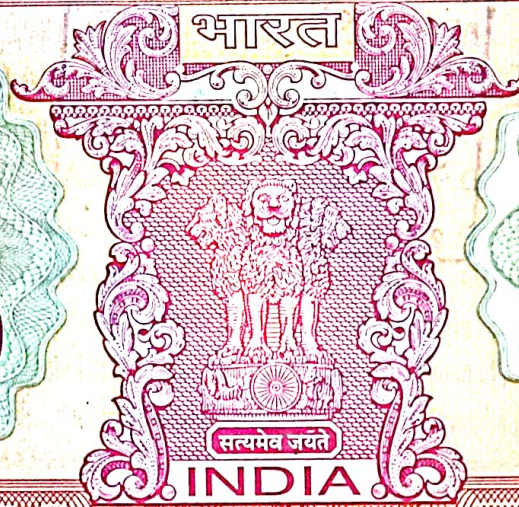


2453/2022

8-2377/22

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

11.01 अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

AE 595958

Certified that this document is
admitted to Registration. The
signature sheet and the
Endorsement sheet attached to the
document are part of this document.

Additional Dist. Sub Registrar
Sealdah

17/5/22

REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

37900

KABIRUL ISLAM
Advocate
H.C. Court, Calcutta

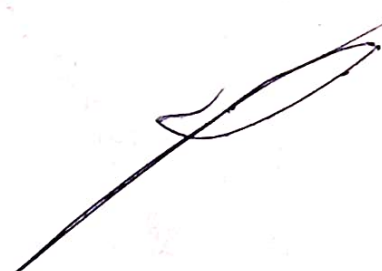
NAME.....
ADD.....
Rs.....

27 APR 2022

S. CHATTERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Roy Road, Kol-1

127 APR 2022

27 APR 2022



অনুলিপি প্রেরণ করা হল
সি. চট্টোপাধ্যায়
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A.D.S.R., SEALDAH

17 MAY 2022

Dist. South 24 Parganas

KNOW ALL MEN BY THESE PRESENTS, I, MRS. SHIKHA SEAL, PAN. DCWPS4707P, AADHAAR NO. 848725379621, daughter of Late Kartick Laha, wife of Late Shyam Sundar Seal, by faith - Hindu, by occupation - Housewife, residing at 58, Anath Nath Deb Lane, P.O. - Belgachia, P.S. - Tala, Kolkata - 700037, hereinafter referred and called as the **OWNER**, do hereby severally nominate, constitute and appoint **MR. SOMNATH MANNA, PAN. AKNPM2871J, AADHAAR NO. 539039481254,** son of Netai Chandra Manna, by Nationality Indian, by faith Hindu, by occupation Business, residing at 15, Gobra Road, P.O. - Gobinda Khatick Road, P.S. Topsia, Kolkata - 700046, as my true and Lawful Attorney to do, execute and perform the following acts, deeds and things for myself in my name and on my behalf.

WHEREAS Owner herein made a Registered Joint venture Development Agreement on 17.05.2022 and it was duly registered at the office at A.D.S.R, Sealdah and recorded into Book No. I, Being No. 2373 for the year 2022.

AND WHEREAS in view of the circumstances as aforesaid I am desirous of appointing an Attorney in my name and on my behalf to look after and take necessary steps of my property, more fully and particularly described in the Schedule hereunder written.

1. To Look after, manage, of the said property and to do or cause to be done all acts, deeds matters and things in respect of the Schedule property.
2. To appear, for and represent myself and to sign necessary plan, documents before Kolkata Municipal Corporation, before any Magistrate and in all Court have Civil, Criminal, Original or Appellate, Revisional or Special Jurisdiction including High Court, Calcutta, any Tribunals and/or any Income-Tax, Gift Tax or Wealth Tax Offices and in all other Government or Semi-Government offices in respect of the said property in my name and on my behalf.
3. To negotiate on terms and for and to and enter into and conclude any agreement for sale in respect of the developer's allocation as per registered Development Agreement dated 17/5/22 and sell the said developer's allocation more fully and particularly described in the said development agreement hereunder written, to any purchaser or Purchasers at such price which my said Attorney, in his absolute discretion things fit and proper.

4. To receive from the intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of Purchase money, on completion of such sale or sales and to give good, valid receipt thereof in respect of developer's allocation as per Registered Development Agreement dated 17.05.2022
5. To present and sign any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration, when executed by him to admit execution thereof and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have been Registered according to law and to do all other acts deed and things which my attorney shall consider necessary for the transferring and/or conveying the developer's allocation as per registered Development Agreement dated 17-05-2022 to such Purchaser or Purchasers as fully and effectually in all respects.
6. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc., and to all reasonable matters and things as may appear to our said Attorney necessary for such sale.
7. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning the said property or any part thereof.
8. To sign any correspondences, letter, declare and/or affirm any plaint, written statement, petition, affidavit, Verification, Vakalatnama, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

AND I the undersigned Executant, do hereby agree and undertake to ratify and confirm all and whatsoever other act or acts, deeds or proceedings that may be done by the said Attorney on my behalf and in my name by virtue of this Power of Attorney and same shall be binding upon me and be of full force and effect.

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of plot of land measuring an area 3 cottahs 9 chittacks 36 sq.ft. more or less along with three storied old dilapidated brick built building and dwelling house most dilapidated condition (more than 59 years old) standing thereon or in portions thereof consisting of bed rooms, kitchen, bath-cum-privy on the ground floor measuring 1030 sq.ft. more or less and First Floor measuring 1030 sq.ft. more or less and Second Floor measuring 1030 sq.ft. more or less with cemented flooring, Premises No. 30A, Mahendra Roy Lane, Gobra, P.S. – Beniapukur, Kolkata – 700046, Ward No. 059 which is butted and bounded as follows :-

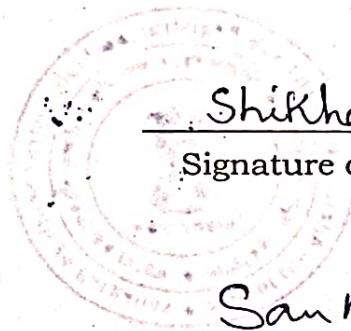
ON THE NORTH : Mahendra Roy Lane
 ON THE SOUTH : 30/2, Mahendra Roy Lane
 ON THE EAST : 30/1, Mahendra Roy Lane
 ON THE WEST : 31/A, Mahendra Roy Lane

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals, on this the 17th day of May, 2022.

SIGNED AND DELIVERED in the presence
 of

1. Subir Kumar Das
58, Ananta Nath Das Lane
Kol - 700037.

2. Santanu Saha
B/14/H/12k Asgar
Mistry Lane
Kolkata - 700046



Shikha Seal

Signature of the Executant

San Wathmanne

The Attorney

Drafted by :

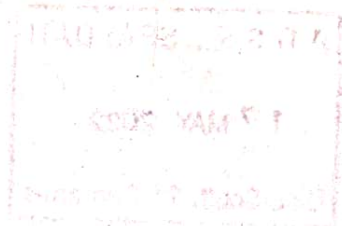
Kabirul Islam

KABIRUL ISLAM,

Advocate,

High Court, Calcutta.

WB/250/1995



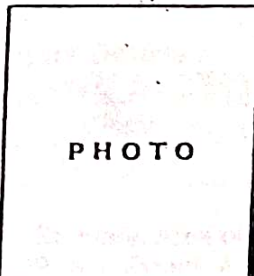
SPECIMEN FORM FOR TEN FINGERPRINTS



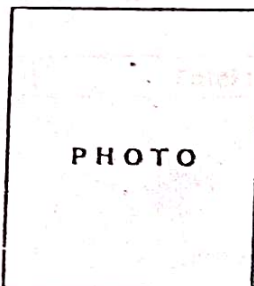
Shikha Seal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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

SSOS YAM T I
2009-10-10 10:00:00

Major Information of the Deed

No :	I-1606-02377/2022	Date of Registration	17/05/2022
Deed No / Year	1606-8001437338/2022	Office where deed is registered	
Deed Date	17/05/2022 10:52:28 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kabirul Islam High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831082169, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,10,05,201/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160602373/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahendra Roy Lane, Road Zone : (Church -- Burial Ground) , , Premises No: 30A, , Ward No: 059 Pin Code : 700046



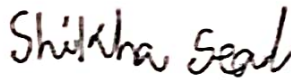
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 9 Chatak 36 Sq Ft		97,53,751/-	Property is on Road , Project Name :
Grand Total :				5.9606Dec	0 /-	97,53,751 /-	

Structure Details :



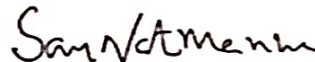


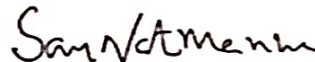


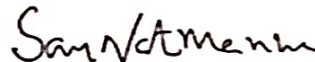
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3090 Sq Ft.	0/-	12,51,450/-	Structure Type: Structure
Gr. Floor, Area of floor : 1030 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1030 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1030 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3090 sq ft	0 /-	12,51,450 /-	

al Details :


Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs SHIKHA SEAL (Presentant) Wife of Late Shyam Sundar Seal Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	 17/05/2022	 LTI 17/05/2022	 17/05/2022
58, Anath Nath Deb Lane, City:- Not Specified, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: dxxxxxx7p, Aadhaar No: 84xxxxxxxx9621, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SOMNATH MANNA Son of Netai Chandra Manna Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office </td> <td>  17/05/2022 </td> <td>  LTI 17/05/2022 </td> <td>  17/05/2022 </td> </tr> <tr> <td colspan="4"> Son of Netai Chandra Manna 15, Gobra Road, City:- Not Specified, P.O:- Gobinda Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: akxxxxxx1j, Aadhaar No: 53xxxxxxxx1254, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SOMNATH MANNA Son of Netai Chandra Manna Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	 17/05/2022	 LTI 17/05/2022	 17/05/2022	Son of Netai Chandra Manna 15, Gobra Road, City:- Not Specified, P.O:- Gobinda Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: akxxxxxx1j, Aadhaar No: 53xxxxxxxx1254, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			
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Identifier Details :

Name	Photo	Finger Print	Signature
Subir Kumar Seal Son of Late Shyam Sundar Seal 58, Anath Nath Deb Lane, City:- Not Specified, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	 17/05/2022	 17/05/2022	 17/05/2022
Identifier Of Mrs SHIKHA SEAL, Mr SOMNATH MANNA			

Transfer of property for L1

From

Mrs SHIKHA SEAL

To. with area (Name-Area)

Mr SOMNATH MANNA-5.96063 Dec

Transfer of property for S1

No

From

Mrs SHIKHA SEAL

To. with area (Name-Area)

Mr SOMNATH MANNA-3090.00000000 Sq Ft

Endorsement For Deed Number : I - 160602377 / 2022

05-2022

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 of Indian Stamp Act 1899.

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

Presented for registration at 11:01 hrs on 17-05-2022, at the Office of the A.D.S.R. SEALDAH by Mrs SHIKHA SEAL, Executant.

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 1,10,05,201/-

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

Execution is admitted on 17/05/2022 by 1. Mrs SHIKHA SEAL, Wife of Late Shyam Sundar Seal, 58, Anath Nath Deb Lane, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 2. Mr SOMNATH MANNA, Son of Netai Chandra Manna, 15, Gobra Road, P.O: Gobinda Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business

Indetified by Subir Kumar Seal, , Son of Late Shyam Sundar Seal, 58, Road: Anath Nath Deb Lane, , P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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 37900, Amount: Rs.50/-, Date of Purchase: 27/04/2022, Vendor name: S CHATTERJEE

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - :-

Volume number 1606-2022, Page from 85762 to 85772

being No 160602377 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.05.20 14:27:46 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2022/05/20 02:27:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)