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I-13205/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is submitted for
 Registration. The signature sheets and the
 endorsement sheets attached with the
 document are the part of this document.

District Sub-Registrar
 Alipore, South 24-Parganas

20 SEP 2024

GENERAL POWER OF ATTORNEY

KNOW ALL BY THESE PRESENT that We, [1] SRI MRINMOY KUMAR BASU, [PAN
 - AEGPB4974C] [D. O. B. -28.12.1960] [AADHAAR NO. 8030 3681 1093], son of
 Late Mohan Lal Basu, by faith- Hindu, by occupation- Advocate, by nationality -
 Indian, residing at 49, 49/1, Kayasthpara Main Road P. O. - Haltu, P.S. - Garfa,

23 AUG 2014

Kolkata - 700 078, District - South 24 Parganas; [2] **SHRI MAYUKH BASU, [PAN - IAHPB1413D] [D. O. B. - 01.06.2006] [AADHAAR NO. 4282 6475 5276]**, son of Late Manab Kumar Basu, by faith- Hindu, by occupation-Student, by nationality - Indian, residing at 49, 49/1, Kayesthapara Main Road P. O. - Haltu, P.S. - Garfa, Kolkata - 700 078, District - South 24 Parganas and [3] **SMT MEGHNA BASU [PAN - CNXPB6902N] [D. O. B. -22.10.1998] [AADHAAR NO. 9739 6108 5440]**, daughter of Late Manab Kumar Basu, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at 49, 49/1, Kayasthapara Main Road P. O. - Haltu, P.S. - Garfa, Kolkata - 700 078, District - South 24 Parganas; hereinafter shall COLLECTIVELY be called and referred to as the the **PRINCIPALS / OWNERS, SEND GREETINGS.**

WHEREAS Shri Mrinmoy Kumar Basu, Shri Mayukh Basu and Smt Meghna Basu are now seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners and possessors of **ALL THAT** piece and parcel of Bastu land measuring more or less 13 Cottahs 14 Chittacks and 33 Sq. ft together with two storied pucca structure standing thereon lying and situated at and being KMC Premises No. 5, Kayesthapara Main Road (Postal Address - 49 & 49/1, Kayesthapara Main Road), Kolkata - 700 078, within the District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, Police Station -Kasba now Garfa, J. L. No. 13, R.S. No. 233, Touzi No. 145 appertaining to L. R. Dag Nos. 3376/3652 and 3376/6143 recorded in L. R. Khatian Nos 3409, 3410 & 3411 corresponding to R. S. Dag No. 3377, 3376/6143 and 3376/3652 recorded in R.S. Sub Khatian Nos, 308, 1045 & 2730 under R. S. Khatian Nos, 2451, 1155 & 2613, corresponding to C. S. Dag Nos. 3377, 3376/3652 & 3375 recorded in C.S. Khatian No. 30 within the municipal limits of Ward No.106 under Borough No. XII of the Kolkata Municipal Corporation being Assessee No. 31-106-09-0005-3, which is more fully and particularly described in the **FIRST SCHEDULE** hereunder written and are jointly paying the rents taxes and other outgoings regularly and punctually to the competent authorities in fee simple and are enjoying the same by exercising their joint rights of ownership free from all encumbrances whatsoever

AND NOW WHEREAS the Owners herein of the First Schedule property herein approached the Developer herein with the proposal to develop the First Schedule property herein to construct a residential building upon the said land in accordance

with the building plan to be sanctioned by the Kolkata Municipal Corporation for residential purpose comprising of several self-contained flats for mutual profits, interest and benefits on or over the said property more fully and particularly mentioned and described in the First Schedule hereunder written on the terms and conditions which has been mutually discussed and settled by and between parties therein.

AND WHEREAS Developer concern herein namely **B. S. CONSTRUCTIONS AND INFRASTRUCTURES PRIVATE LIMITED**, (PAN- AADCB6173D) (D.O.I. 24.09.2008), a Company incorporated under the Companies Act, 1956 having its registered Office at 28, Anil Roy Road, P.O-Sarat Bose Road & P.S- Lake, Kolkata 700 029, represented by one of its Directors, namely, represented by its Director namely **SRI BHARAT SINGH**, [PAN - AIZPS9896F] [D. O. B. - 02.01.1958] [AADHAAR NO: 9707 0987 8035], son of Late Radha Mohan Singh, by faith- Hindu, by occupation- Business, by nationality - Indian, residing at 89, Salkia School Road, Bangeshwar Apartment, 7th Floor, P.O. - Salkia, P.S. - Golabari, Howrah - 711106, District - Howrah; coming to know the desire of the Owners herein, has made a proposal in relation to the aforesaid development of the said property of the Owners. The Owners after necessary investigation and thorough understanding with the Developer herein, has agreed to the development of the said premises by the Developer. Both the parties hereto had mutually analyzed, discussed and agreed to execute a Joint Venture Agreement under certain terms and conditions to satisfy the interest of both the parties hereto and entered into an agreement for development of their property, with the party of the Developer herein, by way of constructing residential building for mutual benefits and said **Development Agreement and Development Power of Attorney** registered in the office of the D.S.R. - II, Alipore, South 24 Parganas and recorded in Book No. I, being no. **13204** for the year 2024. (13204) R.

AND WHEREAS thus after Registration of Development Agreement and Development Power of Attorney, the Developer shall prepare building plan and submit the same for Sanctioned plan from the office of the Kolkata Municipal Corporation and also do necessary works in the office of the K.M.C for the said premises and for such purposes K.M.C authority need separate General Power of Attorney for the same.

Director

B. S. CONSTRUCTIONS & INFRASTRUCTURES PVT. LTD.

Sri Bharat Singh

NOW KNOW BY THESE PRESENTS, We, the Principals herein, do hereby and hereunder nominate, constitute and appoint, **B. S. CONSTRUCTIONS AND INFRASTRUCTURES PRIVATE LIMITED, (PAN- AADCB6173D) (D.O.I. 24.09.2008)**, a Company incorporated under the Companies Act, 1956 having its registered Office at 28, Anil Roy Road, P.O-Sarat Bose Road & P.S- Lake, Kolkata 700 029, represented by one of its Directors, namely, represented by its Director namely **SRI BHARAT SINGH, [PAN - AIZPS9896F] [D. O. B. - 02.01.1958] [AADHAAR NO: 9707 0987 8035]**, son of Late Radha Mohan Singh, by faith- Hindu, by occupation- Business, by nationality - Indian, residing at 89, Salkia School Road, Bangeshwar Apartment, 7th Floor, P.O. - Salkia, P.S. - Golabari, Howrah - 711106, District - Howrah; West Bengal, as our true and lawful attorney in our name and on our behalf to do and execute and perform or caused to be done, execute and perform all or any of the acts, deeds, matters and things in respect of the said property mentioned in the schedule herein below :-

1. To sign and apply for, obtain and submit all clearance certificates, mutation, forms, declaration, and / or permission if so and as be required for or in relation to the otherwise transfer of the said property or any part hereof.
2. To sign and execute all papers, applications, mutation of the said property or any of them or any part or share thereof separately assessed and also sign, submit and obtain necessary permissions for the sanctioned building plan, and revised sanctioned plan Completion plan including received the Completion Certificate from the K.M.C. Authority and also sanction water, drainage and sewerage plans and any other type of works of Municipal matters of K.M.C on our behalf.
3. To appear and represent the Principals before the Kolkata Municipal Corporation, Collector, statutory bodies and government departments and or any of their officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all court and Tribunals and also any person, or other persons and deal with them in all manner and sign execute deliver and submit and take delivery of and / or explain all

documents of title, clearances etc and to do all acts deeds and things as may be required or found necessary or expedient by the said attorney on our behalf.

4. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, musketeers and Solicitors to revoke such appointment. Be it noted that this Power of Attorney is being granted in favour my of the said attorney without any consideration and no interest or right of the property is created on this property which is subject matter of this Power of Attorney and further that said attorney shall not hereby obtain or have power to make any construction development work on the said property and be it noted that all sum received by the Attorney in respect of the said property will have to deposit in the Bank account of the Principals and all expenditure incurred by the attorney will be borne by the Principal. This Power of attorney revocable in nature.

AND GENERALLY, to do all acts deeds and things for better exercise of authorities herein contained relating to the said properties or any of them or any part thereof which the Principals could have lawfully done under our own hands and seals, if personally presents.

AND the Principals do hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney have done or shall lawfully do or cause to be done in or about said property.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Land)

ALL THAT piece and parcel of Bastu land measuring more or less 13 Cottahs 14 Chittacks and 33 Sq. ft together with two storied pucca structure standing thereon on the Ground floor measuring 900 sq.ft more or less and on the first floor measuring 900 sq.ft more or less lying and situated at and being KMC Premises No. 5, Kayesthapara Main Road (Postal Address - 49 & 49/1, Kayesthapara Main Road), Kolkata - 700 078, within the District 24 Parganas (South), Sub Registry Office at Alipore, Mouza- Kasba dak Haltu gram, Police Station -Kasba now Garfa, J. L. No.

13, R.S. No. 233, Touzi No. 145 appertaining to L. R. Dag Nos. 3376/3652 and 3376/6143 recorded in L. R. Khatian Nos 3409, 3410 & 3411 corresponding to R. S. Dag No. 3377, 3376/6143 and 3376/3652 recorded in R.S. Sub Khatian Nos, 308, 1045 & 2730 under R. S. Khatian Nos. 2451, 1155 & 2613, corresponding to C. S. Dag Nos. 3377, 3376/3652 & 3375 recorded in C.S. Khatian No. 30 within the municipal limits of Ward No.106 under Borough No. XII of the Kolkata Municipal Corporation being Assessee No. 31-106-09-0005-3. The said land is butted and bounded in the following manner: -

On the North : By Kayastha Para Main Road.

On the South : By 6, Haltu Kayesthapara .

On the East : By 49/1, Kayesthapara Main Road and 59A, Sarat Park .

On the West : By 5, Haltu Kayesthapara and 51, Kayesthapara Main Road .

IN WITNESS WHEREOF We, the Principals herein have set and subscribed our hand and seal to these presents on this the ...20th... day of ...September... 2024.

SIGNED SEALED AND DELIVERED at

Kolkata in the presence of: -

1. Toukub Maish.
49, K. P. MAINROAD
KOL - 78

1) Mrs. Minmoy Kumar Basu
2) Meghna Basu
3) Hayukh Basu

PRINCIPALS

2. Mainak Basu
49, Kagastha Para Main Road,
Kolkata - 700078

ACCEPTED BY US.

B. S. CONSTRUCTIONS & INFRASTRUCTURES PVT. LTD.

Bhavat Singh

Director

ATTORNEY

Drafted by me


































Ratan Pal

Ratan Pal (Advocate)












High Court, Calcutta

Enrollment No. WB/675/1992.

SPECIMEN FORM FOR TEN FINGER PRINTS

	Khiranjay Kumar Basu					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	Meghna Basu					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				
	Mayukh Basu					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGER PRINTS

	Bharat Singh						
		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)							

Major Information of the Deed

Deed No :	I-1602-13205/2024	Date of Registration :	20/09/2024
Query No / Year :	1602-2002483440/2024	Office where deed is registered	
Query Date :	19/09/2024 5:11:22 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RATAN PAL 6, Old Post Office Street, 1st Floor,, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8597893055, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
	Rs. 3,85,68,974/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



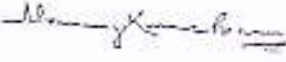





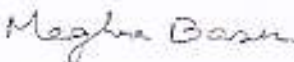
District: South 24-Parganas, P.S.- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kayastha Para Main Road, , Premises No: 5, , Ward No: 106 JI No: 13, Touzi No: 145 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	13 Katha 14 Chatak 33 Sq Ft		3,73,18,974/-	Property is on Road
Grand Total :				22.9694Dec	0/-	373,18,974 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	0/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	0/-	13,50,000 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MRINMOY KUMAR BASU Son of Mr. Mohan Lal Basu Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office	 <small>20/09/2024</small>	 <small>LTI</small> <small>20/09/2024</small> Captured	 <small>20/09/2024</small>
	49, 49/1, Kayastha Para Main Road, City:- Kolkata, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.:: aexxxxxx4c, Aadhaar No: 80xxxxxxxx1093, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr MAYUKH BASU Son of Mr Manab Kumar Basu Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office	 <small>20/09/2024</small>	 <small>LTI</small> <small>20/09/2024</small> Captured	 <small>20/09/2024</small>
	49, 49/1, KAYASTHA PARA MAIN ROAD, City:- Kolkata, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India Date of Birth: XX-XX-2XX6 , PAN No.:: laxxxxxx3d, Aadhaar No: 42xxxxxxxx5276, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Miss MEGHNA BASU Daughter of Mr Manab Kumar Basu Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office	 <small>20/09/2024</small>	 <small>LTI</small> <small>20/09/2024</small> Captured	 <small>20/09/2024</small>
	49, 49/1, Kayastha Para Main Road, City:- Kolkata, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.:: cnxxxxxx2n, Aadhaar No: 97xxxxxxxx5440, Status :Individual, Executed by: Self, Date of Execution: 20/09/2024 , Admitted by: Self, Date of Admission: 20/09/2024 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B S CONSTRUCTIONS & INFRASTRUCTURES PRIVATE LIMITED 29, Anil Roy Road, City:- Kolkata, P.O:- SARAT BOSE ROAD, P.S:-Laka, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Date of Incorporation:XX-XX-20X8 , PAN No.: AAxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BHARAT SINGH (Presentant) Son of Mr Radha Mohan Singh Date of Execution - 20/09/2024, , Admitted by: Self, Date of Admission: 20/09/2024, Place of Admission of Execution: Office	 Sep 20 2024 1:34PM	 Captured LTI 20240924	 20240924
89, Salkia School Road, City:- Howrah, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: aixxxxx6f, Aadhaar No: 97xxxxxxxx0035 Status : Representative, Representative of : B S CONSTRUCTIONS & INFRASTRUCTURES PRIVATE LIMITED				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIKASH KUMAR SINGH Son of Mr. S SINGH 6, Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	 20/09/2024	 Captured 20/09/2024	 20/09/2024
Identifier Of Mr MRINMOY KUMAR BASU, Mr MAYUKH BASU, Miss MEGHNA BASU, Mr BHARAT SINGH			

Endorsement For Deed Number : I - 160213205 / 2024

On 20-09-2024

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 : 4B (d) of Indian Stamp Act 1989.

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

Presented for registration at 13:17 hrs on 20-09-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr BHARAT SINGH .

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

Execution is admitted on 20/09/2024 by 1. Mr MRINMOY KUMAR BASU, Son of Mr Mohan Lal Basu, 49, 49/1, Kayastha Para Main Road, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Advocate, 2. Mr MAYUKH BASU, Son of Mr Manab Kumar Basu, 49, 49/1, KAYASTHA PARA MAIN ROAD, P.O: HALTU, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Student, 3. Miss MEGHNA BASU, Daughter of Mr Manab Kumar Basu, 49, 49/1, Kayastha Para Main Road, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service

Indefined by Mr BIKASH KUMAR SINGH, , Son of Mr S SINGH, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Professionals

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

Execution is admitted on 20-09-2024 by Mr BHARAT SINGH,

Indefined by Mr BIKASH KUMAR SINGH, , Son of Mr S SINGH, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Professionals

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 907607, Amount: Rs.50.00/-, Date of Purchase: 23/08/2024, Vendor name: ANJUSHREE BANERJEE

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 441415 to 441430

being No 160213205 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.09.20 17:43:30 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 20/09/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS

West Bengal.