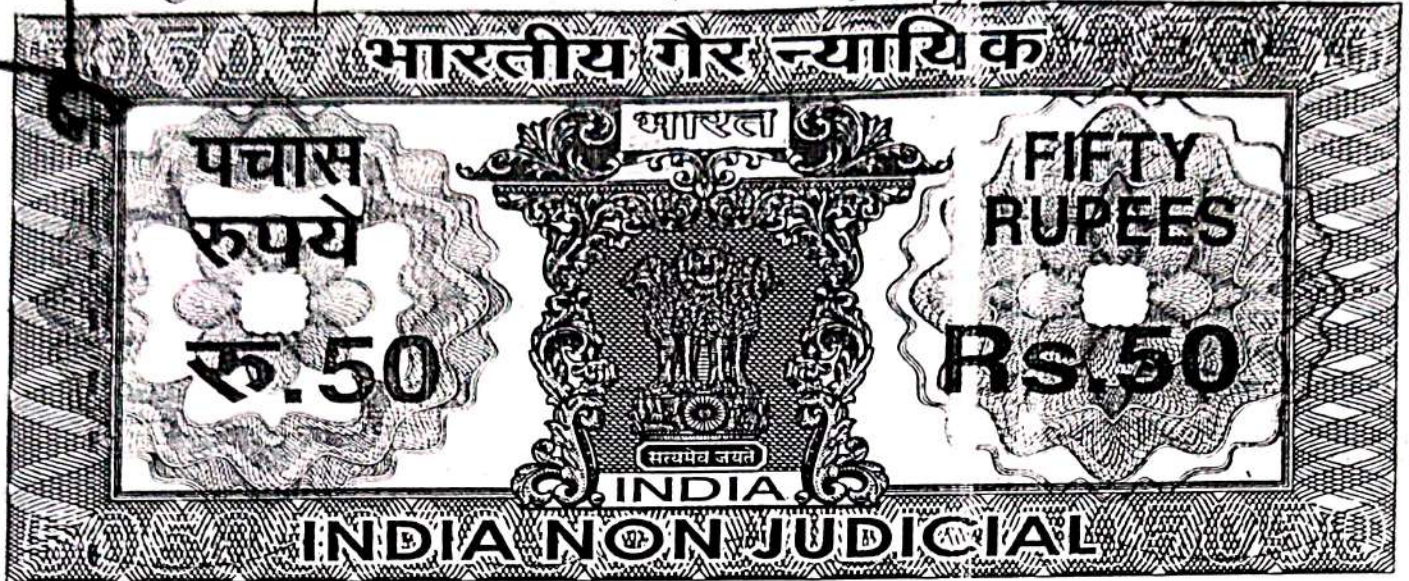


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 951612

Certified that the document is admitted to registration. The signature sheets and the end of document sheet furnished with the document are the part of this document.

11 FEB 2022

District Sub-Register-III
Alipore, South 24-parganas

GENERAL POWER OF ATTORNEY
DEVELOPMENT POWER AFTER DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I, **SASWATA PRASAD SANYAL**, PAN-DBLPS7226D, AADHAAR NO. 533549789807, son of Late Jyotiprasad Sanyal, by faith Hindu, residing at 2B, Thakur Ramkrishna Road, Ratna deep Apartment, Anandapur, Barrackpore, P.O. Nona Chandanpukur, Police Station-Titagarh, Dist: North 24Parganas, Kolkata-700122, hereinafter called and referred to as the **PRINCIPAL**.

WHEREAS I, **SASWATA PRASAD SANYAL**, the Executant herein became the absolute owner of 03 cottahs 07 Chittaks 00 Sqft bastu land more or less at K.M.C. Premises No.649, New Santoshpur, under Ward No.104, Borough-XII, Kolkata-700075, at Mouza- Garfa, under C.S. Khatian No.769, R.S. Khatian No.838, comprised in C.S. Dag No.2013, corresponding R.S. Dag No.2331, under Police Station-Kasba now Survey Park, out of which I became the owner of more or less 01 cottah 08 chittak 02 Sqft bastu land at K.M.C. Premises No.649, New Santoshpur by law of inheritance after the demise of my parents as their only son which was purchased by my mother vide Deed No.2696 for the year 1998 and remaining 01 cottah 14 chittak 43 Sqft bastu land at K.M.C. Premises No.649, New Santoshpur by a deed of Gift vide Deed No.3022 for the year 2019 registered before the D.S.R-V, at Alipore, at Alipore dated 12.10.2012 and have been enjoying the said 03 cottahs 07 Chittaks 00 Sqft bastu land by paying taxes regularly and subsequently I have mutated and /or recorded my aforesaid 03 cottahs 07 Chittaks 00 Sqft bastu land in the Assessment record of the Kolkata Municipal Corporation, being known and numbered as the K.M.C. Premises No.649, New Santoshpur, under Ward No.104, Borough No. XII, Assessee No No.31-104-30-06490, under Police Station - formerly Kasba, now Surveypark, Kolkata-700075, Dist: South 24 Parganas morefully described in the 'Schedule -A' herein.

I, the executant being the owner of the aforesaid property morefully mentioned in the Schedule hereto, do hereby appoint nominate and constitute **M/S. A.P. CONSTRUCTION**, PAN-AFYPP8068G, a sole proprietorship firm having its registered Office at 286, Santoshpur Avenue, P.O.-Santoshpur, Police Station-Survey Park, Kolkata-700075, represented by its sole proprietor **SRI ASIT KUMAR PATWARI**, PAN-AFYPP8068G,

Aadhaar No.828941933525, son of Late Lakshman Chandra Patwari, by faith Hindu, by nationality-Indian, by Occupation-Business, of 286, Santoshpur Avenue, Police Station-Purba Jadavpur, at present Survey Park, Kolkata-700075, to do all acts, deeds, matters and thing in respect of the property as mentioned in the Schedule hereto as my true and lawful **ATTORNEY** in connection with the registered Development Agreement being Deed No. 2344 /2022 of the said property in pursuance of the said Development Agreement.

1.To look after work, manage, control and supervise the affairs of my said property referred to in the schedule hereunder written on my behalf.

2.To supervise the construction of the G+III, storied building at K.M.C. Premises No. 649, New Santoshpur, under Ward No.104, Borough No. XII, Assessee No No.31-104-30-06490, under Police Station -formerly Kasba, then Purba Jadavpur, now Surveypark, Kolkata-700075, District- South 24 Parganas, morefully mentioned in the Schedule-'A' hereunder written .

3.To bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.

4. To appear for and on my behalf before the appropriate authorities of the A.D.M.&L.R.O, L.A Department, Calcutta Metropolitan Development Authority, Kolkata Municipal Corporation, the C.E.S.C Ltd. And any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on my behalf all necessary forms, applications, petitions and documents permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.

5. To institute, commence, prosecute carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all complaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes to execute any judgment decree or order and to

appoint and engage any solicitor/advocate and to sign and execute any Vakalatnama or other authority to act and plead.

6. To construct Building on the said plot of land as per Building Plan which has been obtained from the appropriate authority of the Kolkata Municipal Corporation.

7. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.

8. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats, Car Parking Spaces, within the Developer's allocation as mentioned in the Schedule "B" in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale of Flats, Car Parking Spaces, and other spaces within the Developer's allocation and give valid receipt and discharge for the same.

9. To issue No Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the flats, Car Parking spaces within the Developer's allocation of the project to be purchased by such purchaser/s without creating any financial liability to the owner for the same.

10. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any court of law and to appear file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.

11) To sign and verify all plaints, written statements petitions, objections, cross objections, claims, counter claims,

applications for executions, revisions, review new trial or stay of whatsoever manner or nature memorandum of appeal and generally to do all other acts, deeds and things related to above matter/ proceedings for and on my behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.

12) To present any deed of conveyance or conveyances for registration and to admit execution and receipt of consideration before the Addl Dist. Sub-Registrar or District Registrar or Registrar of Assurances Kolkata having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying the Flats, Car Parking Spaces, within the Developer's allocation as mentioned in the Schedule "B" in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves.

13) To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Mortgage Deed and all Deed of Conveyance or Conveyances or Agreements on my behalf in

respect of Sale of the Flats, Car Parking Spaces, within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Schedule "B" below in favour of the intending purchaser/purchasers. before competent Registering Authority and have them registered according to law which I could do the same by myself.

PROVIDED ALWAYS my Attorney shall have no power to sell or enter into any agreement for sale or in otherwise to deal with the flats under owner's allocation.

AND GENERALLY to do all acts, deeds and things in connection with the aforesaid property or the property and for better exercise of the authorities herein contained which I could have lawfully done under my own hand and seal, if personally present.

AND I do hereby ratify and confirm all or whatsoever other act or acts my said attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property morefully mentioned in the Schedule 'C' below or any part or portion thereof under and by virtue of this power of attorney

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of 03 cottahs 07 Chittaks 0 Sqft. bastu land under C.S. Kh. No.769; R.S. Kh. No.838, under C.S. Dag No.2013, corresponding R.S. Dag No.2331 at Mouza Garfa, Premises No.649 New Santoshpur, Postal Address 18, Harisadhan Patwari Road, under K.M.C ward No.104, BR-XII, Assessee No.31-104-3006490, P.S. Kasba, then Purba Jadavpur now Surveypark, Kolkata-700075, District-South 24 Parganas which is butted and bounded as follows :

On the North: House of S.Naskar,

On the South: 15' wide K.M.C. Road,

On the East : House of Samir Kr. Pal ,

On the West: 17, Harisadhan Patwari Road,

THE SCHEDULE "B" ABOVE REFERRED TO:

(Description of the Allocation of the Land Owner after the Development Agreement of the Schedule "A" property) Land Owner/First Party will get entire First Floor and one 2BHK Flat on the Third Floor Back Portion measuring about 725 Sqft. Super Built up area of the proposed G+III(three) Storied building sanctioned by the Kolkata Municipal Corporation and will get total Rs.12,00,000/- (Twelve lakhs) only from the Developer in the following manner:

- i) at the time of signing this agreement Rs.50,000/-
- ii) within 7 days from the date of signing this Development Agreement Rs.5,50,000/-
- iii) at the time of brick work Rs.1,50,000/-
- iii) at the time of completion of the building Rs.4,50,000/-

THE SCHEDULE "C" ABOVE REFERRED TO:

(Description of the Allocation of the Developer after the Development Agreement of the Schedule "A" property)

The Developer/Second Party will get the remaining portion of the Owner's allocation of the proposed G+III Storied building which will be sanctioned in the names of land owner underneath his land together with proportionate share in the land and the developer shall have the right to enter into agreement for sale, lease, transfer, deed of sale and or deal with any manner in his allocation .

IN WITNESSES WHEREOF the **PARTIES** hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the Parties at Kolkata

In the presence of :

WITNESSES :

1) *Arjit Mondal*

Arjit Mondal
Signature of the **OWNER/PRINCIPAL**
A. P. CO-OPERATION

Arjit Kumar Patidar
Proprietor

2) *Mousurina Banerjee*

Signature of the **Attorney Holder**

11/02/2022

2B, Thakur Ramkrishna Road, Ratnadeep Apartment
Barackpore, Kol-700122

Drafted by me & prepared

in my office :








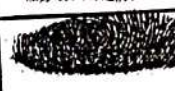



Sib Sankar Ray
Advocate NB-495/02

Alipore Judges' Court,












Alipore Judges' Court, Kol- 27

PHOTO	HAND	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
1	LEFT HAND					
	RIGHT HAND					

NAME.....
SIGNATURE.....

SL	PHOTO	HAND	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
2		LEFT HAND					
		RIGHT HAND					

NAME SASWATA PRASAD SANYAL
SIGNATURE Saswata Prasad Sanyal

PHOTO	HAND	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	LEFT HAND					
	RIGHT HAND					

NAME ASIT KUMAR PATNAIK
SIGNATURE Asit Kumar Pattnaik

SL	PHOTO	HAND	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
4		LEFT HAND					
		RIGHT HAND					

NAME.....
SIGNATURE.....

Major Information of the Deed

Deed No :	I-1603-02364/2022	Date of Registration : 16/02/2022
Query No / Year	1603-8000476513/2022	Office : Alipore, District : South 24-Parganas, District : South 24-Parganas
Query Date	11/02/2022 2:50:37 PM	D.S.R. - III SOUTH 24-PARGANAS, District : South 24-Parganas
Applicant Name, Address & Other Details	BIPLAB BAIDYA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9339237880 Status : Advocate	
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	
Sell Forth value	Rs. 88,44,189/-	
Stamp duty Paid (SD)	Rs. 39/- (Article :- M(6), H)	
Rs. 50/- (Article:48(g))	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] :- 160302344/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	
Remarks		

Land Details :

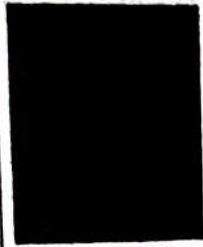

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Santoshpur Main Road, , Premises No: 649, , Ward No: 104 Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Sell Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 7 Chatak		88,17,189/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
				5.6719Dec	0/-	88,17,189/-	
Grand Total :							

Structure Details :

Sch No	Structure Details	Area of Structure	Sell Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	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	0/-	27,000/-	



Details :

Name	Address	Photo	Finger print	Signature
Shri Saswata Prasad Sanyal Son of Late Jyotiprasad Sanyal Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office				<i>Saswata Prasad Sanyal</i> 11/02/2022
2B, THAKUR RAMKRISHNA ROAD, RATNA DEEP APARTMENT, City:- , P.O:- NONA CHANDANPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DBxxxxxx6D, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/02/2022 , Admitted by: Self, Date of Admission: 11/02/2022 ,Place : Office				

Attorney Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	MS A P CONSTRUCTION 286 SANTOSH PUR AVENUE, City:- , P.O:- GARFA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.: AFxxxxxx8G, Aadhaar No Not Provided, Status :Organization, Executed by: Representative				

Representative Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	Shri ASIT KUMAR PATWARI (Presentant) Son of Late LAKSHMAN CHANDRA PATWARI Date of Execution - 11/02/2022 , , Admitted by: Self, Date of Admission: 11/02/2022, Place of Admission of Execution: Office				<i>Asit Kumar Patwari</i> 11/02/2022
286 SANTOSH PUR AVENUE, City:- Not Specified, P.O:- GARFA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx8G, Aadhaar No Not Provided Status : Representative, Representative of : MS A P CONSTRUCTION (as proprietor)					

Details :

VIJIT MONDAL of Mr BHANU RAM MONDAL ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 700027	Photo 	Finger Print 	Signature 
Identifier Of Shri Saswata Prasad Sanyal, Shri ASIT KUMAR PATWARI	11/02/2022	11/02/2022	11/02/2022

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Saswata Prasad Sanyal	MS A P CONSTRUCTION-5.67188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Saswata Prasad Sanyal	MS A P CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160302364 / 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(a) W.B. Registration Rules 1962)
Presented for registration at 15:06 hrs on 11-02-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri ASIT KUMAR PATWARI.

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 88,44,189/-

Admission of Execution (Under Section 58 W.B. Registration Rules 1962)
Execution is admitted on 11/02/2022 by Shri Saswata Prasad Sanyal, Son of Late Jyotiprasad Sanyal, 2B, THAKUR RAMKRISHNA ROAD, RATNA DEEP APARTMENT, P.O: NONA CHANDANPUKUR, Thana: Titagarh, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Business
Indetified by Mr AVIJIT MONDAL, . . Son of Mr BHANU RAM MONDAL, ALIPORE JUDGES COURT, 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)
Execution is admitted on 11-02-2022 by Shri ASIT KUMAR PATWARI, proprietor, MS A P CONSTRUCTION, 286 SANTOSH PUR AVENUE, City:-, P.O:- GARFA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal.
Indetified by Mr AVIJIT MONDAL, . . Son of Mr BHANU RAM MONDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 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 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 951612, Amount: Rs.50/-, Date of Purchase: 03/02/2022 Vendor name: S Gazi

Md Iyaraftun Gazi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 154057 to 154079

being No 160302364 for the year 2022.



Digitally signed by DEBASIS
Date: 2022.03.24 11:24:10 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2022/03/24 11:24:10 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS,
West Bengal.

(This document is digitally signed.)