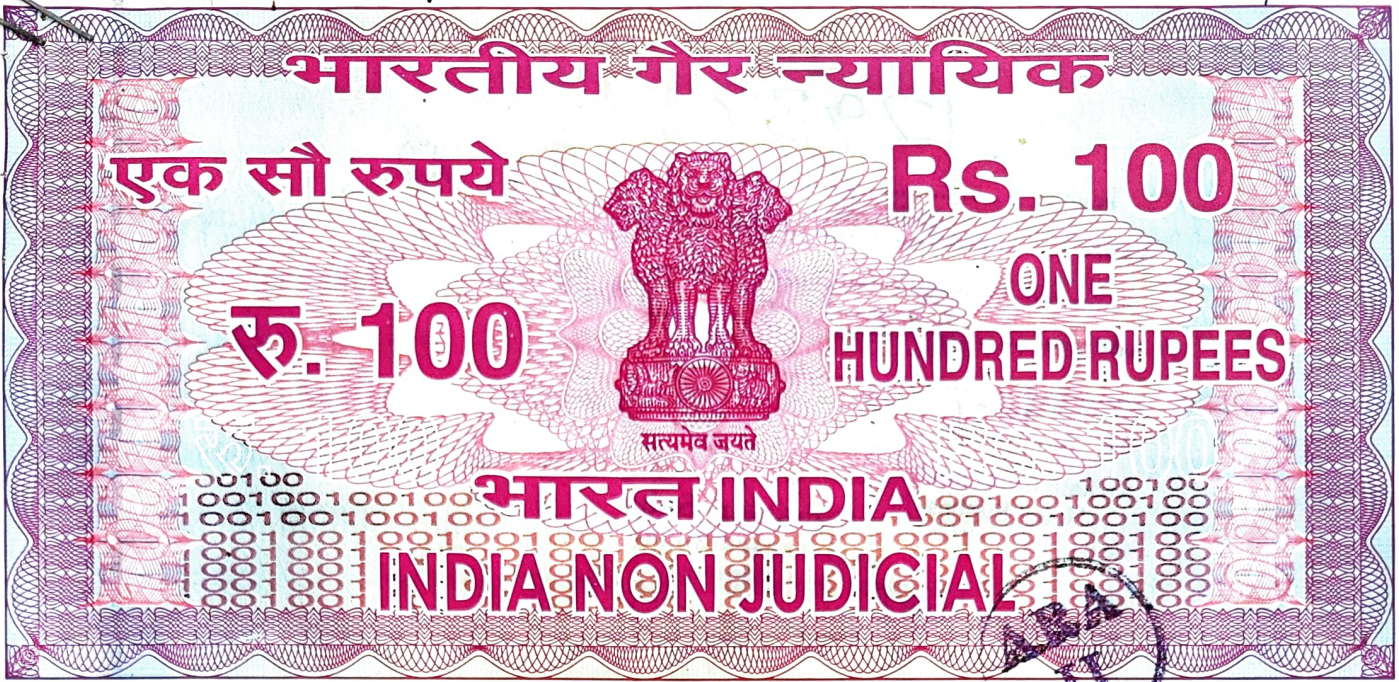


6999/2023

I-6031/23



पश्चिम बंगाल WEST BENGAL

AP 189828

8/1155533/2023

12-18
08/05/23

Additional Registrar of Assurances
Kolkata

Registrar of Assurances
Kolkata

8 MAY 2023

DEVELOPMENT GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, WE BETWEEN
ESTATE NANDALAL KORURI DECEASED PAN AAATE0627R, represented
by its Trustees (1) SRI DIPAK KORURI, PANAFGPK3792J, Aadhaar no.
957597640494, son of Late Samarendra Nath Koruri, by faith – Hindu, by occupation
– Retired person, residing at 14/6A, Ram Kanta Bose Street, P.O. Bagbazar, Police
Station – Shyampukur, Kolkata – 700003, (2) SRI RAJAT KORURI, PAN
AVQPK2243J, Aadhaar no. 955792240993, son of Late Narayan Prasad Koruri, by
faith – Hindu, by occupation – Retired person, residing at 16, Rasik Mitra Lane, P.O.
Bagbazar, Police Station – Shyampukur, Kolkata – 700003., do hereby

nominate, constitute and appoint **VIBHA REALCON PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and amended Companies Act, 2013 PAN AAICV5707C, having its registered office at 117, B. K. Moitra Road, P.O. & Police Station – Baranagar, Kolkata - 700036, represented by its Director, **MRS. LILY SAMANTA**, PAN BAIPS8113D, Aadhaar no. **808591579077**, wife of Sri Nisith Kumar Samanta, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 117, B. K. Moitra Road, Police Station – Baranagar, Kolkata – 700036, to our true and lawful attorney to do and execute and perform the following acts, deeds, matters and things viz.

WHEREAS the said Trustee are the owners of a land measuring 8 (eight) Cottahs 3 (three) Chittacks. be the same more or less together with multistoried building standing thereon lying and situated at 16, Rasik Mitra Lane, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003 within the limit of Kolkata Municipal Corporation Being Ward no. 008, Assessee no. 110084500070 under the jurisdiction of Additional Registrar of Assurances Kolkata, with all sorts of easement rights and appurtenance and with right to take electricity, tap water, gas line, telephone line etc, which is morefully and particularly described in the schedule hereunder written absolutely free from all encumbrances.

AND WHEREAS the said Trustees are the owners of another land measuring 5 (five) Cottahs 12 (twelve) Chittacks. be the same more or less together with multistoried building standing thereon lying and situated at 54, Raja Rajballav Street, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003 within the limit of Kolkata Municipal Corporation Being Ward no. 008, Assessee no. 110083701201 under the jurisdiction of Additional Registrar of Assurances Kolkata, with all sorts of easement rights and appurtenance and with right to take electricity, tap water, gas line, telephone line etc., the said owners entered into a development agreement dated 8th day of May 2023 with the developer **VIBHA**

REALCON PVT. LTD., a Company incorporated under the provisions of the Companies Act, 1956 and also amended Companies Act, 2013, **PAN PAN AAICV5707C**, having its Regd. Office at 117, B. K. Moitra Road, Police Station – Baranagar, Kolkata – 700036, represented by its Director **MRS. LILY SAMANTA, PAN BAIPS8113D**, wife of Sri Nisith Kumar Samanta, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 117, B. K. Moitra Road, Police Station – Baranagar, Kolkata – 700036, by a registered development agreement as recorded in Additional Registrar of Assurances – II, Kolkata and entered into Book No. 1, Deed No. 6021 for the year 2023.

1. **T O** look after, manage and control & promote and develop our immovable property that We have and may have in future within the Kolkata Municipal Corporation being Ward no. 008, premises no. 16, Rasik Mitra Lane, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003 & 54, Raja Rajballav Street, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003, duly described and mentioned in the schedule hereto in any manner that be may deemed fit and proper.

2. **T O** offer any party, having proficiency and experience in building construction to build and/or construct building for residential purpose which is allowable within the space area by the Kolkata Municipal Corporation authority upon the said land according to the sanctioned Building Plan by the authority concerned on our behalf.

3. **T O** receive from the intending purchaser or purchasers any earnest money or advance or advance and also the balance of purchase money and to give good valid receipt and discharge for the same which will protect the purchaser or purchasers in respect of individual flat, shop and garage of the Developer's allocation as mentioned in the Development agreement dated 8th day of May 2023 of the aforesaid property.

*Sipak Kori
Lily Samanta Rajal*

Be it noted i.e. attorney shall not any transfer owner's allocation according to Development agreement.

4. **U P O N** such receipt as aforesaid in our name and as any act and deed, to sign, execute and deliver any conveyance in respect of individual flats, shop on the Ground floor and garage of the Developer's allocation of the said property in favour of the said purchaser or his nominee or assignee.
5. **T O** sign and verify all applications or objections to appropriate absolute for all and any license, permission or consent etc. required by law in connection with the management and development of our aforesaid property described in the schedule below:
6. **T O** effect mutation or separation of holding in the Revenue and/or KMC Records and sign, application or objection on our behalf.
7. **T O** sign and submit any building plan, revised building plan or any plan for ownership residential flat with the Kolkata Municipal Corporation authority and sign all applications or objections in the same on our behalf.
8. **T O** appear for and represent us in all the courts, Civil, Criminal, Revenue or any offices including the Kolkata Municipal Corporation, CMDA. Office and C.I.T. Office, before the Original, Provisional or Appellate Authority, in any Registration offices and to sign execute verify and file complaints, written statements and petitions to swear affidavit and also to present appeals in any court and to accept services of all summons, notices and the proceedings of law on our behalf.
9. **T O** sign and execute the agreement for sale in favour of the intending purchasers for selling the developer's allocation and to receive money from the said intending purchasers on our behalf.
10. **T O** sign, execute, admit, verify and present any agreement for sale, deed of amalgamation, deed of conveyance, sale deed and/or sale deeds and/or any instruments for registration in respect of the developer's allocation according to Development agreement of the said property thereof and to present the same before

the Registrar of Assurances, having authority for the same and to have the said deeds Registered as fully and effectually as we could do ourselves if we personally present.

A N D We hereby agreed and undertake to ratify and confirm all and whatsoever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done execute or performed in connection with the sale of ownership flats, garages and shops on the said land of the Developer's allocation of the said property by virtue of this Power of Attorney.

-: THE SCHEDULE 'A.' AS REFERRED TO ABOVE .

(1) **ALL THAT** piece and parcel of land measuring 8 (eight) Cottahs 3 (three) Chittacks. be the same more or less together with two storied building standing thereon lying and situated at 16, Rasik Mitra Lane, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003 within the limit of Kolkata Municipal Corporation Being Ward no. 008, Assessee no. 110084500070 under the jurisdiction of Additional Registrar of Assurances Kolkata, with all sorts of easement rights and appurtenance and with right to take electricity, tap water, gas line, telephone line etc., and which is butted and bounded as follows :-

On the North: - By 2A, Girish Avenue, Kolkata - 700003;

On the South: - By Rasik Mitra Lane.;

On the East: - By Part of 14, Ramkanta Bose Street & part of 14, Rasik Mitra Lane.

On the West: - By part of 53 & 54, Raja Raj Ballav Street & part of 2A, Girish Avenue.;

(2) **ALL THAT** piece and parcel of land measuring 5 (five) Cottahs 12 (twelve) Chittacks. be the same more or less together with two storied building standing thereon lying and situated at 54, Raja Rajballav Street, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003 within the limit of Kolkata Municipal Corporation

Being Ward no. 008, Assessee no. 110083701201 under the jurisdiction of Additional Registrar of Assurances Kolkata, with all sorts of easement rights and appurtenance and with right to take electricity, tap water, gas line, telephone line etc., and which is butted and bounded as follows :-

On the North: - By 2A, Girish Avenue, Kolkata - 700003;

On the South: - By 53, Raja Raj Ballav Street.;

On the East: - By 16, Rasik Mitra Lane.;

On the West: - By Raja Raj Ballav Street.;

IN THE WITNESSES WHEREOF the owners hereto have set and subscribed their respective hands and seal on this 8th day of May 2023.

WITNESSES:

1.

L. G. G. G.
Advocate
High Court, Kolkata

1.

Sipak Koruri

2.

Nisith Kumar Samanta
Advocate

2.

Rajat Samanta

Trustees to the estate of
Nanda Lal Koruri, decd.

SIGNATURE OF THE OWNERS

VIBHA REALCON PRIVATE LIMITED

Lily Samanta
Director

SIGNATURE OF POWER OF
ATTORNEY HOLDER

Drafted & prepared by me,

Nisith Kumar Samanta
Mr. Nisith Kumar Samanta
Advocate.

Sealdah Civil Court,
Kolkata - 700014
E.No. WB/1120/78

Thumb
Impression

Thumb

1st finger

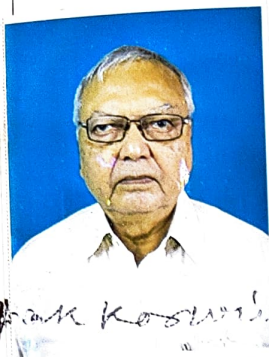
middle finger

ring finger

small finger

Left
hand

Right
hand



Dipak Koushi



Name

Signature *Dipak Koushi*

Thumb

1st finger

middle finger

ring finger

small finger

Left
hand

Right
hand



Rajat Kumar



Name

Signature *Rajat Kumar*

Thumb

1st finger

middle finger

ring finger

small finger

Left
hand

Right
hand



Lily Samanta



Name

Signature *Lily Samanta*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 189745 to 189758

being No 190206031 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.05.11 17:07:11 -07:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/05/11 05:07:11 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

Major Information of the Deed

Deed No :	I-1902-06031/2023	Date of Registration	08/05/2023
Query No / Year	1902-8001155533/2023	Office where deed is registered	
Query Date	08/05/2023 4:13:52 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	NISITH KUMAR SAMANTA SEALDAH CIVIL COURT,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9830346879, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 3/-		Rs. 3,66,40,408/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190206021/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rasik Mitra Lane, , Premises No: 16, , Ward No: 008 Pin Code : 700003

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	8 Katha 3 Chatak	1/-	1,95,54,415/-	Property is on Road , Project Name :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Raj Ballav Street, , Premises No: 54, , Ward No: 008 Pin Code : 700003

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	5 Katha 12 Chatak	1/-	1,62,75,993/-	Property is on Road , Project Name :
Grand Total :				22.9969Dec	2 /-	358,30,408 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	2000 Sq Ft.	1/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	8,10,000 /-	

Principal Details :

Name,Address,Photo,Finger print and Signature



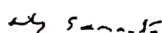


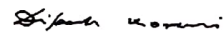
1 ESTATE NANDALAL KORURI DECEASED



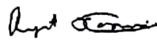
14/6A, Ramkanta Bose Street, City:- Kolkata, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 , PAN No.:: AAxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :



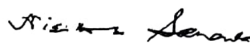
SI No	Name,Address,Photo,Finger print and Signature
1	VIBHA REALCON PRIVATE LIMITED 117, B. K. MOITRA ROAD, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs LILY SAMANTA (Presentant) Wife of Mr Nisith Kumar Samanta Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office			
	May 8 2023 4:39PM	LTI 08/05/2023	08/05/2023	
117, B. K. Moitra Road, City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: baxxxxxx3d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VIBHA REALCON PRIVATE LIMITED (as director)				
2	Name	Photo	Finger Print	Signature
	Mr DIPAK KORURI Son of Late Samarendra Nath Koruri Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office			
	May 8 2023 4:38PM	LTI 08/05/2023	08/05/2023	
14/6A, Ram Kanta Bose Street, City:- Kolkata, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: afxxxxxx2j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ESTATE NANDALAL KORURI DECEASED (as Trustee)				

Name	Photo	Finger Print	Signature
Mr Rajat Koruri Son of Late Narayan Prasad Koruri Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office			
	May 8 2023 4:39PM	LTI 08/05/2023	08/05/2023
16, Rasik Mitra Lane, City:- Kolkata, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: avxxxxxx3j, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ESTATE NANDALAL KORURI DECEASED (as Trustee)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NISITH KUMAR SAMANTA Son of Late P G SAMANTA SEALDAH CIVIL COURT, City:- , P.O:- ENTALY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014			
	08/05/2023	08/05/2023	08/05/2023
Identifier Of Mrs LILY SAMANTA, Mr DIPAK KORURI, Mr Rajat Koruri			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ESTATE NANDALAL KORURI DECEASED	VIBHA REALCON PRIVATE LIMITED-6.75469 Dec
2		VIBHA REALCON PRIVATE LIMITED-6.75469 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ESTATE NANDALAL KORURI DECEASED	VIBHA REALCON PRIVATE LIMITED-4.74375 Dec
2		VIBHA REALCON PRIVATE LIMITED-4.74375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ESTATE NANDALAL KORURI DECEASED	VIBHA REALCON PRIVATE LIMITED-1000.00000000 Sq Ft
2		VIBHA REALCON PRIVATE LIMITED-1000.00000000 Sq Ft

on 08-05-2023

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 16:28 hrs on 08-05-2023, at the Office of the A.R.A. - II KOLKATA by Mrs LILY SAMANTA ,.

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 3,66,40,408/-

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

Execution is admitted on 08-05-2023 by Mrs LILY SAMANTA, director, VIBHA REALCON PRIVATE LIMITED, 117, B. K. MOITRA ROAD, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Mr NISITH KUMAR SAMANTA, , Son of Late P G SAMANTA, SEALDAH CIVIL COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 08-05-2023 by Mr DIPAK KORURI, Trustee, ESTATE NANDALAL KORURI DECEASED, 14/6A, Ramkanta Bose Street, City:- Kolkata, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003

- Indetified by Mr NISITH KUMAR SAMANTA, , Son of Late P G SAMANTA, SEALDAH CIVIL COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

- Execution is admitted on 08-05-2023 by Mr Rajat Koruri, Trustee, ESTATE NANDALAL KORURI DECEASED, 14/6A, Ramkanta Bose Street, City:- Kolkata, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003

Indetified by Mr NISITH KUMAR SAMANTA, , Son of Late P G SAMANTA, SEALDAH CIVIL COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 17939, Amount: Rs.100.00/-, Date of Purchase: 03/05/2023, Vendor name: A K SAHA



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