিন্দম ভট্টাচার্য, Gurdian: দেবপ্রসাদ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.06000000 Acre,	Owner Name not selected by applicant.

04-04-2022

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 14:01 hrs on 04-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri DEBAPRASAD BHATTACHARYA .

Certificate of Market Value (WB PUVI rule of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 38,07,004/-

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

Execution is admitted on 04/04/2022 by Mr ARINDAM BHATTACHARYA, Son of Shri DEBAPRASAD BHATTACHARYA, S-1, 15B, INDIAN MIRROR STREET, P.O: DHARMATALA, Thana: Tallola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Business

Indetified by Mr ASHIS HALDER, , Son of Late KHOKAN HALDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 04-04-2022 by Shri DEBAPRASAD BHATTACHARYA, DIRECTOR, SOVANA KIRAN INFRA PROJECT PRIVATE LIMITED, BHATTACHARYAPARA, RATHBARI, City:- , P.O:- BORAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr ASHIS HALDER, , Son of Late KHOKAN HALDER, ALIPORE, 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 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 711546, Amount: Rs.100/-, Date of Purchase: 04/04/2022, Vendor name: S B Das



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

