

STAMP AFFIXED BY
20.03.24
STAMP SUPERINTENDENT
KOLKATA COLLECTORATE



Saptarshi Mukherjee

KNOW ALL MEN BY THESE PRESENTS that I, Saptarshi Mukherjee alias Saptarshi Mukherjee (Passport number: S7334506), son of Late Supriyo Mukherjee, aged about 27 years, by faith Hindu, by occupation service, residing at present Ruppertstrasse 24, 80337, Munich, Germany, do hereby **SEND GREETINGS** :

WHEREAS I, Saptarshi Mukherjee alias Saptarshi Mukherjee is the Owner herein, have an undivided one-third right, title and interest and is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land containing by ad-measurement an area of about 05 (five) Cottahs 01 (one) Chittacks and 05 (five) square feet be the same a little more or less together with two storied brick built building measuring about 4466 (Four Thousand Four Hundred Sixty Six) Square Feet covered area, more or less, lying and situated at Mouza Chandpur, J.L. No.41, R.S. Khatian No.866, Dag No.1111 and 1112, being Kolkata Municipal Premises No.38, Jubilee



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Park , P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata - 700033, Assesse No.210940600560 within Ward No.94 of the Kolkata Municipal Corporation (morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and is hereinafter for the sake of brevity referred to as the said **PREMISES**).

AND WHEREAS I am staying out of India and hence I am unable to look after the day to day affairs relating to the said property at 38, Jubilee Park , P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata - 700033 and I am also unable to be physically present in all registration offices, and/or all other concerned departments or offices that I am required to be for managing the affairs relating to the said property and hence it is necessary for me to appoint my Constituted Attorney who can perform all acts and deeds on my behalf.

NOW KNOW YE ALL MEN BY THESE PRESENTS

I, **SAPTARSSHI MUKHERJEE** alias **SAPTARSHI MUKHERJEE**, son of Late Supriyo Mukherjee, the Owner herein, do hereby nominate, constitute, authorize and appoint my mother, **SMT. PARAMITA MUKHERJEE** (PAN. AXAPM3771H) wife of Late Supriyo Mukherjee, by religion Hindu, by occupation housewife residing at 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata- 700033 as my true and lawful Attorney in my name and on my behalf to execute or to do all or any of the acts, deeds and things mentioned herein below:

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1. To apply for and obtain mutation, amalgamation, separation, assessment of property tax from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such maps, plans, papers, documents, undertakings, affidavits, indemnity bond, declarations or any other deeds documents and instruments that may be required in this regard.
2. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities for construction of a new multistoried building on the said property and premises at 38, Jubilee Park , P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata - 700033, Assessee No.210940600560 within Ward No.94 of the Kolkata Municipal Corporation and to sign and execute any such maps, plans, papers, documents, instruments, undertakings, declarations, forms and any other documents that may be required in this regard.
3. To sign and submit all applications, maps, plans, specifications and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
4. To pay fees to obtain sanction and other records, permission and/or consents from the necessary authorities as may be necessary or required



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for modification, alteration and/or sanction of the plan concerning the said Premises and also to sign other documents as may be required by the authorities from time to time.

5. To apply for electricity, water, drainage, lift or of any other utility in the said Premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign, answer, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the Attorney.
6. To appear and represent the Owner before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the Owner in respect of the said Premises and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and to appear and make representation for and on our behalf before the authorities concerned.
7. To appear and represent the Owner before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police, CESC in connection with the sanction, modification or alteration of the plans.



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8. To apply before the Kolkata Municipal Corporation and mutate my name in the records of the Kolkata Municipal Corporation on payment of necessary corporation taxes and dues.
9. To sign, execute and enter into any memorandum of understanding and/or agreement and/or any other indenture for joint venture development of the premises no. 38, Jubilee Park , P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge , Kolkata - 700033 with **Skyline Projects**, a partnership firm (Holder of PAN ABWFS3367H) duly represented by its partners, (1) **PALASH MAZUMDER** (PAN AHKPM6085G, AADHAAR NO. 967873176994), son of late Bijan Bandhu Mazumder, aged about 49 years, by faith – Hindu, carrying on business from Skyline Profulla , 1st Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge, Kolkata-700019 **AND** (2) **LALIT BAID** (PAN AEBPB4890E, AADHAAR NO. 574504847204), son of late Sampat Mull Baid, aged about 55 years, by faith – Hindu, carrying on business from Skyline Profulla , 1st Floor - 1B, 3A P.C Sorcar Sarani , P.S. – Gariahat, P.O.- Ballygunge Kolkata -700019.
10. To sign and execute any deed of assent, any deed of conveyance and/or development agreement and/or transfer and/or memorandum of understanding for development and/or tenancy and/or sub-tenancy as may be necessary or be required from time to time in respect of my share relating to the said Premises and/or to enter into any agreement with any existing tenant/occupier and take possession thereof on my behalf.



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11. To appear and represent me before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar, Sub-Registrar of Assurances or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents, declarations, gift deeds, boundary declaration and/or any other instruments and to have executed and signed by the said Attorney in any manner concerning the said Premises.
12. To cause any Deed of Conveyance or document or instrument in respect of my share in the said Premises, to be registered and for the said purposes to sign, execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
13. To apply for and obtain licenses and permissions that maybe necessary or be required for the purpose of installation and running of lifts or for the purpose of having the drain of the said Premises to be disconnected and/or connected to the municipal drain or for the purpose of having the water connection of the said Premises to be disconnected and/or connected and for all or any of the purposes above mentioned to sign and execute all necessary papers.
14. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in anyway of the said Premises or any part thereof including those relating to acquisition and/or requisition in which

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the Owner is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.

15. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
16. To sign and/or enter into any agreement for sale, deed of conveyance or any other deeds for transfer of my undivided share in the said premises no. 38, Jubilee Park, P. S. - Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata - 700033 including my share in the flats of the Owners allocation in the proposed building to be built and constructed in the said premises.
17. To sign , execute and enter into any agreement and/or agreement for cancellation and/or any other agreements/deeds, documents/indentures for cancellation of the joint development agreement dated 28.08.2019 , registered in the office of the Additional Registrar of Assurance -I, Kolkata ,West Bengal, in Book-I, Volume number 1901-2019, pages from 263186 to 263224, being no. 190105465 for the year 2019 entered between myself as the Owner therein and **JAS Construction** (PAN- AAPFJ5031M) , a Partnership firm, having its registered office at 939, Nayabad Main Rod, Police Station formerly Purba Jadavpur at present Panchasayar, Kolkata 700099, represented by its Partners namely (1) **SRI**



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JYOTIRMAY alias JYOTIRMOY SAHA, (PAN AVKPS4861Q, Aadhaar No.8282 64842958), Son of Sri Jiban Krishna Saha, by religion Hindu, by occupation Business, residing at 237, Shanti Pally, Block BB, Plot No.79, P.O. EKTP, Police Station Kasba, Kolkata 700107, (2) **SMT. ASHA JAISWAL**, (PAN ACVPJ6566H, Aadhaar No.884457893137), Daughter of Late Ramji Lal Jaiswal alias Ramdas Jaiswal, by religion Hindu, by occupation Business, residing at 17B, Sayed Salley Lane, Barabazar, Kolkata 700007, AND (3) **SMT. SWASTIKA BANERJEE**(PAN ATVPB3912A, Aadhaar No.628831645359), Wife of Sri Proloy Shankar Banerjee, by faith Hindu, by occupation Business, residing at Flat No.4, 2035, M.G. Road, P.O. & Police Station Haridevpur, Kolkata 700082, hereinafter referred to as the Developer therein, for development of the premises no. 38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata - 700033 .

18.To sign, affirm and verify plaint, petition, written statements, consents, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Premises or any part thereof.

AND GENERALLY to do all acts, deeds, matters and things concerning the powers hereby conferred in respect of the said Premises which the Owner could have done lawfully under his own hands if present personally. **AND I** the said Owner doth hereby agree, ratify and confirm all and whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.



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THE SCHEDULE ABOVE REFERRED TO
(THE SAID PREMISES)

ALL THAT piece and parcel of land measuring an area of 5(Five) Cottahs 1 (One) Chittaks and 5 (Five) Square Feet be the same a little more or less together with two storied brick built building measuring about 4466 (Four Thousand Four Hundred Sixty Six) Square Feet covered area, more or less, lying and situated at Mouza Chandpur, J.L. No.41, R.S. Khatian No.866, Dag No.1111 and 1112, being Kolkata Municipal Premises No.38, Jubilee Park, P. S.- Golf Green previously Jadavpur, P.O.- Tollygunge, Kolkata - 700033, Assessee No.210940600560 within Ward No.94 of the Kolkata Municipal Corporation, District South 24 Parganas and the said property is butted and bounded by:-

ON THE NORTH : By Premise No.40, Jubilee Park
ON THE EAST : By Premise No.38A and 27, Jubilee Park
ON THE SOUTH : 16 feet wide K.M.C Road
ON THE WEST : By Premise No. 7, Jubilee Park

OR HOWSOEVER OTHERWISE the same area is, was or were heretofore butted bounded called known numbered described or distinguished

IN WITNESS WHEREOF I, SAPTARSSHI MUKHERJEE alias SAPTARSHI MUKHERJEE, the said Owner / Executant/ Grantor has set and subscribed my hands to these presents on this...^{1st} day of ^{February} 2024

SIGNED SEALED AND DELIVERED

Saptarshi Mukherjee



Saptarshi Mukherjee



by the above mentioned **EXECUTANT/GRANTOR**
in the presence of:

i. Ramra
Kortik Admira
Ruppertsstraße 24,
80337, München
U 02 44 873

ii. Shroddha Pandey
Shroddha Pandey
Ruppertsstraße 24
80337, München.



Saptarnshi Mukherjee

01.02.2024

Saptarnshi Mukherjee

SIGNATURE OF THE EXECUTANT/GRANTOR

(V7327858)

signed before me by Saptarnshi Mukherjee
on oath, this 1st day of February 2024
he said Saptarnshi Mukherjee is
identified by his Indian Pp. No. 57384506
issued on 10/09/2018 at Kolkata
Ref No MUN/CONS/ 96 dated 01.02.2024

Kumar

Abhinav Kumar
Consul (CPV)

Consulate General of India
Widenmayerstr. 15 - 80538 Munich

Consulate General of India, Munich
is **NOT** responsible for the contents
of this document.



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is NOT responsible for the contents
of this document
Consulate General of India, Mumbai

[Faint printed text, possibly a title]

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[Faint handwritten signature]
Alfred K. ...
Consulate General of India
Mumbai

2nd No. 1144/2021 dated 21.08.2021
issued on 10.08.2021 at Mumbai
No. 1144/2021 dated 21.08.2021
to Shri. K. S. ...
in ...
for ...

Protocol Nr. 403 / T / 2024

(sh)

I, the notary, hereby certify the signature, having been acknowledged before me, of

Mr. Saptarsshi **Mukherjee**,
born on 30.12.1996,
Germany, 80337 Munich, Ruppertstr. 24,
identified by his passport.

Munich, 16.02.2024



Dr. Rolf Thiele
Notary



(sh)