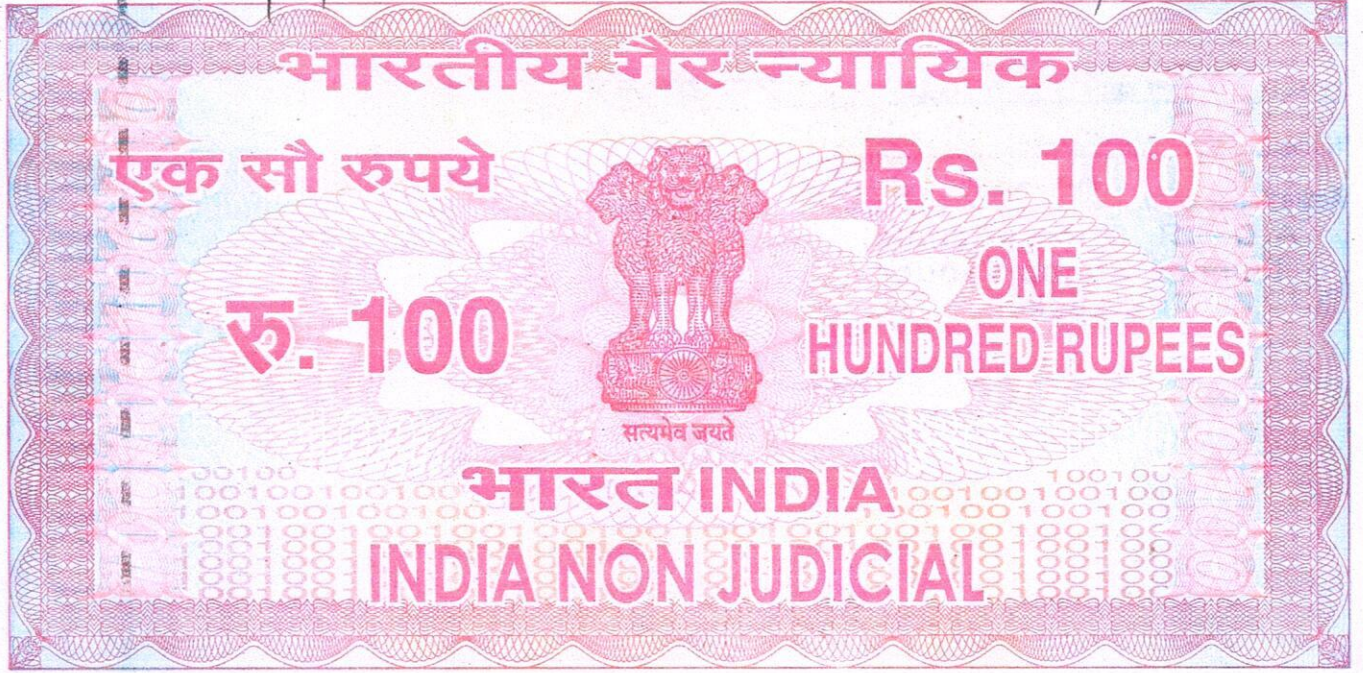


9422/24

I- 9/69/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 469377

21/4/24
A- 8/1362888/24

certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

13 JUN 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, I, MR SIDDHARTHA MUKHERJEE (PAN AERPM0712L)(AADHAR 9136 2327 9486)(Ph : 90070 03832, son of Late Kamal Kumar Mukherjee, by faith - Hindu, by Nationality - Indian, by occupation - Service, of 67/22 Talpukur Road, P.O. and P.S. Sarsuna (previously Thakurpukur), Kolkata - 700061, South 24 Parganas, hereinafter called and referred to as the LANDOWNER/EXECUTANT, SEND GREETINGS on this the 3rd day of JUNE, 2024.

WHEREAS I absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of the plot of land measuring an area about 3 cottahs and 28 Sq.ft., more or less, together with the building standing upon and measuring about 500 sq.ft. more or less, lying and situated at Mouza Dakhin Behala, J.L. No. 116, R.S. No. 61, Touzi No. 351, under R.S. Khatian No. 37, R.S. Dag No. 494, being Premises No. 374 Talpukur Road, and having mailing address 67/22 Talpukur Road, under K.M.C. Ward No. 126 and having Assessee No. 411262003715, P.O. Sarsuna, P.S. Thakurpukur (Now Sarsuna), Kolkata 700061, in the District South 24 Parganas, under A.D.S.R. Behala, written hereunder and hereinafter called and referred to as the 'Said Premises' and I am now enjoying the same free from all encumbrances upon paying taxes regularly.

AND WHEREAS I have entered into a Registered **Development Agreement** dated _____ **JUNE, 2024**, with **M/s TARA MAA DEVELOPER**, a proprietorship firm represented by its sole proprietress **SMT SWARALIPI BARAL (PAN GDMPB4282A)** **(ADHAAR 8184 2081 2134) (Ph : 93304 27756)**, wife of Sri Debraj Baral, by faith - Hindu, by Nationality - Indian, by occupation - Business, of 516, Khan Mahammad road, Sarbamangala Upanibesh Dakhin Behala Road, P.O. - Sarsuna, Police Station - Sarsuna (previously Thakurpukur), Kolkata - 700061, for development of my aforesaid **Scheduled** property and to construct a Multistoried Building at the said premises in accordance with the Building Plan to be sanctioned by the Kolkata Municipal Corporation upon the said premises, and the said Development Agreement was duly registered at the Office of the D.S.R. - III, Alipore on 3rd **JUNE 2024** and duly recorded in **Book No. I, Being No.** I- 09168 **for the year 2024.**

AND WHEREAS since I remain busy with my day to day affairs it is necessary and also expedient for me to appoint and engage an Attorney for myself, in my name and on my behalf to do all acts, deeds and things as I could do myself.

NOW KNOW YE BY THESE PRESENTS, I SIDDHARTHA MUKHERJEE, son of Late Kamal Kumar Mukherjee, of 67/22 Talpukur Road, P.O. and P.S. Sarsuna (previously Thakurpukur), Kolkata - 700061, South 24 Parganas, do hereby and hereunder jointly nominate, constitute and appoint **SMT SWARALIPI BARAL (PAN GDMPB4282A))(ADHAAR 8184 2081 2134)**, wife of Sri Debraj Baral, sole proprietress of M/s TARA MAA DEVELOPER, resident of 516, Khan Mahammad road, Sarbamangala Upanibesh Dakhin Behala Road, P.O. – Sarsuna, Police Station – Sarsuna (previously Thakurpukur), Kolkata – 700061, as my true and lawful Attorney in my name and on my behalf to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in respect of the said premises.

1. To develop my said property and to construct a Multistoried Building at the said premises in accordance with the Plan that is already sanctioned by the Kolkata Municipal Corporation.
2. To sign Building Plan and obtain Sanctioned Plan(s), if required, from the Kolkata Municipal Corporation for the construction of the said Building and/or as may be sanctioned by the Kolkata Municipal Corporation for myself and on my behalf.
3. After obtaining the Sanctioned Plan from the Kolkata Municipal Corporation to construct said Building on the said property according to the Sanctioned Plan and for the purpose of the said construction to engage Masons and Laborers, Engineers, Supervisors, Surveyors and to purchase necessary Building materials for me and on my behalf.
4. To appear for me and on my behalf before the Kolkata Municipal Corporation, C.E.S.C. Limited, Airport Authority and other local and/or statutory Authorities and all Government or Semi-Government Offices and to apply for obtaining sanction,

permit, license, water supply, drainage, electric supply and all services etc. as may be required for the construction of the said Building at the said premises.

5. To deposit all fees, charges, money before the Authorities concerned in my name and on my behalf for obtaining sanctioned from the Kolkata Municipal Corporation and to receive sanctioned Building Plan for me and on my behalf from the Kolkata Municipal Corporation.

6. To issue forms, brochures, designs, plan and booklets and to invite intending Purchaser/s of the Flat/s and Car Parking Space/s both open and cover and other spaces in Developer's allocation to any Purchaser/s at such prices as my said Attorney in its absolute discretion, thinks fit and proper and to agree upon and to enter into Agreement/s for Sale and/or to repudiate the same.

7. To sign and execute any Agreement/s etc. in respect of the Developer's allocation together with undivided proportionate share of land and common areas and facilities according to the terms and conditions of the said Development Agreement regarding Flats, Car Parking Spaces, both covered and open to be constructed in favour of any person, association of persons, company both private limited and public limited and to any other business and partnership firm and to receive from them any earnest money in its name and to give or issue valid receipt for the same.

8. In case of sale, to execute, sign proper Conveyance/s for the different Saleable Flat/s, Car Parking Space/s in favour of the intending Purchaser/s and to present before the Registrar of appropriate jurisdiction, all Deed/s of Conveyance for registration in my name and on my behalf and to receive consideration money either in cash or by cheque from the intending Purchaser/s in its name and to be credited in its account and to give proper receipt and discharge for the same only for the Developer's allocation, after making delivery of possession of the Owner's allocation as per Development Agreement.

9. To apply for and obtain Income Tax Clearance Certificate and/or certificate under Section 230A (I) and /or under the Urban Land Ceiling and Regulations Act, 1976 and other laws relating to the revenue and/or land and/or Building in Urban

Land as may be required for execution and/or registration of any sale deed, lease deed and other documents of transfer as per Transfer of Properties Act, 1882, regarding Developer's allocation in the said premises and Building and also to appear before and sign and submit all papers and documents and to make representation to the appropriate authority/ies for getting such certificate and/or permission.

10. To apply for and obtain temporary and permanent connection of Kolkata Municipal Corporation water supply, electricity, drainage, sewerage, gas and/ or power for the said Building required for the construction, use and enjoyment of the Building, to sign all such applications, forms and documents as shall be required for the said development project.

11. To supervise, manage and conducts all sorts of administration in respect of the demised plot of land which I now have to handle all sorts of official matters, letters arisen in course of concerned matters with my said property/ premises and to sign, submit before the registrar the documents, deed for registering the property under the provisions of West Bengal Apartment Ownership Act, 1972 with all its latest modifications/amendments etc.

12. To appear before the Notary Public, Registrar of Assurances, District Sub-Registrar, Metropolitan Magistrate and other officials or authorities on my behalf present for registration and acknowledgement and register and have them registered and perfected all deeds, instruments and writings executed, sign, personally for and on my behalf by virtue of this Power Of Attorney in respect of Developer's Allocation.

13. To file, institute, contest, carry on, commence, compromise, withdraw any suits, action, proceedings, claims, demands etc. to any concerned lower and higher Courts and all reasonable matters and things that appear to my said attorney necessary for smoothly carrying out and completing the development works as contemplated in the proposed Development agreement as aforesaid including to appoint Advocate, Muktar, Revenue Agent or any other legal practitioner and professionals.

14. By this Power of Attorney, the Developer is not empowered to sell, transfer, alienate and encumber the Owner's allocation and/or any portion thereof to any third parties in any manner whatsoever.

15. No act and deeds can be done beyond the scope and purview of the Development Agreement. AND generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to my properties, or affairs ancillary or incidental thereto as fully and effectually as myself could do the same if I am personally present.

AND I do hereby, agree that all acts, deeds and things, lawfully done by my said Attorney, within the jurisdiction of this Power of Attorney, shall be construed as acts, deeds and things done by us and I undertake to ratify and confirm all and whatsoever that my said Attorney shall lawfully do or cause to be done for me by virtue of this Power hereby given.

THE SCHEDULE OF THE PROPERTY :

DESCRIPTION OF THE LAND

ALL THAT piece and parcel of the plot of land measuring an area about 3 cottahs and 28 Sq.ft., more or less, together with the single storied building standing there upon and measuring about 500 sq.ft. more or less, lying and situated at Mouza Dakhin Behala, J.L. No. 116, R.S. No. 61, Touzi No. 351, under R.S. Khatian No. 37, R.S. Dag No. 494, being Premises No. 374 Talpukur Road, and having mailing address 67/22 Talpukur Road, under K.M.C. Ward No. 126 and having Assessee No. 411262003715, P.O. Sarsuna, P.S. Thakurpukur (Now Sarsuna), Kolkata 700061, in the District South 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH : By property of Sisir Adhikari;

ON THE SOUTH : By Plot No. 497;

ON THE EAST : By Property of Mustari Behum;

ON THE WEST : By 16 Ft wide KMC Road;

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

In presence of following witnesses :

1. Mahua Mukherjee
67/22, Talpukur Road
Sarsuna, Kolkata - 700061

2. Anup Sill
Sambamangala Upanishesh
Dakshin Behala Road
Kolkata - 700061

(SIDDHARTHA MUKHERJEE)

SIGNATURE OF THE LANDOWNER

TARA MAA DEVELOPER

Swaranipri Barua
Proprietor

SIGNATURE OF THE
BUILDER/DEVELOPER

Drafted and Prepared by me:

Sandipan Mitra

SANDIPAN MITRA

Advocate

High Court, Calcutta.

6, Old Post Office Street,

Kolkata - 700001.

(PH : 9432299422)

Enl. : WB/186/2006

	Shubhash	Left Hand					
			Little	Ring	Middle	Fore	Thumb
		Right Hand					
			Thumb	Fore	Middle	Ring	Little
	Swarnalipi Baral	Left Hand					
			Little	Ring	Middle	Fore	Thumb
		Right Hand					
			Thumb	Fore	Middle	Ring	Little
Photo		Left Hand					
			Little	Ring	Middle	Fore	Thumb
		Right Hand					
			Thumb	Fore	Middle	Ring	Little



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16038001362888/2024	Serial No/Year	1603009422/2024
Transaction id	0001400385	Date of Receipt	03/06/2024 12:33PM
Deed No / Year	I - 160309169 / 2024		
Presentant Name	Mrs SWARALIPi BARAL		
Principal	Mr SIDDHARTHA MUKHERJEE		
Attorney	TARA MAA DEVELOPER		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 5,50,000/-	Market Value	Rs. 17,40,436/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 53/-	Fees Articles	E, H, M(b)
Standard User Charge	300/-	Requisition Form Fee	50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160309168/2024		

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	P K LASKAR	294	28/05/2024	100/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	53/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	300/-
Requisition Form Fee	50/-

Major Information of the Deed

Deed No :	I-1603-09169/2024	Date of Registration	03/06/2024
Query No / Year	1603-8001362888/2024	Office where deed is registered	
Query Date	03/06/2024 12:24:01 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANDIPAN MITRA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9432299422, 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. 5,50,000/-		Rs. 17,40,436/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160309168/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



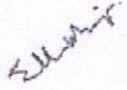
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Talpukur Road, , Premises No: 374, , Ward No: 126 Pin Code : 700061

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			Bastu		3 Katha 28 Sq Ft	5,00,000/-	13,67,499/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :					5.0142Dec	5,00,000 /-	13,67,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	50,000/-	3,72,937/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	50,000 /-	3,72,937 /-	



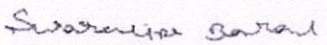
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SIDDHARTHA MUKHERJEE Son of Late KAMAL KUMAR MUKHERJEE Executed by: Self, Date of Execution: 03/06/2024 , Admitted by: Self, Date of Admission: 03/06/2024 ,Place : Office	 03/06/2024	 Captured LTI 03/06/2024	 03/06/2024
67/22, Talpukur Road, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AExxxxxx2L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/06/2024 , Admitted by: Self, Date of Admission: 03/06/2024 ,Place : Office				



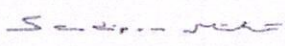
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	TARA MAA DEVELOPER 516, Khan Mohammad Road, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: gdxxxxxx2a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs SWARALIPI BARAL (Presentant) Wife of DEBRAJ BARAL Date of Execution - 03/06/2024, , Admitted by: Self, Date of Admission: 03/06/2024, Place of Admission of Execution: Office	 Jun 3 2024 12:29PM	 Captured LTI 03/06/2024	 03/06/2024
516, Khan Mohammad Road, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GDxxxxxx2A,Aadhaar No Not Provided Status : Representative, Representative of : TARA MAA DEVELOPER (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANDIPAN MITRA Son of Mr DILIP MITRA HIGH COURT, CALCUTTA, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	03/06/2024	03/06/2024	03/06/2024

Identifier Of Mr SIDDHARTHA MUKHERJEE, Mrs SWARALIP BARAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA MUKHERJEE	TARA MAA DEVELOPER-5.01417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SIDDHARTHA MUKHERJEE	TARA MAA DEVELOPER-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160309169 / 2024

On 03-06-2024

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:26 hrs on 03-06-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs SWARALIPI BARAL ,.

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 17,40,436/-

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

Execution is admitted on 03/06/2024 by Mr SIDDHARTHA MUKHERJEE, Son of Late KAMAL KUMAR MUKHERJEE, 67/22, Road: Talpukur Road, , P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service

Indetified by Mr SANDIPAN MITRA, , , Son of Mr DILIP MITRA, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-06-2024 by Mrs SWARALIPI BARAL, SOLE PROPRIETOR, TARA MAA DEVELOPER, 516, Khan Mohammad Road, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Indetified by Mr SANDIPAN MITRA, , , Son of Mr DILIP MITRA, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 294, Amount: Rs.100.00/-, Date of Purchase: 28/05/2024, Vendor name: P K LASKAR



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