

9/32/2024

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1 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
28/06/24

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Certified that the Document is admitted to
Registration The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Additional Registrar
of Assurances II Kolkata



1 JUL 2024

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

**THIS GENERAL POWER OF ATTORNEY IS made on 28th day of June,
2024. Registered**

**We, [1] SRI BIVASH R DASGUPTA alias SRI BIVASH RANJAN
DASGUPTA, (I T PAN - BFUPD7616F) son of Benoy Ranjan Dasgupta,
by occupation - Service, by religion - Hindu, by nationality - Indian, (2)
SRI BIDESH RANJAN DASGUPTA (I T PAN - AFMPD5773Q), both
are residing at BA 19, Deshbandhunagar, Baguiati, Rajarhat, Gopalpur,
Police Station- Baguiati, District - North 24 Parganas, [3] SRI RUNU**

65786

SKY MARK CONSTRUCTION
Ground Floor, Flat No - G1
Abasan, Rabindra Pally
Baghulbari, Kolkata - 700059

NAME.....
ADD.....
27 JUN 2024
SURANJAN MUMMERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Road, K. S. Road

27 JUN 2024
27 JUN 2024



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

28 JUN 2024

DASGUPTA alias Ashoke Ranjan Dasgupta (**I T PAN -BEYPD6685P**), son of Late Dhirendranath Dasgupta, by occupation - unemployed, by religion - Hindu, by nationality - Indian, residing at Aurobindo Sthan, Police Station - Birati, District - North 24-Parganas, Kolkata - 700051, **[4] SRIMATI MANJU DASGUPTA (I T PAN - BUMPD5934R)**, daughter of Late Dhirendranath Dasgupta ,wife of Baran Dasgupta, by occupation House wife, by religion - Hindu, by nationality - Indian, residing at 186, Rastra Guru Avenue,, under Police Station - Dum Dum, District North 24-Parganas, Kolkata 700 028, **(5) SRI PRADIP RANJAN DASGUPTA (I T PAN - ADOPD2312F)**, son of Late Sri Monoranjan Dasgupta, by faith Hindu, by occupation Service, by nationality - Indian, residing at BA-19, Deshbandhu Nagar, under Police Station BaguiatiDistrict North 24-Parganas, Kolkata 700 059, **(6) SRI SUDIP RANJAN DAS DUPTA (I T PAN - BEYPD7125J)**, son of Late Sri Monoranjan Dasgupta, by faith Hindu, by occupation unemployed, by nationality - Indian, residing at BA-19, Deshbandhu Nagar, under Police Station BaguiatiDistrict North 24-Parganas, Kolkata 700 059 **(7) SRI RAVI DASGUPTA (I T PAN - AAJPD7383G)**, son of Late Chittaranjan Dasgupta, by occupation - service, by religion - Hindu, by nationality - Indian, residing at A-301, Frem Saroj Apartments, 7th A cross Road, L B Shastri Nagar, Bangalore North, Vimanapura, Karnataka, PIN-560017, hereinafter jointly called and referred to as the **"PRINCIPAL/EXECUTANT"** hereto is the sole owner of **ALL THAT** the piece and parcel of RayatiRights of **Bastu Land** containing an area measuring about 8 [Eight] Cottahs 10 [Ten] Chittacks 14 [Fourteen] Square Feet be the same a little more or less together with old structure standing thereon comprised within

Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas, is the sole owner, occupier and enjoying the aforesaid property as of right peacefully and uninterruptedly to the knowledge of all concerned and to the exclusion of all others by exercising various overact of ownership and possession thereto in khas occupation the description of which is mention in the Schedule hereunder to be hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS with a view to raising Multi-storied Building upon the Land of the Said Property I have entered into a Development agreement with SKY MARK CONSTRUCTION (I.T PAN NO. AFD6S6279K), a Partnership Firm, having registered office at G1, Ground Floor, D. P. ABASAN, Rabindra Pally, Jyangra, Baguiati, Kolkata -700059, on day of June, 2024, the same registered in the office of Additional Registrar of Assurance- II, Kolkata, being no. 7946 for the year of 2024 subject to the terms, conditions and conditions embodied

Subble Mondal.

therein and as such, in order to effectuate the said Development Agreement and also to enable the said Developer proprietorship firm to proceed with proposed construction work of multi-storied building at the said property in respect of Plot of Rayati Rights of **Bastu Land** undivided and un-demarcated proportionate share of land measuring about 8 [Eight] Cottahs 10 [Ten] Chittacks 14 [Fourteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within and also to sell the developer's share thereto, we the executants hereto **Do hereby Nominate, Authorize, Empower, Constitute and Appoint, M/S. SKY MARK CONSTRUCTION (I.T PAN NO. AFDFS6279K)**, a Partnership Firm, having registered office at G1, Ground Floor, **D. P. ABASAN**, Rabindra Pally, Jyangra, Baguiati, Kolkata -700059, hereinafter, hereinafter referred to as the "**ATTORNEY**" as my true and lawful attorney, in my name and on my behalf, to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things that is to say:-

1. To sign, execute and submit all plans, documents, statement, papers undertaking declaration and plans as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by the Bidhannagar Municipal Corporation and other authorities, for have the work, manage, control and supervise the management of all and

administer properties now or hereby belonging to our and to develop the same.

2. To erect a multistoried building upon the scheduled mentioned property as per building plan to be sanctioned by the appropriate authorities.

3. To enter into hold and defend possession of the said property and every part thereof and also to manage and maintain and administer the said property.

4. To enter into contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as they shall think fit and proper without making us liable for any loss on that account.

5. To appoint staff and workers and to settle their remuneration and other terms of office and to dismiss or suspend them.

6. To appoint any Advocate, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.

7. To appear for and represent us in all the courts, civil, criminal or revenue office, block land and land reform office, District Registrar Office, Additional District Sub- Registrar Office, District Magistrate and Sub Divisional Office, District Board, Municipal Board or notified area Electricity Office or any other local authority, including Labour Tribunals, original, revisional or appellate, in any Registration offices, and to sign, execute, verify and file complaints, written statement and petitions, and also to present appeals in any court, and to accept service of all summonses, notices and other processes of law.

administer properties now or hereby belonging to our and to develop the same.

2. To erect a multistoried building upon the scheduled mentioned property as per building plan to be sanctioned by the appropriate authorities.

3. To enter into hold and defend possession of the said property and every part thereof and also to manage and maintain and administer the said property.

4. To enter into contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as they shall think fit and proper without making us liable for any loss on that account.

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8. To assign verify complaints, written statements, petitions, objections memorandum of appeals and petitions, objection and application of all kinds and to file it in any court of law such as Civil Court, Criminal Court or any of the office or office.
9. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and / or terminate his or their appointment.
10. To compromise, compound or withdraw cases, or be non – suited to refer to arbitration all disputes and differences.
11. To file and received back any documents to deposit money by challan or receipt and to withdraw money from any court cases or from any offices to grant proper acknowledgement receipt.
12. To accept service of any summons, notice if issued by any court and office against us.
13. To obtain refund of stamp duty, court fees, to execute the decree or any decrees up to the amount of the decree.
14. To file suit for damage and any kind of suit.
15. To apply to court and offices for copies of documents and papers and to withdraw deeds, documents, papers from any court.
16. To apply for the inspection of and to inspect any judicial records and records of any office or offices.
17. To file any application before the Bidhannagar Municipal Corporation or any board and to appear and also to do all acts which will be necessary to protect the interest of the property and also take any copies from the Corporation.

18. To deal with the CESC for obtaining electric connection over the Scheduled mentioned property and to sign all letters, applications undertake, terms and conditions as may from time to time be thought necessary as may be required by concerned authorities.
19. To enter into an agreement for sale of any flat/or flats **Except** the owner's allocation as stated in the Deed of Agreements and to do all acts which be legally valid for completion of all agreement if required to appear before the registering authority and presenting the same and shall admit execution and registration, to sign and execute all other deeds, instruments and assurances which he shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property.
20. To receive part payment or entire consideration amount and grant receipt of payment and discharge the obligation thereof.
21. To execute amalgamation of deed with adjacent land for the purpose of construction of multi-storied building.
22. To execute and Registrar proper instrument of transfer by Deed of Conveyance in respect of developers allocation only and present any such any conveyance or conveyances for registration, to admit execution and receipt of consideration and shall present the same before the Registrar of Assurance, District Sub - Registrar Office or Additional District Sub - Registrar Office, Registering authority and shall admit execute and Registrar and shall also complete and observe all formalities for completion of sale and shall deliver possession thereof.

AND GENERALLY, to do all such acts, deeds and things which is necessary for dealing with, disposing of, transferring developers' allocation and/or managing the said premises in terms of the power given hereinabove.

And I do hereby agree that all acts, deeds and things lawfully done by said attorney as per the power given hereinabove shall be construed as acts, deeds and things done by the executors undertake to ratify and confirm that our said attorney shall lawfully do by virtue of this power of attorney.

And I hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the developers allocation of the said property under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

And I do hereby agree to ratify and confirm whatever all acts, deeds and things lawfully and bona fide done by my attorney as per the power given hereinabove shall be construed as acts, deeds and things done by the executors undertake to ratify and confirm that my said attorney shall lawfully do by virtue of this power of attorney, which shall be constructed as acts, deeds and things done by us to all intents and purposes as was personally present.

THE FIRST SCHEDULE ABOVE REFERRED TO
(LAND THE SAID PROPERTY)

ALL THAT the piece and parcel of Rayati Rights of **Bastu Land** undivided and un-demarcated proportionate share of land measuring about 8 [Eight] Cottahs 10 [Ten] Chittacks 14 [Fourteen] Square Feet be the same a little more or less out of the land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty Seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas, West Bengal.

ON THE NORTH :BA-20, Deshabandhu Nagar;

ON THE SOUTH :Premises No. BA-18, Deshbandhu Nagar;

ON THE EAST : Sixteen feet wide corporation road;

ON THE WEST :Premises No. BA 15, Deshbandhu Nagar;

IN WITNESSES WHEREOF We, the EXECUTANT hereto hereby have set and subscribed my hands and seal on the day, month and year first above written.

Signed, Sealed and Delivered

In the presence of :

WITNESSES:

1. Raju Gope
Hatiara, New Market
KOL-157
2. Snehasish Dutta.
SOUTH CHAKPARA, ULDAH,
HOWRAH, PIN - 711204.

Drafted & prepared by me,

Ashish Dey

Advocate.

High Court, Calcutta.
Kolkata - 700 001.

ASHISH DEY
(Advocate)

High Court, Calcutta
WB 437 / 2006

1. *Brash Layan Dasgupta*
2. *Bal Dasgupta*
3. *Rumi Das Gupta*
4. *Mangin Dasgupta*
5. *Indra Dasgupta*
6. *Sudip Ranjan Dasgupta*
7. *Indra Dasgupta*

(SIGNATURE OF THE OWNERS)

Signature of the EXECUTANT
POWERS HEREBY CONFERRED
ACCEPTED BY ME
SKY MARK CONSTRUCTION
Debjit Mondal

SKY MARK CONSTRUCTION
Subho Mondal
Partner

(SIGNATURE OF THE ATTORNEY)

SPECIMEN FORM FOR TEN FINGER PRINTS



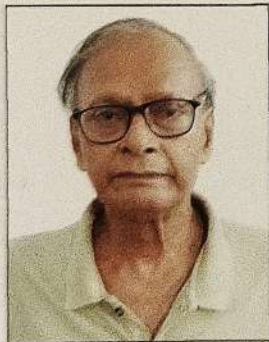
Bivas Ranjan Dasgupta

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Bil Dasgupta

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Ranu Dasgupta

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Manje Dasgupta

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGER PRINTS



W. Asghar

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



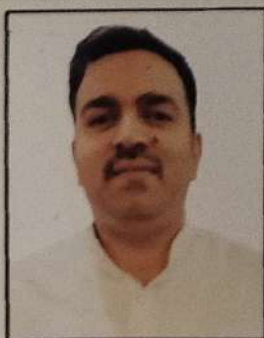
Arudip Ranjita Dasgupta

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



W. Asghar

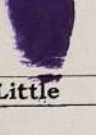
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Debit a. j. a.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Subhas Mondal.</i>						
Little		Ring	Middle	Fore	Thumb		
(Left Hand)							
							
Thumb		Fore	Middle	Ring	Little		
(Right Hand)							
PHOTO							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
PHOTO							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
PHOTO							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 446216 to 446240
being No 190207992 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.07.13 16:10:41 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 13/07/2024

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.