

638/2024

IV - 00078/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 448894

Certified that the document is admitted to registration. The Signature sheets and the endorsement sheets attached with this documents are part of this document.

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

GENERAL POWER OF ATTORNEY

27 MAR 2024

KNOW ALL MEN BY THESE PRESENTS, WE SUNGLOW CAPITAL VENTURES, (PAN-ADXFS2264A), a registered partnership business having its registered office at 54A, Sarat Bose Road, Unit 3A, 3 rd Floor, Arrjavv Park, Police station Ballygunge, Kolkata 700 025, represented by its Partners (1) MR. SIDDHARTH PODDAR, son of Late Kamlesh Poddar (PAN-AGOPP8016H) (AADHAR-xxxx xxxx 6988)

Signature

Partho Sarathi Das

13 MAR 2024

No: 2224 Date: Rs 100.00

Name: S. P. Basu

Address:

Vendor - Washim Gari
Alipore Judges Court
Kolkata-700 027

ADVOCATE
ALIPORE JUDGES COURT
KOL-27

Signature of Vendor



Kartik ch. Ghosh
S. A. C. R. Ghosh
Alipore judge court
KOL-700027
Law Clerk

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(Mob-9830031509) by nationality Indian, by religion Hindu, by occupation business, **AND (2) MRS. DEEPALI PODDAR** wife of Mr. Siddharth Poddar, (PAN-AKDPP4253H) (AADHAR-xxxx xxxx 2921) (Mob- 9830116153) by nationality Indian, by religion Hindu, by occupation business, both residing at 227/1A, A.J.C. Bose Road, Flat 4A, 4th floor, Gardenia Home, Police station- Ballygunge, Kolkata 700 020 **DO HEREBY APPOINT M/S PRATTAY** a Proprietorship business having its office at 32, Old Ballygunge 1st Lane, under Police Station Karaya within limit of Kolkata Municipal Corporation, Kolkata – 700019 represented by **Proprietor SRI PARTHO SARATHI DAS**, (PAN DUBPD5374L) (MOB No 8240997464) (ADHAR no xxxx xxxx 8803) son of Sri. Prasanta Kumar Das, by faith Hindu, at present residing at 32, Old Ballygunge 1st Lane, under Police Station Karaya, Kolkata – 700019 as our true and lawful Attorney to do, execute and perform the following acts, deeds and things for us in our name and on our behalves due to following reasons. *Nationality Indian,*

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WHEREAS we are the Owners of **ALL THAT piece or parcel of land measuring 8 (eight) Cottahs 9 (nine) Chittaks and 8 (eight) Sq. ft. be the same a little more or less along with an old three storied building and in the back side shed having tin roof only all within municipal premises no 87/12/56A, Raja Subodh Chandra Mullick Road, now under Police Station Netaji Nagar, within the limit of Kolkata Municipal Corporation Ward No. 99, Kolkata – 700047, mailing address A/24, Ramgarh Colony, Post Naktala, P.S. Netaji Nagar, Kolkata 700 047, District 24-Parganas (South), Assessee No. 210990501166** hereinafter referred to as the said property which is specifically described in **SCHEDULE A BELOW.**

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AND WHEREAS It is not possible for us to sign, execute all necessary applications and letters petitions as and when necessary immediately as per requirement due to our preoccupation in other work, and be present before appropriate persons Borough Engineer , D.G. Buildings, etc in the matter of obtaining sanction plan, deposit of sanction fees, represent us during periodic inspection by KMC inspectors, and or its officers; and thereafter proceed with the construction work as per sanction and for that **WE had granted Development Power of Attorney in favour of the Developer for smooth process of Development work inclusive of sanction of plan.** The said Development Power of Attorney was registered on same date (27-03-2024) simultaneously at ADSR. Alipore South 24 Parganas and entered in Book-1, Volume no X X X Y Y Pages X Y X X being no 00561/24, of the year 2024 **BUT at present as per the KMC Building Rules the Developer can only represent us if there is a separate General Power of Attorney separately given** authorizing to represent us before KMC and to sign applications proposed plan for sanction and issue notice etc deposit of necessary fees, represent us during inspection by KMC inspectors and officers, which has prompted us to execute and register this General Power of Attorney separately again.

Das
Saxathi
Partno
Deboli Poddar

AND WHEREAS we, the owners thus, in compliance of and in terms of the said Development agreement and as per present KMC Building Rules and circulars, appoint, nominate and constitute the Attorney herein as our true and lawful Attorney for and on behalf of myself/ the Owner in our name, place and stead to severally do the following acts, deeds, matters and things in respect of the





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said **SCHEDULE "A"** premises, as our true and lawful Constituted Attorney for me in my name and on my behalf either severally and **GENERALLY** to do and execute all or any of the following acts, deeds, and things, that is to say;

- I. **TO** look after our interest in the said **SCHEDULE "A"** property and to do all acts and deeds required for the preservation and protection thereof, including dealing with any trespassers or persons attempting to trespass.
- II. **TO** appear and represent us before the Kolkata Municipal Corporation, Building Department, Borough Office Building Engineer, and Building Tribunal Kolkata Improvement Trust and other authorities concerned regarding any notice received or served upon us or issued in our name/the Owner in respect of the said premises whose description is given in **SCHEDULE A** below 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 my behalf before the authorities concerned.
- III. **TO** effect mutation/ cancellation of mutation, affirm affidavits before First Class Magistrate or before The Notary public; apply for death certificates, on our behalf and sign/execute register necessary declarations, sign /execute and register boundary declarations, notices that **may be necessary for sanctioning of building plan for construction upon SCHEDULE "A" and also sign building plans supplementary plans completed building plans etc.** on our behalf and to proceed with construction thereafter on the basis of sanction of plan.
- IV. **TO** appoint Architects, Civil Engineers, License building surveyors (L.B.S) and other persons/ technicians necessary for the purpose of preparing

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Addl. Dist. Sub-Registrar
Alipore
27 MAR 2024
South 24 Parganas
Kolkata- 700027

building plan for submission before K.M.C and to prepare supplementary building plans if necessary for effective construction and completion of the proposed building agreed to be constructed upon **SCHEDULE "A"**.

- V. **TO apply for building plan in my name before the Kolkata Municipal Corporation** and sign all papers applications, notices on our behalf.
- VI. **TO deposit monies in KMC** and other statutory bodies as and when may be required in our name on our behalf in the matter of sanction of plan, staking of building materials on the pavement/road etc.
- VII. **To represent me during inspection by KMC building department inspectors, surveyors, Borough Engineer, DG Buildings** as and when necessary.
- VIII. **TO apply for water, drainage, or for any other utility services** in the said premises and/or make alterations in the existing connection and to have disconnected and thereafter reconnection of 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 said Attorney.
- IX. **THIS** General Power of Attorney is not a document of transfer of the property between the Owner and the Developer AND by this document no title has been conferred to the Developer. **AND THE PARTIES HEREIN AGREE THAT THIS CLAUSE** has an overriding effect upon all or any of the clauses written in this agreement.
- X. The attorney further admit by this power no sale shall be made and if any sale proceeds arising out of any part of the **SCHEDULE A** property is received, it shall be deposited in the bank account of the principal irrespective of any condition, and that all payments shall be made by

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Alipore
27 MAR 2024
South 24 Parganas
Kofres- 700027

the principal with regard to any action taken by this power; and further all receivables shall be deposited in principal's account.

- XI. **This** power of attorney is recoverable in nature.
- XII. **Be it noted here that this recoverable power is being granted in favour of the said attorney** without any consideration and no right, title or interest is created in favour of the attorney.
- XIII. **BE** it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making profit in favour of the attorney which are subject of this power of attorney and the attorney does not obtain any right to make construction or development work on the property mentioned below.
- XIV. **BE IT specifically** stated that the **SCHEDULE A** mentioned property is not situated within any Notified cantonment area, and there is no embargo or restriction has been imposed by the Local Authority/ Competent Authority/ Govt Authority.
- XV. **AND we hereby** agree to ratify and confirm all and whatsoever or deeds done by said constituted Attorneys in terms of this General Power of Attorney as if the same were done by me and I further agree to ratify and confirm other acts and deeds as our said Attorneys shall lawfully do, execute, perform or cause to be done executed or performed in connection with **SCHEDULE A** below, or any part thereof under and by virtue of this deed notwithstanding no express power in this behalf is herein granted.

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SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT piece or parcel of land measuring 8 (eight) Cottahs 9 (nine) Chittaks and 8 (eight) Sq. ft. be the same a little more or less along with an old three storied building having 3669 Sq feet of built-up area more or less (ground floor 1229; first floor 1220sq feet; second floor 1220 sq feet) in the back side 1263 sq feet shed having tin roof only all within **municipal premises no 87/12/56A, Raja Subodh Chandra Mullick Road, now under Police Station Netaji Nagar, within the limit of Kolkata Municipal Corporation Ward No. 99, Kolkata – 700047**, mailing address A/24, Ramgarh Colony, Post Naktala, P.S. Netaji Nagar, Kolkata 700 047, District 24-Parganas (South), Touji no-56, J.L. 33, Mouza Raipur Gram, C.S. Khatian no- 498, being demarcated portion of C.S. Dag no 982/1353 **Assessee No. 210990501166** which is butted and bounded as follows :

ON THE NORTH : By C.S. Plot no- 983

ON THE SOUTH : By 32.7 feet wide K.M.C. Road

ON THE EAST : By C.S. Plot no 1353 part

ON THE WEST: By C.S. plot no 982.

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Addl. Dist. Sub-Registrar
Alipore
27 MAR 2024
South 24 Parganas
Kolkata-700027

IN WITNESS WHEREOF the parties hereto doth set and subscribe their respective hands on the 27th day of March 2024.

Signed, Sealed and Delivered by the

Principles at Calcutta in the presence of:

1) Sachin Kumar Das.
13/H/13, Brammfield Row,
Kolkata - 700027.

2) Pulak Mandal.
59 Palm Avenue Kal-19

Drafted by me

And prepared in my office



(SURJA PRASANNA BASU)

Advocate, REG no WB 729/1985

Room no 5 Alipore Bar Association

South 24 Parganas District Session and Civil Court

Kolkata 700 027

For SUNGLOW CAPITAL VENTURES

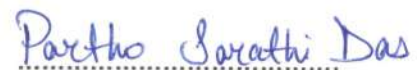

Partner

Signature of Principal no 1

For SUNGLOW CAPITAL VENTURES

Deepali Poddar
Partner

Signature of Principal no 2














I accept

Signature of Attorney.














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Addl. Dist. Sub-Registrar
Alipore
27 MAR 2024
South 24 Parganas
Kolkata - 700027

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

Name.....
 Signature..... *Siam Ram*

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

Name.....
 Signature..... *Deepali Poddar*

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

Name.....
 Signature..... *Partho Savathi Das*

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

Name.....
 Signature.....



Wf

Adel. Dist. Sub-Registrar
Alipore
27 MAR 2024
South 24 Parganas
Kolkata - 740027

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | IV-1605-00078/2024 | Date of Registration | 27/03/2024 |
| Query No / Year | 1605-3000692054/2024 | Office where deed is registered | |
| Query Date | 12/03/2024 1:38:07 PM | A.D.S.R. ALIPORE, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Surja Prasanna Basu Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980375465, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [4002] Power of Attorney, General Power of Attorney | | | |
| Set Forth value | | Market Value | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 100/- (Article:48(d)) | | Rs. 7/- (Article:E) | |
| Remarks | | | |




Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Sunglow Capital Ventures 54A, Sarat Bose Road, 3rd Floor Arrjavv Park, Block/Sector: Unit3A, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |



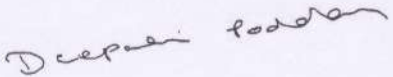


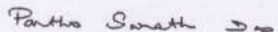
Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Parttay 32, Old Ballugunge 1st Lane, City:- Not Specified, P.O:- Garcha Road, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 ,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 Siddharth Poddar (Presentant) Son of Late Kamalesh Poddar Date of Execution - 27/03/2024, , Admitted by: Self, Date of Admission: 27/03/2024, Place of Admission of Execution: Office |  |  |  |
| | | Mar 27 2024 3:02PM | LTI 27/03/2024 | 27/03/2024 |

227/1A, A J C Bose Road 4th Floor, Gardenia Home, Block/Sector: 4A, City:- Not Specified, P.O:- Lala Rajpat Rai Sarani, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sunglow Capital Ventures (as PARTNER)

| | | | | |
|--|--|--|--|---|
| 2 | Name Mrs Deepali Poddar Wife of Siddharth Poddar Date of Execution - 27/03/2024, , Admitted by: Self, Date of Admission: 27/03/2024, Place of Admission of Execution: Office | Photo  Mar 27 2024 3:01PM | Finger Print  Captured LTI 27/03/2024 | Signature  27/03/2024 |
| 227/1A, A J C Bose Road , 4th Floor, Gardenia Home, City:- Not Specified, P.O:- Lala Rajrat Rai Sarani, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sunglow Capital Ventures (as) | | | | |
| 3 | Name Mr Partho Sarathi Das Son of Mr Prasanta Kumar Das Date of Execution - 27/03/2024, , Admitted by: Self, Date of Admission: 27/03/2024, Place of Admission of Execution: Office | Photo  Mar 27 2024 3:02PM | Finger Print  Captured LTI 27/03/2024 | Signature  27/03/2024 |
| 32, Old Ballygunge 1st Lane, City:- Not Specified, P.O:- Garcha Road, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Partay (as PROPRIETOR) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| Mr Kartick Ghosh Son of Late C R Ghosh Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  27/03/2024 |  Captured 27/03/2024 |  27/03/2024 |
| Identifier Of Mr Siddharth Poddar, Mrs Deepali Poddar, Mr Partho Sarathi Das | | | |

Endorsement For Deed Number : IV - 160500078 / 2024

On 27-03-2024

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 14:54 hrs on 27-03-2024, at the Office of the A.D.S.R. ALIPORE by Mr Siddharth Poddar

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

Execution is admitted on 27-03-2024 by Mr Siddharth Poddar, PARTNER, Sunglow Capital Ventures (Partnership Firm), 54A, Sarat Bose Road, 3rd Floor Arrjavv Park, Block/Sector: Unit3A, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Kartick Ghosh, , , Son of Late C R Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-03-2024 by Mrs Deepali Poddar, , Sunglow Capital Ventures (Partnership Firm), 54A, Sarat Bose Road, 3rd Floor Arrjavv Park, Block/Sector: Unit3A, City:- Not Specified, P.O:- Bhawanipore, P.S:- Bulgyunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Kartick Ghosh, , , Son of Late C R Ghosh, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-03-2024 by Mr Partho Sarathi Das, PROPRIETOR, Parttay, 32, Old Ballugunge 1st Lane, City:- Not Specified, P.O:- Garcha Road, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Kartick Ghosh, , , Son of Late C R Ghosh, Alipore Judges 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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 2224, Amount: Rs.100.00/-, Date of Purchase: 13/03/2024, Vendor name: Washim Gazi



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1605-2024, Page from 1489 to 1502

being No 160500078 for the year 2024.



mo

Digitally signed by MANIMALA CHAKRABORTY
Date: 2024.04.02 13:07:57 +05:30
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 02/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**