



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

8/324304/23

AP 052721

7/2/23

[Signature]

07 FEB 2023

Additional District Sub-Registrar,
Bajarhat, New Town, North 24-Pgs

DEVELOPMENTAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We (1) **Dr. ALOK GHOSH (P.A.N. AKRPG6027E, Aadhaar No. 949303294099** son of Late Chira Prakash Ghosh, an Indian Citizen, by faith Hindu, by occupation Professional, and (2) **Dr. JAYASRI GHOSH (PAN: AKRPG6028M, Adhaar No. 756730276964,** wife of Dr. Alok Ghosh, by occupation Professional, both are Indian Citizen, both by faith Hindu, both residing at CF-107, Sector-I, Salt Lake, P.O. Bidhannagar CC Block, Police Station Bidhannagar North, District North 24 Parganas, Pin-700 064, West Bengal, hereinafter called the **"PRINCIPAL" SEND GREETINGS:**

1000/1871/0

187028

S. N. Shattacharya
Advocate
10, Biran Sankar Roy Road
1st Floor, Room No.-4
Kolkata-700001

ADD: _____
RE: 1871
- 6 FEB 2023
SURANJAN MUKHERJEE
Licensed Service Vendor
C.M. Court
B.B.S. No. 1, Rajarhat, New Town, West Bengal

> 6 FEB 2023
> 6 FEB 2023



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 FEB 2023

WHEREAS by and under a Development Agreement dated 07.02.2023, hereinafter referred to as the "**SAID AGREEMENT**", the Principal has engaged and appointed **M/s. DELTA CONSULTANTS**, a Proprietorship firm, having its principal office of business at CF 154, Sector I, Salt Lake City, P.S, Bidhannagar (North), District 24-Parganas (North), Pin- 700064, represented by its sole Proprietor **Mr. CHINMOY KUMAR SAHOO (PAN: ALHPS3655D, Aadhaar No. 3648 7495 4083)**, son of Late Panchanan Sahoo, an Indian Citizen, by faith Hindu, by occupation Business, resident of DA - 43, Salt Lake City, Sector-I, P.O. Bidhannagar, Policed Station North Bidhannagar, District North 24 Parganas, Pin-700 064, as Developer of ALL THAT land measuring about 300.09 square meter, be the same a little more or less, being Premises No. 10-0810 (plot No. IIIB-261) in Action Area IIIB under Category HIG-II, situated in New Town, Police Station New Town, District North 24 Parganas erstwhile in the Panchayat area falling within Mouza Patherghata, J.L. No. 36 within Patharghata Gram Panchayat, more fully and particularly described in the Schedule written hereunder, hereinafter referred to as the "**SAID PROPERTY**" for development by way of construction of a multi-storied building, hereafter referred to as the "BUILDING" on terms and conditions as detailed therein and the said agreement was registered at the office of the Additional District Sub Registrar, Rajarhat and recorded as Deed No.152301725 for the year 2023.

AND WHEREAS for smooth and speedy execution of development works and for giving effect to the said agreement, it was considered necessary by the Principal to execute a Development Power of Attorney in favour of Mr. Chinmoy Kumar Sahoo, the sole proprietor of M/S. Delta Consultants by granting necessary power and authorities to him.

NOW KNOW YE BY THESE PRESENTS that We, the **said (1) Dr. ALOK GHOSH and (2) Dr. JAYASRI GHOSH**, do hereby and hereunder nominate, appoint and constitute the said **Mr. CHINMOY KUMAR SAHOO ((PAN ALHPS3655D, Aadhaar No. 3648 7495 4083)**, the sole Proprietor of **M/S. DELTA CONSULTANTS**, a Proprietorship firm, having its principal office of



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 FEB 2023

business at CF 154, Sector I, Salt Lake City, P.S, Bidhannagar (North), District 24-Parganas (North), Pin- 700064, as our true and lawful attorney and Agent, in our names and on our behalf, to execute and perform or cause to done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereunder: -

1. To hold, manage and maintain possession of the said land, commercially exploit the same, supervise and administer construction of a multi-storied building to be built on the terms of rules and regulations of appropriate authorities.
2. To engage and appoint Civil Engineers, Architects, Labour Contractors, Masons and skilled and unskilled labours for development of the proposed multi-storied building over the said land and to terminate their appointment whenever considered necessary.
3. To cause preparation of Building Plan for construction of a multi-storied building by qualified and competent Engineers and Architects, submit the same with the concerned authority for sanction and to get delivery of the sanctioned plan.
4. To appear before all necessary authorities including the Office of the District Magistrate, Sub-Divisional Officer, New Town Kolkata Development Authority (NKDA), Fire Brigade, WBSEDCL, Competent Courts and Police Station in connection with the execution of the project for development of the said land into a multi-storied building.
5. To apply for and obtain such permissions, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipments and to appoint contractor and/or sub-contractors for the purpose of construction of the proposed building on the said land.
6. To apply for and obtain electricity, water, gas, sewerage and/or connections of other utilities, permits for lifts etc.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 FEB 2023

7. To warn off and prohibit any trespassers on the said land or any part thereof and to take appropriate steps, whether by legal action or otherwise.
8. To pay all outgoings, including rates and taxes, rent, revenue and other charges whatsoever, payable for and on account of the said land as occupier and receive refunds and other moneys, including compensation of any nature and to grant valid receipts and/or discharges thereof.
9. To negotiate for Sale/Lease or transfer by other lawful modes of units or portions falling in Developer's allocation and to enter into agreements, including units sale/lease agreements, containing such provisions and with such purchasers and/or other person or persons as provided for in the said agreement, execute agreement for Sale/Lease/Transfer and to receive earnest money and/or full premium/consideration there under, grant valid receipts and discharges for the same and also to fulfill and enforce mutual obligations there under.
10. To appear before the Judicial and Executive Magistrate, Notary Public and all other officer or officers and Authority or Authorities in connection with enforcement of all powers and authorities as contained herein.
11. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings and demands touching any of the matters aforesaid and also thought fit in any such action or proceedings as aforesaid, before any Court-Civil, Criminal or Revenue.
12. To accept notices and service of papers from any Court, Tribunal, Postal and/or authorities and/or persons.
13. To do all acts as above for and on behalf of the Principal and to deposit all money in to the account of the Principal.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 FEB 2023

AND GENERALLY to do all incidental acts, deeds and things in the aforesaid matter as effectually I could personally do.

AND I undertake to ratify and confirm all such lawful acts, deeds and things that the said Attorneys shall do by virtue of the powers hereby granted.

It is made clear that nothing contained herein empowers and/or authorizes the constituted Attorney to any unlawful act, deed and things. Be it noted that this revocable Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the attorneys is created on the property which is the subject matter of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the plot of Vacant land measuring about 300.09 square meter, equivalent to 3230.1419 square feet, be the same a little more or less, being Premises No. 10-0810 in Street No. 0810 (13 M wide), erstwhile Plot No. 261 in Block No. AA-IIIB, Category HIG-II, situated in New Town, Police Station New Town, District North 24 Parganas, erstwhile in the Panchayat area falling within Mouza Patharghata, J.L. No. 36 under Patharghata Gram Panchayat and the same is butted and bounded by:-

ON THE NORTH : Premises No. 08-0810 and Street No. 0810 (13 M wide);

ON THE SOUTH : Premises No. 12-0810, 04-0814 & 06-814;

ON THE WEST : Premises No. 12-0810 & Street No. 810 (13 M wide);

ON THE EAST : Premises No. 08-0810, 06-0814 & 04-0814.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 FEB 2023

IN WITNESS HEREOF we have signed this Deed on this 7th day of February, 2023.

WITNESSES:

1. Dipak Jana
CF-154 Sec-D.
Salt Lake, Kolkata-700054.

1. AJOK GHOSH

2. Nababrata Bhattacharjee
16, Begunani Lane
Block-10, Flat-12
Kolkata-700054.

2. Jayanti Ghosh

PRINCIPAL

I accept the Power.

DELTA CONSULTANTS

[Signature]
Proprietor

ATTORNEY

Prepared in my office.

S. N. Bhattacharya

Advocate.

Calcutta High Court.

Bar Council Enrolment No. WB-1593/1995



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 FEB 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Alok Ghosh

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



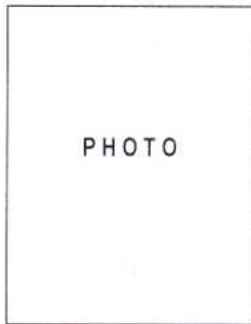
Jayanti Ghosh

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Ullas

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

07 FEB 2023

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SHANTANU PAUL

PARITOSH PAUL

10/08/1985

Permanent Account Number

BSUPP2789Q

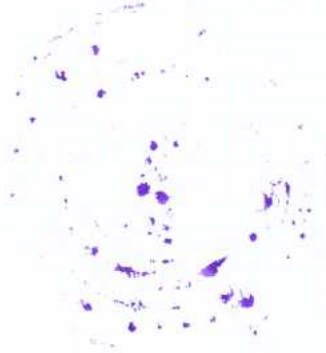
Shantanu Paul

Signature



12102611

Shantanu Paul



Major Information of the Deed

Deed No :	I-1523-01731/2023	Date of Registration	07/02/2023
Query No / Year	1523-8000324304/2023	Office where deed is registered	
Query Date	07/02/2023 10:57:58 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	S N BHATTACHARYA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830021148, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 99,93,266/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152301725/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






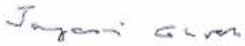
District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco A A - III - B, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-261		HIDCO Bastu	Bastu	3230.14 Sq Ft	1/-	99,93,266/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					7.4024Dec	1 /-	99,93,266 /-	



Details :

Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Dr ALOK GHOSH Son of Late CHIRA PRAKASH GHOSH Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office	 07/02/2023	 LTI 07/02/2023	 07/02/2023
, CF-107, SEC-I, SALT LAKE CITY, City:- , P.O:- C C BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AKxxxxxx7E, Aadhaar No: 94xxxxxxxx4099, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office				
2	Mrs JAYASRI GHOSH Wife of Dr ALOK GHOSH Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office	 07/02/2023	 LTI 07/02/2023	 07/02/2023
, CF-107, SEC-I, SALT LAKE CITY, City:- , P.O:- C C BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AKxxxxxx8M, Aadhaar No: 75xxxxxxxx6964, Status :Individual, Executed by: Self, Date of Execution: 07/02/2023 , Admitted by: Self, Date of Admission: 07/02/2023 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DELTA CONSULTANTS , CF-154, SEC-I, SALT LAKE CITY, City:- , P.O:- C C BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: ALxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative






Representative Details :

Name,Address,Photo,Finger print and Signature

1 Name	Photo	Finger Print	Signature
Mr CHINMOY KUMAR SAHOO (Presentant) Son of Late PANCHANAN SAHOO Date of Execution - 07/02/2023, , Admitted by: Self, Date of Admission: 07/02/2023, Place of Admission of Execution: Office	 Feb 7 2023 12:20PM	 LTI 07/02/2023	 07/02/2023
DA-43, SEC-I, SALT LAKE CITY, City:- , P.O:- SECH BHAVAN, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5D, Aadhaar No: 36xxxxxxxx4083 Status : Representative, Representative of : DELTA CONSULTANTS (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTANU PAUL Son of Mr PARITOSH PAUL NARKELBAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153	 07/02/2023	 07/02/2023	 07/02/2023
Identifier Of Dr ALOK GHOSH, Mrs JAYASRI GHOSH, Mr CHINMOY KUMAR SAHOO			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr ALOK GHOSH	DELTA CONSULTANTS-3.70121 Dec
2	Mrs JAYASRI GHOSH	DELTA CONSULTANTS-3.70121 Dec



07-02-2023

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 11:22 hrs on 07-02-2023, at the Office of the A.D.S.R. RAJARHAT by Mr CHINMOY KUMAR SAHOO ..

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 99,93,266/-

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

Execution is admitted on 07/02/2023 by 1. Dr ALOK GHOSH, Son of Late CHIRA PRAKASH GHOSH, , CF-107, SEC-I, SALT LAKE CITY, P.O: C C BLOCK, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Professionals, 2. Mrs JAYASRI GHOSH, Wife of Dr ALOK GHOSH, , CF-107, SEC-I, SALT LAKE CITY, P.O: C C BLOCK, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Professionals

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 07-02-2023 by Mr CHINMOY KUMAR SAHOO, PROPRIETOR, DELTA CONSULTANTS, , CF-154, SEC-I, SALT LAKE CITY, City:- , P.O:- C C BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Payment of Fees

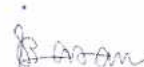
Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 187028, Amount: Rs.100.00/-, Date of Purchase: 06/02/2023, Vendor name: Suranjan Mukherjee



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



of Registration under section 60 and Rule 69.

entered in Book - I

Volume number 1523-2023, Page from 71966 to 71979
being No 152301731 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.02.16 19:30:26 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/02/16 07:30:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

