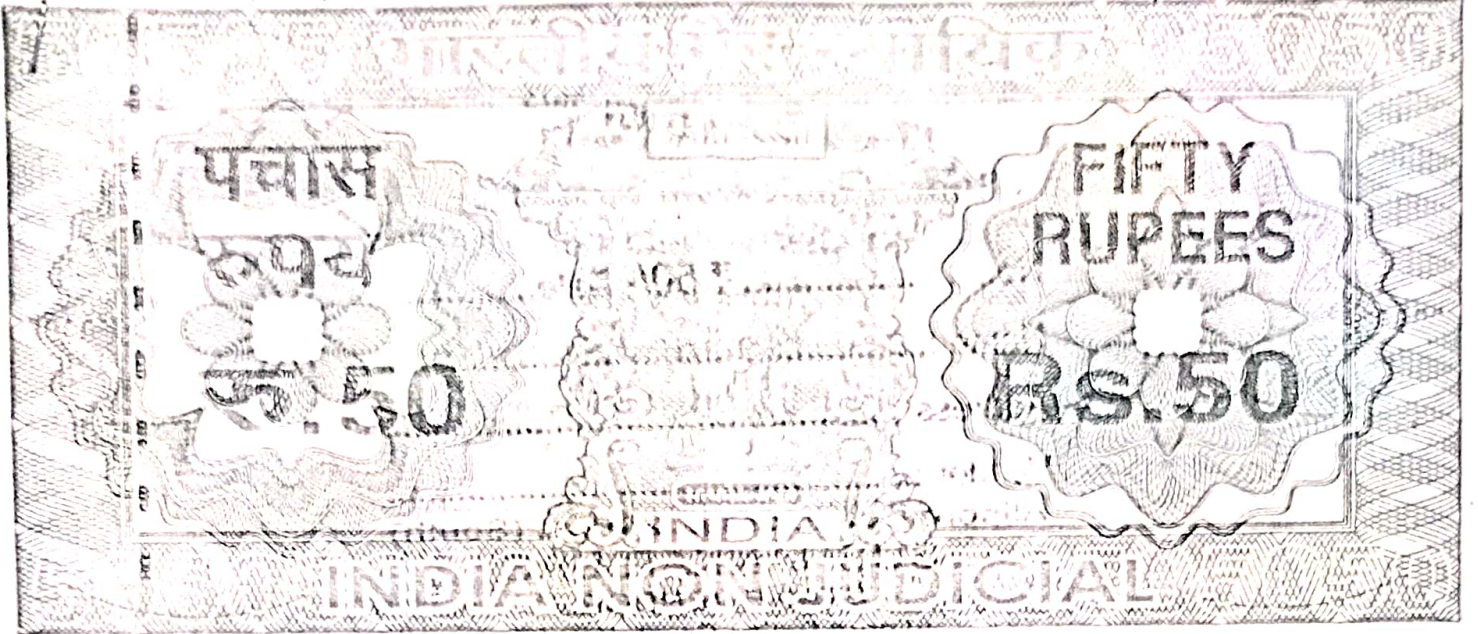


020434/23

VC-4740/23 J-19628/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

2.73
7.20
1.00
4.73
28.12/23

certified that the document AK 670895
registration. The signature sheet
the endowment sheet attached
document are the part of this document.

✓ District Sub-Register III
Alipore, South 24-pargana
18.12.23

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SRI. SRIDEEP CHAKRABORTY, (AADHAAR: 7060 4446 6098), (PAN: BVDPC3114J), (MOBILE: 7044 643172), son of Sri Sandeep Chakraborty residing at 50 B and D, Maharaja Tagore Road, P.O.-Dhakuria, P.S.-Lake, Kolkata - 700031, (2) SMT. NAMITA BANERJEE (Aadhaar No.- 8203 3217 6854), (PAN No.- AYDPB3960B) (Mobile No.- 98300 19391), wife of Late Sanat Kumar Banerjee, (3) SRI BINAYAK BANERJEE (Aadhaar No. 5668 2725 7929) (PAN No.- ACWPB3935H), (Mobile No.- 98300 19391) son of Late Sanat Kumar Banerjee, (4) SRI PULAK BANERJEE (Aadhaar No.- 2409 9637 4218), (PAN No.- AXUPB9374R), (Mobile No.- 91236 38029) son of Late Sanat Kumar Banerjee all are residing at 50-A, Maharaja Tagore Road, P.O.-Dhakuria, P.S.-Lake, Kolkata- 700031 are the absolute owner in

respect of ALL THAT the total piece and parcel of land measuring 2 Cottah 10 Chattaks more or less at 50-A, Maharaja Tagore Road Dag No. 1040/1269 and 1267, Khatian No. 230/2 and 233, Mouza - Dhakuria, P.O.- Dhakuria, P.S.- Lake, Ward No.-92, Kolkata - 700031 (more fully and particularly described in the schedule written hereunder) and have been possessing and occupying by exercising my, right title and interest therein without any interruption from any corner whatsoever.

WHEREAS we have entered into a Development Agreement on. 16th August , 2021 with **SRI KAMAL DAS (AADHAAR:7644 1573 2461) (PAN NO. ADWP 1069K)**. Mob:9830024077 son of late Tarak Lal Das, by faith-Hindu, by nationality-Indian, by occupation-Business, office at 7/1A, Hazra Road, Edcons Chamber, P.O.- Kalighat, P.S.- Bhowanipur, District-24 Pgs. (s), Kolkata- 700026.

AND WHEREAS the said Development Agreement was duly registered on. 16th August, 2021 at District Sub-Registrar III Alipore, South 24- Parganas, recorded as Deed No. 2947 for the year 2021

AND WHEREAS by virtue of the said Development Agreement we have engaged and/or appointed **SRI KAMAL DAS (PAN NO. ADWPD1069K)**, son of late Tarak Lal Das, by faith-Hindu, by nationality-Indian, by occupation-Business, and the **DEVELOPER** to develop ALL THAT the total piece and parcel of land 2 Cottah 10 Chattak lying and situated at Premises No. 50-A, Maharaja Tagore Road, Kolkata- 700031 Dag no.-1040/1269 and 1267 khatian No.230/2 and 233, mouza-Dhakuria, Kolkata-700031 P.O.- Dhakuria, P.S.- Lake, Ward No.-92 (more fully and particularly in the Schedule written hereunder).

AND WHEREAS by virtue of the said Development Agreement the owner shall entitled to get "OWNER ALLOCATION" and the Developer shall entitled to get the "DEVELOPER'S ALLOCATION".

NOW BY THIS POWER OF ATTORNEY we, the Executant above-named, do hereby appoint, nominate and constitute **SRI KAMAL DAS** (PAN NO. ADWPD1069K), son of Late Tarak Lal Das, by faith-Hindu, by nationality-Indian, by occupation-Business, as our TRUE AND LAWFUL ATTORNEY who will do and/or perform all the acts, deeds, and things as mentioned hereunder for us, in our names and on our behalf in respect of the schedule mentioned property as follows:-

1. To have the name of the owners to be mutated in the records of the Kolkata Municipal Corporation and to do all other acts including signing all papers and instruments in this regards.
2. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or authorities and to sign and execute any papers documents instruments than may be required in this regards.
3. To deal and negotiate with the existing occupiers of the said premises and to make a settlement of this shifting or eviction from the Schedule property while developing the said premises. As also to appropriate legal steps as our Attorney may deem fit and proper at their discretion.
4. To enter into sale/lease or any agreement or deeds with any person or persons in respect of the "Developer's Allocation" on our behalf.
5. To receive the booking and/or advance amount, Sale consideration amount from the intending purchaser or purchasers in respect of the "**Developer's Allocation**" as per the Development Agreement also to execute the Sale

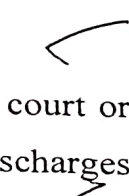
Deeds/Agreements/Assignment Deeds and to present the same for registration before the concerned Registrar of Assurances, District Sub-Registrar Offices, Addl. District Sub-Registrar Office and to admit execution. Also to sign all forms, petitioners, affidavits and other documents necessary for completion of the registration of the Sale Deeds, etc., and to receive the same back after registration.

6. To appear and act and give evidence in all the Courts, Civil, Revenue or Criminal whether Original or Appellate, Consumer Courts, Consumer State and National Commissions, in the Registration Offices or any other office of Central and State Government, of District Board or any Revenue or any local Authority, Kolkata Municipal Corporation, CESC, in any proceedings or matters as and when necessary.

7. To take/institute proceedings as and when necessary for all matters relating to the Schedule mentioned property and to sign and verify Plaints, Vakalaths, Authorisation, Letters, Written Statements, Petitions or Claims and Objections, Memorandum of Appeal and Petitions, forms and Applications of all kinds and to file them in any such Court or Office, till a finality is reached and also to correspond with the Electricity Board, City Municipal Corporation, Revenue Authorities, Panchayet Board Authorities and any other Local Bodies and the Reserve Bank of India and the Income Tax Authorities Constituted under the Income Tax Act, Central, State and Local Government bodies/Departments.

8. To create construction and/or carryout development work by constructing multi-storied building by demolishing the old structure standing thereon as per the plan approved by the approved by the appropriate authority.

9. To appoint any Advocate/s, Revenue Agent or any other legal Practitioner or Auditor.

10. To file and receive back documents to receive deposit and advance and to issue receipts therefore.
 11. To obtain refund of Stamp duty, Court fees or repayment of Court fees etc. if any.
 12. To apply to courts and Government and other officers including Central and State Authorities and Tax Authorities for copies of documents and papers.
 13. To apply for the inspection of and to inspect judicial and public records.
 14. To accept service of any summons, notice or Writ issued by a y Court or officer against us.
 15. To apply before the Kolkata Municipal Corporation for sanction of building plan and for mutation of the schedule mentioned property and to sign all necessary documents and forms for such mutation on our behalf and also to sign the building plan and to submit the same before Kolkata Municipal Corporation on our behalf.
 16. To apply before CESC LTD, for new electricity connection including allied matter on our behalf and also lift connection and sanction.
 17. To defend possession manage and maintain as well as construction including contractor and suppliers.
 18. To deposit and withdraw fees documents and money in any from any court or courts, and/or any other persons or authority and give valid receipts and discharges whereof.
- 

19. For all or any of the purpose herein before stated to appear and represent us before the authorities having jurisdiction and to sign execute and submit papers and documents.

20. To apply before any authority for any purpose on our behalf and also sign all necessary documents.

21. To execute the Sale Deed/Deeds or any other deed or deeds in respect of the "Developer's Allocation" and present the same in our name and on our behalf before the concerned Registrar Office for registering the Sale Deeds. Also to admit execution in respect of any such documents before the Registrar for purposes of registration and to receive the sale price/consideration and to give effectual receipts therefore and to consent for change of Registry.

22. To do all such acts necessary to make the sale effective and to effect mutation of Government and public records and records and accounts subsequent to the sale.

23. From time to time to appoint and remove at pleasure any substitute or substitutes as Attorney or Agent under them, in respect of all or any of the matters aforesaid upon such terms on such salaries or remuneration as they shall think fit.

24. **GENERALLY** to act our **ATTORNEY** or **AGENT** in relation to the matters aforesaid and on my behalf to execute and to all deeds, acts or things as fully and effectually in all respects as we, ourselves would do if personally present.

25. I do hereby for myself, my heirs, executors, administrators and legal representatives ratify and confirm whatsoever our said **ATTORNEY** shall do or purport to do by virtue of this **POWER OF ATTORNEY**.

26. The said Attorney shall obtain or have power to make any construction, Development work on the Schedule mentioned property.

AND to do and/or perform all other acts, deeds and things relating to the schedule mentioned property which our said Attorney in their absolute discretion think fit and proper as we could do in all respect if we personally present.

THE SCHEDULE ABOVE REFERRED TO

The Said Property

ALL THAT piece and parcel of One (2) cottash five (10) chittacks and Dag Nos.1040/1269 and 1267, Khatian No. 230/2 and 233, Mouza- Dhakuria, within the limit of Kolkata Corporation, now Kolkata Municipal Corporation part of Premises No. 50-A,B,D, Maharaja Tagore Road, P.O.- Dhakuria, P.S.- Lake, ward no.-92 Kolkata - 700031, District-24 Parganas (south) along with all easement and appurtenance belonging thereto all rights and butted and bounded as under:-

On the North	: 20 feet wide KMC Maharaja Tagore Road,
On the South	: Building No. 50-E, Maharaja Tagore Road,
On the East	: Common passage in between Building No.-48 Maharaja Tagore Road
On the West	: Common Passage in between No. 57 & 58 Maharaja Tagore Road

IN WITNESSES WHEREOF, we, the executants put our signature on this 14th day of Decem
, 2023.

SIGNED SEALED AND DELIVERED

By the Executants above named

In the Presence of :-

WITNESSES :

1. Binoy Banerjee
711 A, Hazra Road.
Kd - 26.

✓ Srikesh Chakraborty.
✓ Namita Banerjee
✓ Binayak Banerjee.
✓ Pulak Banerjee

SIGNATURE OF THE EXECUTANT

2. Amitava Ghosh.
69F Selimpur Road.
Kd - 31.

WITNESSES :

1. Binoy Banerjee
711 A, Hazra Road.
Kd - 26

Kamal Das.

SIGNATURE OF THE ATTORNEY

2. Amitava Ghosh. : :
69F Selimpur Road.
Kd - 31.

Drafted by :












Satyajit Bag

Advocate

F/813/938/2016












Alipore Criminal Court

Kolkata - 700027

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	left hand					
	right hand					

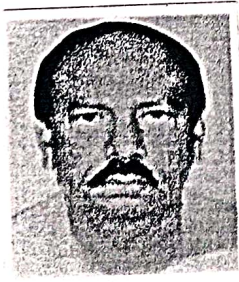

Name PULAK BANERJEE

Signature Pulak Banerjee

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	left hand					
	right hand					

Name KAMAL DAS

Signature Kamal Das

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	left hand					
	right hand					

Name ABHAY PADHI DAS

Signature Abhay Padhi Das



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left hand					
right hand					

Name SRIDEEP CHAKRABORTY

Signature Srideep Chakraborty



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left hand					
right hand					

Name NAMITA BANERJEE

Signature Namita Banerjee



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left hand					
right hand					

Name BINAYAK BANERJEE

Signature Binoyak Banerjee

Major Information of the Deed

Deed No :	I-1603-19628/2023	Date of Registration	18/12/2023
Query No / Year	1603-2002893812/2023	Office where deed is registered	
Query Date	24/11/2023 3:27:55 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ABHAY PADA DAS 26, K P LANE, Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9830244850, Status : Deed Writer		
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. 94,49,998/-		
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 assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Maharaja Tagore Road, , Premises No: 50ABD, , Ward No: 092 Pin Code : 700031

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	2 Katha 10 Chatak		94,49,998/-	Width of Approach Road: 20 Ft.,
				4.3313Dec	0 /-	94,49,998 /-	
Grand Total :							

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri SRIDEEP CHAKRABORTY Son of Shri SANDEEP CHAKRABORTY 50-B AND D, MAHARAJA TAGORE ROAD, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVxxxxxx4J, Aadhaar No: 70xxxxxxx6098, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence
2	Smt NAMITA BANERJEE Wife of Late SANAT KUMAR BANERJEE 50-A, MAHARAJA TAGORE ROAD, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx0B, Aadhaar No: 82xxxxxxx6854, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence

3	Shri BINAYAK BANERJEE Son of Late SANAT KUMAR BANERJEE 50-A, MAHARAJA TAGORE ROAD, City:-, P.O:- DHAKURIA, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx5H, Aadhaar No: 56xxxxxxxx7929, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence
4	Shri PULAK BANERJEE Son of Late SANAT KUMAR BANERJEE 50-A, MAHARAJA TAGORE ROAD, City:-, P.O:- DHAKURIA, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx4R, Aadhaar No: 24xxxxxxxx4218, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri KAMAL DAS (Presentant) Son of Late TARAK LAL DAS 7/1A, HAZRA ROAD, EDCONS CHAMBER, City:-, P.O:- KALIGHAT, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9K, Aadhaar No: 00xxxxxxxx0000, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHAY PADA DAS Son of Late S DAS 26, K P LANE, City:-, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026			
Identifier Of Shri SRIDEEP CHAKRABORTY, Smt NAMITA BANERJEE, Shri BINAYAK BANERJEE, Shri PULAK BANERJEE, Shri KAMAL DAS			

Endorsement For Deed Number : I - 160319628 / 2023

On 14-12-2023

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

Presented for registration at 15:39 hrs on 14-12-2023, at the Private residence by Shri KAMAL DAS, Claimant.

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

Execution is admitted on 14/12/2023 by 1. Shri SRIDEEP CHAKRABORTY, Son of Shri SANDEEP CHAKRABORTY, 50-B AND D, MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 2. Smt NAMITA BANERJEE, Wife of Late SANAT KUMAR BANERJEE, 50-A, MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 3. Shri BINAYAK BANERJEE, Son of Late SANAT KUMAR BANERJEE, 50-A, MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 4. Shri PULAK BANERJEE, Son of Late SANAT KUMAR BANERJEE, 50-A, MAHARAJA TAGORE ROAD, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 5. Shri KAMAL DAS, Son of Late TARAK LAL DAS, 7/1A, HAZRA ROAD, EDCONS CHAMBER, P.O: KALIGHAT, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business
Indetified by Mr ABHAY PADA DAS, , Son of Late S DAS, 26, K P LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Law Clerk

Shan

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 18-12-2023

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 (d) of Indian Stamp Act 1899.

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 22433, Amount: Rs.50.00/-, Date of Purchase: 17/11/2023, Vendor name: Subhankar Das

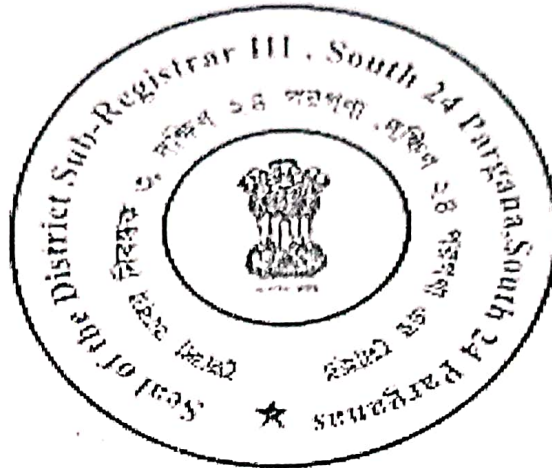
Shan

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 538290 to 538305
being No 160319628 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.12.19 11:36:00 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 19/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.