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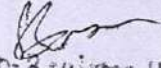


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 060039

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8-8/1924

Certified that the document is admitted in
Registration. The signature sheets and the
endorsement sheet attached with the
document are the part of this document.


District Sub-Registrar-II
Medinipur, South 24 Parganas

11 JAN 2023

POWER OF ATTORNEY

(After registration of Development/Construction Agreement)

BY THIS P/2

BY THIS POWER OF ATTORNEY We, (1) **SRI DEBASIS GHOSH** son of **Late Shib Krishna Ghosh**, (PAN – AIJPG 3341F Aadhar No. 2448 3415 4337 & Mobile No. 9903244779) by faith Hindu, by Nationality Indian, by occupation Business, residing 50, Kazipara Road, Kolkata 700060, P.O. Behala, P.S. Behala now Parnasree, , District South 24-Parganas, and

2) **SRI ALOKE DEBNATH** son of **Sri Ajay Kumar Debnath**, (PAN – APLPD 6790E, Aadhar No.7371 8446 4981 & Mobile No. 8910691549) by faith Hindu, by Nationality Indian, by occupation Business, residing 204, Maharani Indira Devi Road, Kolkata 700060, P.O. Behala, P.S. Behala now Parnasree, District South 24-Parganas, **SEND GREETINGS ;**

WHEREAS We , the Principal/Executants hereto are the absolute and lawful owner of **ALL THAT** demarcated plot of land measuring **5 Cottahs 06 Chittaks 00 Sq.ft.** More or less together with structure thereon lying or situate at **Mouza Purba Barisha**, J.L.No. 23, under **Police Station formerly Thakurpukur now Haridevpur**, District 24-Parganas (South), at present within the municipal limits of **Ward No. 123** of the Kolkata Municipal Corporation and forming as municipal premises **No. 28, Kailash Ghosh Kancha Road**, Kolkata 700008, morefully mentioned in the **Schedule** hereunder written and hereinafter referred to as “the said property”.

AND WHEREAS we have also obtained a Building Plan bearing Building Permit No. **2016160079** dated **09.07.2016** duly accorded by the Kolkata Municipal Corporation for construction of a **G + 3 storied** building into and over the said plot of land or part thereof and for the purpose of construction of the building into and over the aforesaid landed property we, the Principals hereto have entered into a Development/ Construction agreement with **SMT. SUMITRA BHATTACHERJEE** (PAN - AMGPB 7506G,

Aadhar No. 2327 2949 9163 & Mobile No. 9477419484) wife of Sri Sukumar Bhattacharjee by faith – Hindu, by Nationality Indian, by occupation – Business, residing at 339/2/8, Kalipada Mukherjee Road, East Park, P.O. Barisha, Police Station – Thakurpukur now Haridevpur, Kolkata – 700 008, (therein referred to as “the Developer”) on 11th day of JANUARY., 2023 duly registered in the office of the D.S.R-II, Alipore, South 24-Parganas, and recorded in its Book No. I, Being/Deed No. 386 for the year 2023 under the terms and conditions as contained therein and for the purpose of smooth running of the said construction works and/or development works it has become necessary and expedient to authorize and empower said Developer to do all acts, deeds, matters and things in our names and on our behalf relating to the above mentioned property (hereinafter referred to “the said property”) fully mentioned in the **Schedule** hereunder written.

NOW KNOW ALL MEN BY THESE PRESENTS THAT We, the Principal/ Executants herein do hereby nominate, constitute appoint and authorize the said Developer i.e. **SMT. SUMITRA BHATTACHERJEE (PAN - AMGPB 7506G, Aadhar No. 2327 2949 9163 & Mobile No. 9477419484) wife of Sri Sukumar Bhattacharjee by faith – Hindu, by Nationality Indian, by occupation – Business, residing at 339/2/8, Kalipada Mukherjee Road, East Park, P.O. Barisha, Police Station – Thakurpukur now Haridevpur, Kolkata – 700 008, District 24-Parganas (South), as our true and lawful Attorney/Agent** in our names and on our behalf to do all or any of the acts, deeds, matters and things viz :-

1. To sign, execute and submit all papers, applications, documents, statements, affidavits, forms, undertakings, declarations and **building plan/s** to the concerned authorities including **Kolkata Municipal Corporation** as may be required for having such plans sanctioned, modified and/or altered by the concerned municipal corporation and to pay and deposit all fees, rates, taxes, ground rent etc. in our name and to obtain the same in our name and on our behalf.

2.. To work, manage, control, and supervise and/or to look after and administer the properties mentioned in the schedule hereunder written and to erect construct and complete the proposed building in accordance with the sanctioned building plan duly accorded by the Kolkata Municipal Corporation and to take all necessary steps for the proposed development /construction as well as completion of the building at the earliest.

3. To negotiate on terms and to agree to and enter into and conclude any agreement or sale of the schedule below property in respect of **Developer allocation** (as mentioned in the said **Development Agreement** – save and except owners' allocation) to any intending purchaser or purchasers at such price which our said attorney in their absolute discretion may think fit and proper and/or cancel and/or to repudiate the same without assigning any reasons thereof.

4. To enter into the property and enter into contract, covenant and arrangements of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as our Attorney shall think fit and proper without making me liable for any loss on that account & to receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money or monies (in respect of **Developer's allocation** as mentioned in the said Development Agreement) and to give good, valid

receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

5. Upon such receipt as aforesaid in our name and on our behalf to act and deed, Sign, Execute and deliver any document i.e. sale deed, conveyance or conveyances of the said property in respect of Developer allocation in favour of intending purchaser (s) or his/her/their nominee or assignee.

6. To appear and apply, make, sign, verify all application, petitions and/or the objection to the appropriate authority or authorities including the Kolkata Municipal Corporation, CESC, B.L. & L.R.O., Income Tax, Registering authority and all other authorities concerned for all and any license, permission or consent and/or NOC etc. required by law in connection with the schedule property and to sign, execute, affirm, verify, file or serve any undertaking, affidavit, bond, petition, application and to apply for and obtain all the clearances from any concerned government department or authority as may be required for the development of the land for and on our behalf in respect of the schedule below property or any part thereof.

7. To institute, commence, prosecute, carry on or defend or resist all suit or other actions and proceedings and/or withdraw the same, concerning the said property or any part thereof or concerning anything in which we may be a party in any Court in Civil, Rent Controller, Criminal, Original, Revisional or Writ Jurisdiction, before the Revenue Court or Income Tax Officer and to sign and verify all complaints, written statement, accounts, inventories, to accept services of all summons, notices and other Judicial processes and to appoint and engage any Solicitor(s), Advocate(s), Pleader(s), Counsel(s) and to sign and execute any Vakalatnama, Warrant of Attorney or other authority to act and plead on our

behalf in respect of the said schedule property and to appear before any Notary Public, Registrar of Assurances, Magistrate (Judicial or Executive including High Court at Calcutta) and other Officer or Government Body or Department and to make submissions as if we are personally present.

8. To sign and execute all other agreement, deeds, documents, instruments and assurances which our said attorney shall consider necessary and to enter into and/or agree to such covenant(s) and condition(s) as may be required for fully and effectually transferring and/or conveying the **Developer's allocation** in the proposed building out of the said property **(save and except the Owner's allocation)** as we could do ourselves, if personally present.

9. To present any such sale documents/conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or District Registrar or the Registrar of Assurances, or the Additional Registrar of Assurances at Kolkata, having authority for and to have the said conveyance registered and to deliver the possession of the flat etc. and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said property (i.e. **Developer's allocation out of the entire building/property - save and except the Owner's allocation**) to the intending purchaser/(s) as fully and effectually in all respect as we could do the same by ourself.

10. To sign, execute and submit all papers, applications, documents, statements, affidavits, forms, undertakings, declarations and plans to the concerned authorities including Kolkata Municipal Corporation as may be required for obtaining water connection/ sewerage/drainage /electric connection in our names and on our behalf.

11. To receive the advance and/or part consideration amount and/or balance thereof from the intending purchaser(s) out of Developer's allocation and to give valid receipt thereof in our name and on our behalf and to deliver the possession of the several flat/space etc. out of Developer's allocation (**save and except OWNERS' ALLOCATION**) as mentioned in the said Development agreement.

12. To apply for and obtain electricity, gas, water, sewerage, drainage, tube-well or other connections of any other utility in the said Premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers, applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our said Attorney and to pay and deposit all amount or fee, if any, paid for the purpose hereinabove stated and also to obtain water connection, sewerage connection, electric connection and pay the fees in our name and on our behalf.

13. To sign, issue, deliver, serve, receive and accept all notices, letters and correspondence as may be required from time to time in connection with all or any of the matters contained herein and for the better doing and more effectually executing the powers and authorities as aforesaid or to appoint Advocates, Pleaders, Engineer, Architect, Contractor, Electricians, Plumbers, Agents or any work men/Experts etc. for completion of the said development works and to terminate her appointment from time to time for exercising all or any of the powers, authorities herein conferred.

14. To commence, prosecute, enforce, defend, answer and oppose any and all other proceedings touching any of the matters concerning the said property or any part thereof

and to compromise, settle refer to arbitration and to settle and compromise all such actions and suits as shall be decided by our said attorney.

15. To engage Lawyer, Solicitors, Advocates, and other legal agents and sign all Vokatnama, powers, authorizations and to revoke such appointments and to appoint others in his place and to make payment of their fees.

16. To pay and deposit all rates, taxes, sanction fees and all other charges, expenses and outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof and grant receipts confirmations and acknowledgements.

17. To pay all such moneys and incur all costs, charges and expenses from time to time as shall be required for the purpose of development of the said premises and construction of the building and completion thereof.

18. To do all such other acts, deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said property/premises and construction of the buildings and completion of projects in connection with intended building and constructions thereof AND we the Principal/Land Owners hereto do confirm accept and agree that all such shall be always binding on us and we do hereby ratify and confirm and agree to confirm and ratify all such acts deeds and things that shall be done by the said attorney by virtue of the authorities and powers hereby confirmed as our own acts deeds and things as if done by us.

19. For all or any purposes hereinbefore stated or otherwise to appear and represent us before all authorities and to sign and execute and submit all deeds, papers and documents relating to our said property which our said attorney at her own discretion shall think, fit and proper.

AND we hereby ratify and confirm all and whatever act or acts our said attorney shall lawfully do, execute, or perform or cause to be performed, done, and executed in connection with the sale of the **Developer's allocation** out of the said property under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

(Description of the entire land with structure)

ALL THAT demarcated plot of land (recorded as "BASTU") measuring **an area 5 Cottahs 06 Chittaks 00 Sq.ft.** More or less comprised in part of R.S. Dag Nos. 989 & 989/1226 under R.S. Khatian Nos. 1200 & 1230, corresponding to **L.R. Dag Nos. 989/1226 & 989/1226 under L.R. Khatian Nos. 6708 & 6707** in Mouza Purba Barisha, J.L.No. 23, R.S. No. 43, Pargana Khaspur, Touzi No. 235, under **Police Station formerly Thakurpukur now Haridevpur, A.D.S.R. office at Behala,** District 24-Parganas (South), at present within the municipal limits of **Ward No. 123** of the Kolkata Municipal Corporation and forming as municipal premises **No. 28, Kailash Ghosh Kancha Road,** Kolkata 700008, bearing Assessee No. 41-123-1000281, **TOGETHER WITH** temporary R.T. shed/structure (1100 sq.ft. with cemented floor) standing thereon or part thereof along with all easement rights benefits, facilities and other advantages attached therein and the said property is butted and bounded in the manner following ;

North by : 12'ft. wide K.M.C. Road
 South by : 6'ft. wide K.M.C. Road & Land of Ajoy Das
 East by : Land of Mr. Manick Ganguly & Ors.
 West by : 13'ft. wide K.M.C. Road

IN WITNESS WHEREOF We the Principal/Executants have hereunto set and
 subscribed our hands at Kolkata on this 11th day of January, 2023.

SIGNED & SEALED AT KOLKATA
 in the presence of
WITNESSES :-

1) Sukumar Bhattacharya
 339/2/8 Kalipada Mukherjee Rd
 Kolkata - 700008

P.S. - Haredeb Pox

[Signature]

[Signature]

2) Koushik Chatterjee
 84/A, M.G. Road,
 Kolkata - 700082
 P.O. & P.S. Haridarpur.

**SIGNATURE OF THE
 PRINCIPAL/ EXECUTANTS**

I do hereby accept this
 Power of Attorney with thanks.

Sumitra Bhattacharjee
ATTORNEY

Drafted by:-

Arun Kumar Ranje
 Advocate F-328
 Alipore Police Court, Kolkata - 700 027.



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left					
Right					

Name DEBASIS GHOSH

Signature Debasis Ghosh



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left					
Right					

Name ALOKE DEBNATH

Signature Aloke Debnath



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left					
Right					

Name Sumitra Bhattacharjee

Signature Sumitra Bhattacharjee

Major Information of the Deed

Deed No :	I-1602-00391/2023	Date of Registration	11/01/2023
Query No / Year	1602-8000091924/2023	Office where deed is registered	
Query Date	11/01/2023 11:43:53 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S GHOSAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8013581088, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 26,40,963/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160200386/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kailash Ghosh Kacha Road, , Premises No: 28, , Ward No: 123 Pin Code : 700008



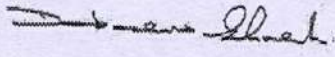



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 6 Chatak		23,88,513/-	Width of Approach Road: 13 Ft., , Project Name :
Grand Total :				8.8688Dec	0 /-	23,88,513 /-	

Structure Details :



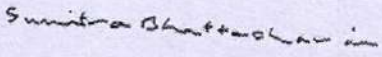
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1100 Sq Ft.	0/-	2,52,450/-	Structure Type: Structure Litigated Property,
Gr. Floor, Area of floor : 1100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1100 sq ft	0 /-	2,52,450 /-	

Details :

Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Debasis Ghosh Son of Late Shib Krishna Ghosh Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office	 11/01/2023	 LTI 11/01/2023	 11/01/2023
50,Kazipara Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Axxxxxxx1f, Aadhaar No: 24xxxxxxxx4337, Status :Individual, Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Aloke Debnath Son of Ajay Kumar Debnath Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office	 11/01/2023	 LTI 11/01/2023	 11/01/2023
204,Maharani Indira Devi Road, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Apxxxxxx0e, Aadhaar No: 73xxxxxxxx4981, Status :Individual, Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sumitra Bhattacharjee (Presentant) Wife of Sukumar Bhattacharjee Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office	 11/01/2023	 LTI 11/01/2023	 11/01/2023
Wife of Sukumar Bhattacharjee 339/2/8,Kalipada Mukherjee Road,East Park, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Amxxxxxx6g, Aadhaar No: 23xxxxxxxx9163, Status :Individual, Executed by: Self, Date of Execution: 11/01/2023 , Admitted by: Self, Date of Admission: 11/01/2023 ,Place : Office				

Details :

	Photo	Finger Print	Signature
SOU MEN GHOSAL son of Mr DUKHOHARI GHOSAL DULALPUR, City:- , P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104			
	11/01/2023	11/01/2023	11/01/2023
Identifier Of Debasis Ghosh, Alope Debnath, Sumitra Bhattacharjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Debasis Ghosh	Sumitra Bhattacharjee-4.43437 Dec
2	Alope Debnath	Sumitra Bhattacharjee-4.43437 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Debasis Ghosh	Sumitra Bhattacharjee-550.00000000 Sq Ft
2	Alope Debnath	Sumitra Bhattacharjee-550.00000000 Sq Ft

Endorsement For Deed Number : I - 160200391 / 2023

01-2023

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 11:59 hrs on 11-01-2023, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Sumitra Bhattacharjee ,Claimant.

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 26,40,963/-

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

Execution is admitted on 11/01/2023 by 1. Debasis Ghosh, Son of Late Shib Krishna Ghosh, 50,Kazipara Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 2. Alope Debnath, Son of Ajay Kumar Debnath, 204,Maharani Indira Devi Road, P.O: Behala, Thana: Behala , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 3. Sumitra Bhattacharjee, Wife of Sukumar Bhattacharjee, 339/2/8,Kalipada Mukherjee Road,East Park, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business Indetified by Mr SOUMEN GHOSAL, , , Son of Mr DUKHOHARI GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business


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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 060039, Amount: Rs.100.00/-, Date of Purchase: 09/01/2023, Vendor name: Subhankar Das



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

