

01/10/23

I-15695/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document. **AK 668092**

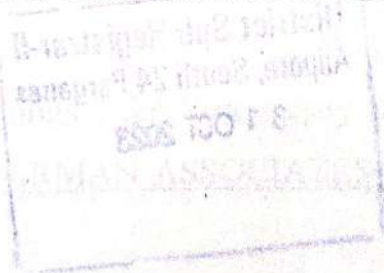
31/10
8-8/2 706658

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

31 OCT 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I SRI DIPTENDU MOHAN SEN (PAN- FNLPS2372J) (OCIN NO. A-099500J) son of Late Brigadier Dibyendu Mohan Sen, by Creed Hindu, by occupation service resident of Premises No.176/14/9, Raipur Road, Police Station Jadavpur, Post Office Regent Estate, Kolkata- 700 092, at present residing at Rua. Sebastian Trajano, 45, JD. Botanico, Sousas, Campinas 13106-288, Sao Paulo, Brasil hereinafter called and referred as the "EXECUTANT" SEND GREETINGS:-



Handwritten notes and signatures at the bottom right of the page.

SL. NO. 58764 DT 30/10/2023

NAME.....

ADDRESS..... B. C. LAHIRI (ADV.)
Alipore Judges Court
Kolkata - 700027

RS. 50/-



TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

On this day the stamp was administered
by the undersigned in the presence of the
party and the witnesses and the
stamp was duly affixed to the
document.

31 OCT 2023



District Sub Registrar-II
Alipore, South 24 Parganas
31 OCT 2023

Sital Haldar
S/o. Sm. S. Haldar
of Alipore. Kolkata-27.

WHEREAS I the Executant herein is the Lessee of All That piece or parcel of land containing an area by measurement 8 (eight) Cottahs 13 (thirteen) Chittacks 16 (sixteen) Square feet be the same a little more or less together with two storied brick built measuring 2000 square feet situated and lying at and being Plot No.9 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/9, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960700120 in the District of 24-Parganas South as morefully and particularly mentioned and described in the Schedule hereunder written. I the Executant has entered into a Agreement for Joint Venture dated 26.02.2022 with GRIHO NIRMAN ASSOCIATES a Partnership Firm having its principal office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge Kolkata-700 019 therein represented by its one of the partner SRI ARJUN SINGH, (PAN – ASQPS8610L), (AADHAR NO. 5303 0876 0105) son of Late Shyamji Singh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at the premises No. 82/8A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas (therein referred to as the Developers/Promoters) for construction of a new multistoried building at the said premises with certain terms and condition as set forth therein and the said Agreement for Joint Venture was duly registered in the Office of the A.R.A - III, Kolkata and recorded in Book No. I, Deed No 4026 for the year 2022 and to give effect of the said Agreement for smooth progress of construction and other related matters and things. I feel it necessary and urgent to appoint the aforesaid Partner of GRIHO NIRMAN ASSOCIATES as my Attorney in my name and

on my behalf and as such I the Executant hereto, do hereby nominate constitute and appoint SRI ARJUN SINGH son of Late Shyamji Singh by faith Hindu, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge, Kolkata-700 019 in the District of South 24-Parganas to be my True and Lawful ATTORNEY for me, in my name and on my behalf to do, execute and perform or cause to be done, executed and performed inter-alia or any of the following acts, deeds and things, that is to say:-

1. To look after, manage, control, supervise and develop my property of which I , the Executant hereto, is the lessee in respect of All That piece or parcel of land together with brick built building containing an area by measurement 8 (eight) Cottahs 13 (thirteen) Chittacks 16 (sixteen) Square feet be the same a little more or less situated and lying at and being Plot No.9 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/9, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960700120 in the District of 24-Parganas South as morefully and particularly mentioned and described in the Schedule hereunder written.
2. To enter into the said premises and to develop the same for construction of new multistoried building at the said premises after demolishing the old existing structures and to that effect to engage and/or appoint Engineer and /or Architect and thereby to prepare Building Plan through Engineer and to sign the same for necessary sanctioned before the

- Kolkata Municipal Corporation and also to sign in modified plan and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation in my name and on my behalf for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers, documents in respect thereof.
3. To represent me before all concerned authorities including the Kolkata Municipal Corporation for obtaining water connection, drainage and sewerage connection etc., to take new electric meter and service connection from the CESC, or from any other electric office/authority concerned as the Lessee of the said premises, and in connection with all matters relating thereto for that purposes to sign and execute all necessary papers, applications, forms and documents, as is reasonably required in my name and on my behalf.
 4. To make, sign and verify all application, petitions, form, or objection and swear Affidavit and/or Declaration before any Magistrate, Notary Public, Oath Commissioner in connection with the management and development of my aforesaid property in my name and on my behalf.
 5. To appoint and dismiss staff and workers and to settle their remuneration and others of the office and to dismiss or suspend them.
 6. That my Attorney shall have the right to enter into any Agreement for Sub Lease/ Assignment with any intending person or persons for transfer/assign/sub-lease of Developer's share of Allocation as per terms of the Agreement for Joint Venture dated 26.03.2022 and Supplementary Agreement for Joint Venture dated 31.10.2023 was duly registered in the Office of the D.S.R - II, Alipore, South 24-Parganas and recorded in

Book No. I, Deed No¹⁵⁶⁹²..... for the year 2023 comprising several flat or flats, space or spaces together with undivided impartible proportionate share or interest in the land at the said premises as morefully and particularly mentioned in the schedule below and to that effect to receive earnest money, any part payment including the entire transfer proceeds from the intending person or persons and to give valid receipts(s) thereof and to discharge for the same and the entire transfer proceeds shall be credited in the account of the Developer/Firm and would be solely and exclusively accountable and responsible for the money so received without any liability on the Lessee.

7. That my Attorney shall sign and execute all Agreement (s) for Assignment, Deed (s) of Assignment, Sub-Lease or Conveyance, any Declaration or any other documents as are reasonably required and to admit execution and present all such Agreements, Deeds and Documents, Declaration etc. before the concerned Registration Offices and also to sign and execute all necessary papers and documents related thereto for completion of Registration unto and in favour of such intending person or persons as mentioned in para 6 above and to handover and/or deliver possession of the same in my name and on my behalf.
8. That by virtue of this Power of Attorney my said appointed Attorney shall have the absolute right and liberty to transfer/ assign/sub-lease only the Developer's share of Allocation as per terms of the said Agreement for Joint Venture or any part thereof at any price or consideration as my said ATTORNEY think fit and better.

9. That my said Attorney shall make, sign, execute and verify all applications or objections, necessary papers, deeds, documents, Boundary Declaration of the Kolkata Municipal Corporation and to perform all necessary acts and deeds with the Kolkata Municipal Corporation or before any other appropriate authorities concerned for obtaining necessary Licenses, permissions or sanction etc., required by law in connection with the management and/or development of my aforesaid property.
10. That my said Attorney can also issue Letters/Notices and/or admit application and issue no objection in any matter relating to my property to the concerning authority or authorities, i.e. Kolkata Municipal Corporation, Fire Brigade, Land Acquisition Collector, Competent Authority under Urban Land (Ceiling & Regulation) Act, Central and State Government and Local Authorities, CESC Ltd, B.L & L.R.O concerned, Bank any other Govt. or Semi Govt. Office /Authority concerned etc for all purposes relating to development of my said property by constructing a new Building thereon.
11. To institute any case or cases , suit or suits before any Court of Law and/or to defend any a such cases or suits in connection with the aforesaid property, as more fully mentioned in the Schedule below and to that effect appoint, engage on my behalf Pleaders, Lawyers, Advocates or solicitors whenever my said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment and thereby to sign all necessary papers, Vakalatnama, Petitions, Application, Written Statements, Appeal, Motion etc as my said Attorney shall think fit and

necessary at his absolute discretion and cost in my name and on my behalf.

AND GENERALLY to do all other acts, deeds, things and matters which is in the opinion of my said Attorney sought to be done and all acts, deeds and things lawfully done by my said Attorney for proper discharge of his contractual obligations shall be construed as acts, deeds and things done by me as if I was present and done the same by myself.

AND I do hereby ratify and confirm and agreed all act or acts, deed or deeds of my said Attorney which he shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.

SCHEDULE AS REFERRED TO ABOVE

All That piece or parcel of land containing an area by measurement 8 (eight) Cottahs 13 (thirteen) Chittacks 16 (sixteen) Square feet be the same a little more or less together with two storied brick built measuring 2000 square feet situated and lying at and being Plot No.9, J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/9, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960700120 in the District of 24-Parganas South together with all user and easements rights and all rights on path and passages and all other common rights and facilities , appendages and appurtenances attached therein and thereto, which is butted and bounded as follows:-

ON THE NORTH : By Colony Land.
ON THE EAST : By Premises No. 176/14/10, Raipur Road,
ON THE SOUTH : By 30'-0" wide KMC Road known Raipur
 Road.
ON THE WEST : By Premises No. 176/14/8, Raipur Road

IN WITNESS WHEREOF I, SRI DIPTENDU MOHAN SEN as
 Principal and SRI ARJUN SINGH as a Constituted Attorney have hereunto set
 and subscribed our respective hands on this the ...^{31st}.....day of October, Two
 Thousand Twenty Three.

SIGNED AND DELIVERED
IN PRESENCE OF :

1. Som Singh
 46A, Ballygunge Place,
 Kol-19.

Diptendu Mohan Sen
 (SRI DIPTENDU MOHAN SEN)
PRINCIPAL












2. Sital Haldar
 Alipore. Kol-27.

Arjun Singh
 (SRI ARJUN SINGH)
CONSTITUTED ATTORNEY












THIS DEVELOPMENT POWER
OF ATTORNEY is drafted and
 prepared by me at my office:-

Bhola Nath Sarkar

Advocate,
 Alipore Police Court
 WB-302/2000.

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name DIPTENDU MOHAN SEN
 Signature Diptendu Mohan Sen

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name ARJUN SINGH
 Signature Arjun Singh

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name _____
 Signature _____

Major Information of the Deed

Deed No :	I-1602-15695/2023	Date of Registration	31/10/2023
Query No / Year	1602-8002706658/2023	Office where deed is registered	
Query Date	31/10/2023 12:22:37 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SITAL HALDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7278262454, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,29,69,621/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b).)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160215692/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, , Premises No: 176/14/9, , Ward No: 096 Pin Code : 700019

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 13 Chatak 16 Sq Ft	1/-	1,12,59,621/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				14.5773Dec	1 /-	112,59,621 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	17,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	17,10,000 /-	



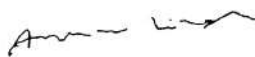
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Diptendu Mohan Sen Son of Brigadier Dibyendu Mohan Sen Executed by: Self, Date of Execution: 31/10/2023 , Admitted by: Self, Date of Admission: 31/10/2023 ,Place : Office	 31/10/2023	 LTI 31/10/2023 Captured	 31/10/2023
OCI No. A099500J, Rua Sebastian Trajano, 45 Jardim Botanico, Sousas 13106-288, Campinas,, City:- , P.O:- Sao Paulo, São Paulo, Brazil, PIN:- 13106 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/10/2023 , Admitted by: Self, Date of Admission: 31/10/2023 ,Place : Office				


Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	GRIHONIRMAN ASSOCIATES 82/9A, Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arjun Singh (Presentant) Son of Late Shyamji Singh Date of Execution - 31/10/2023 , Admitted by: Self, Date of Admission: 31/10/2023, Place of Admission of Execution: Office	 Oct 31 2023 1:12PM	 LTI 31/10/2023 Captured	 31/10/2023
82/8A, Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx0L, Aadhaar No: 53xxxxxxx0105 Status : Representative, Representative of : GRIHONIRMAN ASSOCIATES (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITAL HALDER Son of Mr S HALDER ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	31/10/2023	31/10/2023	31/10/2023

Identifier Of Mr Diptendu Mohan Sen, Mr Arjun Singh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Diptendu Mohan Sen	GRIHONIRMAN ASSOCIATES-14.5773 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Diptendu Mohan Sen	GRIHONIRMAN ASSOCIATES-2000.00000000 Sq Ft

Endorsement For Deed Number : I - 160215695 / 2023

On 31-10-2023

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 12:41 hrs on 31-10-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Arjun Singh .

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 1,29,69,621/-

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

Execution is admitted on 31/10/2023 by Mr Diptendu Mohan Sen, Son of Brigadier Dibyendu Mohan Sen, OCI No. A099500J, Rua Sebastian Trajano, 45 Jardim Botanico, Sousas 13106-288, Campinas,, P.O: Sao Paulo, SÔo Paulo, Brazil, PIN - 13106, by caste Hindu, by Profession Service

Identified by Mr SITAL HALDER, , Son of Mr S HALDER, ALIPORE POLICE 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) [Representative]

Execution is admitted on 31-10-2023 by Mr Arjun Singh, PARTNER, GRIHONIRMAN ASSOCIATES, 82/9A, Ballygunge Place, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr SITAL HALDER, , Son of Mr S HALDER, ALIPORE POLICE 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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 668092, Amount: Rs.50.00/-, Date of Purchase: 30/10/2023, Vendor name: Tanmoy Kar Purakayastha



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 527829 to 527844

being No 160215695 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.10.31 14:07:19 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 31/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.