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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached to this document are the parts of this document.

[Signature]
Dist. Sub-Registrar, Jhargam
Dist. Jhargam

27 MAR 2023

POWER OF ATTORNEY

KNOW ALL MEN BY THIS POWER OF ATTORNEY -

1. SMT. SHYAMALA BAI SAHA, (having PAN: AJCPSS913K), wife of Late Dulal Chandra Saha, by Profession - Doctor and 2. SRI RAJA SAVYASACHI SAHA (having PAN: BPKPS0535L), son of Late Dulal Chandra Saha, by Profession - Advocate, 3. SRI RISHI SIVAJI SAHA (having PAN: CGPPS8921R), son of Late Dulal Chandra Saha, by Profession - Business and 4. SRI KAVI SIDDHARTHA SAHA (having PAN: BXRPS0077E), son of Late Dulal Chandra Saha, by Profession -

[Handwritten signatures and names:]
Shyamala Bai Saha
Raja Savyasachi Saha
Rishi Sivaaji Saha
Kavi Siddhartha Saha

C Drafted by:

[Signature]
NILESH DAS, Advocate
Enrolment No F/740/2012
District Judges' Court
Jhargam

[Handwritten signature:]
Ashish Ghosh

স্ট্যান্ড ডেস্ক
কাফ্রাম জুভিনিয়াল কোর্ট

VCT 253

$$\sqrt{CT} \leq 254$$

255

VCIL 256

VCT 257

Subrata Roy
c/o - Badal Roy
Vill - Chandipur
PO P.S. - Jhambhaty
Dist - Buxar

Geo 2

DISTRICT SUB-REGISTRAR, JHARGRAM
DISTRICT - JHARGRAM

26 MAR 2023

Business, all are by faith - Hindu, by nationality - Indian, residents of Raghunathpur, Jhargram, Post Office & Police Station - Jhargram, District - Jhargram, Pin - 721 507, West Bengal, and, also having address at 45/8/D Moore Avenue (Manick Bandopadhyay Sarani), Post Office & Police Station - Regent Park, District - Kolkata, Kolkata - 700 040, West Bengal hereinafter called and referred to as the **"OWNERS/EXECUTANTS"** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

SRI ASHISH GHOSH, (having PAN: ADLPG7944H), son of Late Bhabatosh Ghosh, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Natundihi, Jhargram, Post Office & Police Station District - Jhargram, Pin - 721 507, West Bengal, hereinafter called and referred to as the **"PROMOTER/DEVELOPER/ATTORNEY"** (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, successors or successor-in-office and assigns) of the **SECOND PART**.

WHEREAS Dulal Chandra Saha being the owner as well as occupier of **ALL THAT** piece & parcel of the Bastu Land measuring an area 7.40 Decimal i.e. 3223.44 Sq. ft. in L.R. Plot No. 1933, under R.S. Khatian No. 1088, corresponding to R.S. Plot No. 141, under L.R. Khatian No. 4573 under Jhargram Municipality, Ward No. 14, Holding ID No. 12840, Holding No. 780/627/1, Post Office & Police Station - Jhargram, District - Jhargram, morefully described in the Schedule to this Power of Attorney (hereinafter referred to as the **"Schedule Mentioned Land"**) executed a registered Development Power of Attorney vide Deed No. 1 - 5069/19 dated 20th August 2019 with the **DEVELOPER/ATTORNEY HOLDER** which was registered in the office of the Additional

*Syamala B. Saha
Rupa Sengupta Saha
R. Sengupta Saha
L. Sengupta Saha*

Ashish Ghosh

Drafted by:

Nilesh Das
NILESH DAS, Advocate
Enrolment No- F/740/2012
District Judges' Court
Jhargram

Registrar of Assurance - I, Kolkata and recorded in Book No. I, Volume No. 1901-2019, Pages: 244140 to 244161, being No. 190105069 for the year 2019 after execution of a registered Development Agreement vide Deed No. I - 5067/19 dated 20th August 2019 with the **DEVELOPER/ATTORNEY** which was registered in the Office of the Additional Registrar of Assurance - I, Kolkata in Book No. I, Volume No. 1901 - 2019, Pages: 244041 to 244081, being no. I - 190105067 for the year 2019.

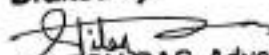
AND WHEREAS after the demise of Sri Dulal Chandra Saha on 25th December 2022, **Smt. Shyamala Bai Saha** along with her three sons namely **Sri Raja Savyasachi Saha, Sri Rishi Sivaji Saha and Sri Kavi Siddhartha Saha** being the sole and only legal heirs of Sri Dulal Chandra Saha, since deceased, became the sole and only Owners and being seized and in possession of and the occupiers of the Schedule Mentioned Property uphold the terms and clauses of registered Development Agreement vide Deed No. I - 5067/19 dated 20th August 2019 and Development Power of Attorney vide Deed No. I - 5069/19 dated 20th August 2019 and agree to accept all clauses of the said registered Development Agreement and the said registered Development Power of Attorney

AND WHEREAS the Schedule Mentioned Property was previously owned by Smt. Manju Bisui, wife of Dr. Hiralal Bisui. Dulal Chandra Saha, since deceased, acquired the Schedule Mentioned Property by way of purchase from namely Smt. Manju Bisui, wife of Dr. Hiralal Bisui vide registered Sale Deed No. I - 2777 dated 03rd May, 2000 registered in the office of the Additional District Sub - Registrar, Jhargram whereafter during his absolute possession he mutated his name in the record of settlement and got his new Khatian No. 4573 in his name and enjoyed his right, title interest and possession over the Schedule Mentioned Property.

Shyamala Bai Saha
Raja Savyasachi Saha
Rishi Sivaji Saha
Kavi Siddhartha Saha

Siddhartha

Drafted by:


NILESH DAS, Advocate
Enrolment No- F/740/2012
District Judges' Court
Jhargram

AND WHEREAS the said Manju Bisui got the Schedule Mentioned Property by way of purchase from Shyama Mandal & Others vide registered Sale Deed No. 1109 dated 10th April 1996 registered in the Office of the Additional District Sub - Registrar, Jhargram.

AND WHEREAS the Owners/Executants of the First Part of this Power of Attorney are the present owners as well as the occupiers being seized and possessed of have sufficiently entitled to the Schedule Mentioned Property.

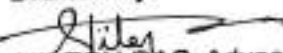
AND WHEREAS in the above manner the Executants herein have become absolute owners as well as the Schedule Mentioned Property below by way of succession and now being in peaceful possession over the Schedule Mentioned Property by paying necessary taxes/ rents before all authority concern like B.L. & L.R.O., any others, electric connection, Jhargram Municipality & local authority till upto date and the said property is free from all encumbrances and charges and they while seized over the schedule property measuring 0.074 decimal.

AND WHEREAS the Promoter/ Developer has formulated a scheme for promotion and development of the Schedule Mentioned Property of the Owners/Executants, specifically and particularly described in the Schedule hereunder written as per Building plan/s, already sanctioned by Jhargram Municipality and or to be sanctioned by the local statutory Authority/Jhargram Municipality and has approached the Owners/Executants of the Schedule Mentioned Property for constructions/ erection of the multistoried building/s and also other related building according to modern taste, design and architecture consisting of several units, residential units/ flats, commercial units/shops/ spaces, car parking spaces/garage and others at the costs and expenses of the Promoter/Developer and funds from the other sources with the full knowledge and consent of the Owners/Executants as per sanctioned building plan on the Schedule Mentioned Property in

Shyamala Boin Sahu
Raja Sanyasachi Ganga
Bh. Sanyasachi Ganga
Man. Sanyasachi Ganga

Shishu Chandra

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NILESH DAS, Advocate
Enrolment No- F/740/2012
District Judges' Court
Jhargram

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respect of promotion and development of the Schedule Mentioned Property.

AND WHEREAS we the Owners/Executants decided to execute this Development Power of Attorney pursuant to the said registered Development Agreement dated 20th August 2019 in favour of the Promoter/Developer for the purpose of performing all acts of management, supervision, development, construction and all other works, relating to the development of the scheduled land and of transfer of the constructed areas, several units, residential units/ flats, commercial units/shops/ spaces, car parking space/ garage and others parts and portions of the proposed multistoried building over the said landed property, described in the schedule below to avoid future litigation and legal complicity.

THEREFORE, we the Owners/Executants, described above do hereby constitute, nominate and appoint **SRI ASHISH GHOSH, (having PAN: ADLPG7944H)**, son of Late Bhabatosh Ghosh, by faith Hindu, by nationality - Indian, by occupation - Business, residing at Natundihi, Jhargram, Post Office & Police Station - Jhargram, Pin : 721 507, District Jhargram, West Bengal, as our true, legal and lawful ATTORNEY in our name and on our behalf to do or execute all or any of the acts, deeds and or things as follows:-

1. To hold, defend possession, manage, administer, look after, control, supervise and maintain the entire & every part of the Schedule Mentioned Property.
2. To prepare site plan/s, building plan/s, other plans for development of the Schedule Mentioned Property and to submit the same to Jhargram Municipality and other concerned authorities for obtaining approval/sanction of the same and to submit authorities for obtaining approval/sanction of the same and to submit proposal/s from time to time for any amendment/s

*Shyamala Boin Sahu
Rajya Sanyal Sahu
Bilal Singh Sahu
Lawyer*

Ashish Ghosh

Drafted by:

Nilesh Das
NILESH DAS, Advocate
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District Judges' Court
Jhargram

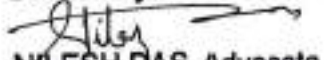
of such building/s construction to Jhargram Municipality and other concerned authorities for obtaining approval/sanction of such amendment/s and to sign and to give such building plan/s, application/s, paper/s, writing/s, undertaking/s, NOC, commencement certificate, completion certificate etc. as may be required and to carry on correspondence/s with all concerned authority/ies and bodies including Jhargram Municipality in connection with the development of the Schedule Mentioned Property and or multistoried building and to appear and represent us before all concerned authorities and parties, as may be necessary in connection with the development of the Schedule Mentioned Property and to apply from time to time for modification/s, alteration/s and extension/s of the building plan/s in respect of the building/s construction to be constructed on the Schedule Mentioned Property.

3. To develop the Schedule Mentioned Property by constructing/erecting multistoried building/s, in compliance with the sanctioned building plan of Jhargram Municipality and the concerned authorities after observing all formalities of the competent authorities, as may be determined by the said Attorney and to appoint from time to time contractors, sub-contractors, architect, RCC consultants and other personnel and workmen for carrying out the development of the Schedule Mentioned Property as also construction of the building/s thereon and to pay their fees, consideration moneys, salaries and or wages.
4. To negotiate on terms & conditions for purchase of any residential unit(s)/commercial unit(s) of the proposed multi storied building to any intending purchaser/s at such price or prices which our Attorney in his absolute on discretion thinks fit and proper from the Developer's Allocation only as morefully described in the Development Agreement dated 20th August 2019.

Shyamala Bini Saha
Raja Samratadi Saha
Rajit Saha
Kam. Saha

Ashish Ghosh

Drafted by:


NILESH DAS, Advocate
Enrolment No- F/740/2012
District Judges' Court
Jhargram

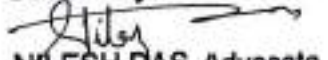
of such building/s construction to Jhargram Municipality and other concerned authorities for obtaining approval/sanction of such amendment/s and to sign and to give such building plan/s, application/s, paper/s, writing/s, undertaking/s, NOC, commencement certificate, completion certificate etc. as may be required and to carry on correspondence/s with all concerned authority/ies and bodies including Jhargram Municipality in connection with the development of the Schedule Mentioned Property and or multistoried building and to appear and represent us before all concerned authorities and parties, as may be necessary in connection with the development of the Schedule Mentioned Property and to apply from time to time for modification/s, alteration/s and extension/s of the building plan/s in respect of the building/s construction to be constructed on the Schedule Mentioned Property.

3. To develop the Schedule Mentioned Property by constructing/erecting multistoried building/s, in compliance with the sanctioned building plan of Jhargram Municipality and the concerned authorities after observing all formalities of the competent authorities, as may be determined by the said Attorney and to appoint from time to time contractors, sub-contractors, architect, RCC consultants and other personnel and workmen for carrying out the development of the Schedule Mentioned Property as also construction of the building/s thereon and to pay their fees, consideration moneys, salaries and or wages.
4. To negotiate on terms & conditions for purchase of any residential unit(s)/commercial unit(s) of the proposed multi storied building to any intending purchaser/s at such price or prices which our Attorney in his absolute on discretion thinks fit and proper from the Developer's Allocation only as morefully described in the Development Agreement dated 20th August 2019.

Shyamala Bai Sahu
Raja Samratadi Sahu
Prof. S. S. Sahu
Kam. S. S. Sahu

Ashishyash

Drafted by:

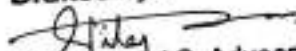

NILESH DAS, Advocate
Enrolment No- F/740/2012
District Judges' Court
Jhargram

5. To sign on our behalf and to execute agreements for sale, sale Deed/s and any other documents and papers in respect of the constructed areas, several units, residential units/flats, commercial units/shops/ spaces, car parking space/garage and other parts and units/ shops/ spaces, car parking space/garage and other parts and portions of the proposed multistoried building/s, upon the Schedule Mentioned Property in favour of any intending purchaser/purchasers and or any person/ persons and or organization/s in our name and on our behalf, at such market price on such terms and conditions as our Attorney in his absolute discretion considers and thinks to be proper, fit and justified for Developer's Allocation only as morefully described in the Development Agreement dated 20th August 2019.
6. To receive from the purchaser/ purchasers and or any person/ persons and or organization/s the advance money/ consideration money or any kind of consideration for the constructed areas, several units, residential units/ flats, commercial units/shops/ spaces, car parking space/garage and other parts and portion of the proposed multistoried building/s upon the Schedule Mentioned Property in favour of any intending purchaser/ purchaser and or any person/ persons and or organization/s in our name and on our behalf and give proper receipt or receipts and discharge the same on our behalf for Developer's Allocation only as morefully described in the Development Agreement dated 20th August 2019.
7. To present the sale Deed/ sale Deeds, agreement for Sale/ Agreements for Sale and any other documents/ instruments/ declarations/ undertaking/ bonds after execution thereof on our behalf before the Office of District Registrar/A.D.S.R.O., Jhargram/D.S.R.O., Jhargram, Registrar of Assurance, Kolkata, or any registering authority and admit the execution thereof and

Shyamala Boni Saha
 Raji Sanyasachi Saha
 Ksh. Lgt. Saha
 Sam. Saha

Shishu Saha

Drafted by:


NILESH DAS, Advocate
 Enrolment No- F/740/2012
 District Judges' Court
 Jhargram

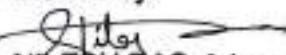
to do other things and acts that may be necessary for registration of Sale Deed/Sale Deeds/ Agreement for Sale and any other documents in respect of the constructed areas, several units, residential units/flats, commercial units/shops/ spaces, car parking space/garage and other parts and portions of the proposed multistoried building/s, upon the Schedule Mentioned Property save and except the Owners' Allocation of the building/s in the proposed building as morefully described in the paragraph no. 5.1 of Development Agreement vide Deed No. I - 5067/19 dated 20th August 2019.

8. To execute and to all do other acts, deeds or things for the assurance of the said purchaser/purchasers and or any person/ persons and or organization/s or to apply and appear before any authorities for the purpose of giving effect of the said transfer or title of the property and execute necessary forms, notices, and papers relating to the execution of Sale Deed/ Sale Deeds, Agreements for sale and disposal of the constructed areas, several units, residential units/ flats, commercial units/shops/ spaces, car parking space/garage and others parts and portions of the proposed multistoried building/s, upon the said landed property, described in the schedule below.
9. To pay all taxes, rents, rates, assessments, charges, expenses and other outgoings whatsoever payable for or on account of the Schedule Mentioned Property or any part thereof.
10. To appear before any Civil, Criminal Court, Revenue or Revisional Court/s and to execute and to sign vakalatnama, plaint/s, written statement/s, application/s, petition/s, objection/s, memo of appeal, affidavit/s or any other necessary document/s and paper/s on me authority/ies to take any legal action/s, step/s in respect of the Schedule Mentioned Property and to prevent any person/s from trespassing on the Schedule

Shyamada Bin Saha
Rajendra Sanyal
D. M. Sanyal
Kam. A. Sanyal

Shrinidhi

Drafted by:


NILESH DAS, Advocate
Enrolment No- F/740/2012
District Judges' Court
Jharkhand

Mentioned Property or any part thereof and to take remedial action/s by filling civil/criminal case/s, suit/s and proceeding/s against such person/s.

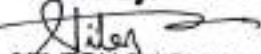
11. To engage any Solicitor/Lawyer/Advocate for legal advice & legal help and for filling and or conduction case/s, suit/s, or legal proceeding/s, as may be required to be taken from time to time in respect of the Schedule Mentioned Property in our name and on our behalf.
12. The said Attorney shall handover the Owners' allocation to the Owners firstly on completion of the building/s in the proposed building, as morefully described in the paragraph no. 5.1 of Development Agreement vide Deed No. I - 5067/19 dated 20th August 2019.
13. To approach any financial institution government/non-government, profitable or non-profitable to get sufficient loan or grant in order to construct the multi-storeyed building/s.
14. To do every acts, deeds & things whatsoever, which may be at his sole discretion of our Attorney deemed fit and proper and justified in the matter of management supervision, enjoyment, construction, erection, development and of transfer and dispose of the constructed areas, several units, residential units/ flats, commercial units/shops/ spaces, car parking space/garage and others parts and portions of the proposed multistoried building/s, upon the Schedule Mentioned Property.

We, being the sole and only legal heirs of Late Dulal Chandra Saha namely **1. Shyamala Bai Saha, 2. Raja Savyasachi Saha, 3. Rishi Sivaji Saha and 4. Kavi Siddhartha Saha** hereby agree to ratify and conform all such acts, deeds, things or proceeding that may be done by our Attorney **Sri Ashish Ghosh** in our name

Shyamala Bai Saha
Raja Savyasachi Saha
Rishi Sivaji Saha
Kavi Siddhartha Saha

Ashish Ghosh

Drafted by:


NILESH DAS, Advocate
Enrolment No- F/740/2012
District Judges' Court
Bhadrachalam

NILESH DAS, Advocate
Enrolment No- F/740/2012
District Judges' Court
Jhargram

us and explained the contents in English on this 24th Day of March, 2023.

Signature of the Witnesses:

- | | |
|---------------------|-----------------------|
| 1. Subscat ROH | 2. Rajesh Kumar Ghosh |
| Badal ROH. | Badal Chanda Ghosh |
| CHANDIPUR, Jhargham | At- Uttar Banda |
| BULANDI, | PO- Jhargham |
| | PS+Dist- Jhargham |

This deed has been completed in 11 pages and there are two witnesses, signed in this Presents & fingerprints of the parties attached hereunder.

Ex- in the 10th page the words "Decided" cut by pen and written by pen "Acce" and "Johndriven" by pen

1. Shyamala Bori Saha
SIGNATURE OF THE EXECUTANT

2. Raja Sanyasachi Saha
SIGNATURE OF THE EXECUTANT

3. Rishi Saha
SIGNATURE OF THE EXECUTANT

4. Hari Pradyumna Saha
SIGNATURE OF THE EXECUTANT

I accept the power

Ashish Ghosh
SIGNATURE OF THE ATTORNEY

Drafted by me & Prepared in my Office :

Nilesh Das
NILESH DAS, Advocate
NILESH DAS, M.A.L.L.M
Advocate
Enrolment No- F/740/2012
District Judges' Court
Jhargham



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. Jhargram, District Name :Jhargram

Signature / LTI Sheet of Query No/Year 22013000781357/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Shyamala Bai Saha AT- Raghunathpur, City:- Not Specified, P.O:- Jhargram, P.S:- Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507	Principal			<i>Shyamala Bai Saha</i> 26/03/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Raja Savyasachi Saha AT- Raghunathpur, City:- Not Specified, P.O:- Jhargram, P.S:- Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507	Principal			<i>Raja Savyasachi Saha</i> 26/03/23
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Rishi Sivaji Saha AT- Raghunathpur, City:- Not Specified, P.O:- Jhargram, P.S:- Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507	Principal			<i>Rishi Sivaji Saha</i> 26/03/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Kavi Siddhartha Saha AT- Raghunathpur, City:- Not Specified, P.O:- Jhargram, P.S:- Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507	Principal			<i>Kavi S. Siddhartha Saha</i> 26.03.2023
5	Mr Ashish Ghosh AT- Nutandih, City:- Not Specified, P.O:- Jhargram, P.S:- Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507	Attorney			<i>Ashish Ghosh</i> 26/03/23
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subrata Roy Son of Mr Badal Roy Village:- Chandipur, P.O:- Jhargram, P.S:- Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507	Mrs Shyamala Bai Saha, Mr Ra Savyasachi Saha, Mr Rishi Siva Saha, Mr Kavi Siddhartha Saha Mr Ashish Ghosh			<i>Subrata Roy</i> 26.03.23.

(Joyjit Chanda)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.
Jhargram
Jhargram, West Bengal