

16853/23

I-16132/23 I-16124/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 398944

10/10/23
6-8/2590856/23

certified that the document is a
registration. The signature sheet
the endroesment sheets attached with the
document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas
10.10.23

GENERAL POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT I, PAVAN KUMAR KANORIA, PAN No. ACEPK0931A, Aadhaar No.2239 2813 3265, Son of Late Bhagwati Prasad Kanoria, by faith-Hindu, by Nationality-Indian, by occupation-Business, at present residing at 46A, Alipore Road, 6th Floor, P.O. & P.S. Alipore, Kolkata-700027, District- south 24 Parganas, West Bengal, India, as the LANDOWNER and hereinafter called "THE APPOINTER" SEND GREETINGS:

Contd.. P/2

17 AUG 2023

15361

No. Rs. 100/- Date: 10 OCT 2023

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
10 OCT 2023

Identified by:-
Mrinal Kanti Ghosh
Adv.

High Court, Calcutta
Em. NO. WB/625/2000

WHEREAS I am now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to as a Owner of two storied brick built building and other structures and facilities **TOGETHER WITH** piece and parcel of revenue redeemed land or ground thereunto belonging whereon or on part whereof the same is erected and built containing by estimation about 9 (Nine) Kattah be the same a little more or less, lying, situate at and being **KMC Premises No. 27, Sakharam Ganesh Dauskar Sarani (Formerly 27, Townshend Road), P.S. Bhowanipur, Kolkata-700025, under Ward No.72, of the Kolkata Municipal Corporation bearing Assessee No.110723300484** and for the sake of brevity hereinafter referred to as the "**said Premises**".

AND WHEREAS with the intent to develop the said Premises along with M/s. Siddharth Land & Buildings Pvt. Ltd., a company registered under the Companies Act, 1956 and having its registered office at 7, Camac Street, Kolkata-700017, by demolishing the existing structures and construction of a new building or buildings thereon, I have entered into a Development Agreement dated 10th October, 2023 on the terms and conditions therein contained. The said Development Agreement has been registered in the Office of the D.S.R.-III, Alipore and recorded in Book No. I, Being No. 16119 for the year 2023.

AND WHEREAS to give effect and/or to implement and/or in pursuance of the said Development Agreement, it is necessary to appoint Attorney to act for and on my behalf, in regard to the matters specified hereunder.

NOW YE KNOW ALL MEN BY THESE PRESENTS, that I, **MR. PAVAN KUMAR KANORIA, PAN No.ACEPK0931A, Aadhaar No.2239 2813 3265**, Son of Late Bhagwati Prasad Kanoria, by faith-Hindu, by Nationality-Indian, by occupation-Business, at present residing at 46A, Alipore Road, 6th Floor, P.O. & P.S. Alipur, Kolkata-700027 do hereby nominate, constitute and appoint **MR. PANKAJ C SHAH AND MR. CHETAN C SHAH**, both sons of Late Chottalal P Shah, both Directors of M/s. Siddharth Land & Buildings Pvt. Ltd. having its registered office at 7, Camac Street, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata-700017 as my true and lawful Attorneys and agents for me and in my name and on my behalf with power to act jointly and/or severally to do, exercise, carry out, execute and perform



DISTRICT SUB REGISTRAR-III
SOUTH 28 PARGANAS ALIPORE
10 OCT 2023

all the acts, deeds, things, powers, matters and authorities on anywise relating to the said Premises pertaining to the matters as contained hereinafter, that is to say :

1. To have the said Premises No.27, Sakharam Ganesh Dauskar Sarani (Formerly 27, Townshend Road), P.S. Bhowanipur, Kolkata-700025, under Ward No. 072 measured, surveyed and checked up by Engineers, Architects and Experts.
2. To sign, execute, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done in connection with the "said Premises" on my behalf.
3. To appear before the Kolkata Municipal Corporation and/or any other authority's and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for any matter in relation and with respect to the "said Premises".
4. To sign, execute and submit all papers, documents, statements, affidavits, forms, undertakings, declarations and plans as be required for having building sanctioned plan modified and/or altered by the Kolkata Municipal Corporation and also construction rights in the "said Premises".
5. To hire Architects, Engineers, Surveyors and Contractors make such jobs for making modified and/or alteration building plans of the "said Premises" and submission of the same before the Kolkata Municipal Corporation.
6. To pay fees, obtain sanction and such other orders or permissions from the necessary authorities as are expedients for modification and/or alteration of plans concerning the "said Premises" and other papers and documents as be required by the necessary authorities to this effect.
7. To undertake the building construction work on the said property directly or through contractors and/or sub-contractors, to purchase the building materials from

any authority/Company, to obtain Cement, Steel and other building materials whenever necessary under their own signatures and complete the construction.

8. To commence, prosecute, enforce, defend, answer and oppose all actions and/or other legal proceedings, including any suit or arbitration proceedings and demands with respect to any of the matters relating to the "said Premises" or any part thereof and to compromise, settle, refer to arbitration, abandon, submit to judgment in any such action or proceedings aforesaid before any Civil or Criminal Court.

9. For the purpose as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.

10. To apply for and obtain electricity, water, drainage or any other connections of any other utilities in the "said Premises" and also the completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, Calcutta Electric Supply Corporation (CESC) and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by my said Attorneys to this effect.

11. To demolish the existing structures, if any, at the said Property (including foundations thereof) and take away, remove and/or dispose of the materials, salvage, debris, etc. so that the site is in an appropriate condition to commence construction of the New Buildings.

12. To apply for, obtain and take delivery of all statutory clearances as may be required.

13. AND generally to do all such acts, deeds and things which my said Attorneys shall consider necessary from time to time in relation to modification and/or alteration and/or extension of the validity period of the sanctioned building plan and

construction of building(s) in the "said Premises" or in any portion thereof in conformity with such sanctioned building plan.

14. AND I do hereby agree to ratify and confirm all such acts, deeds and things and whatever other act or acts my said Attorneys shall lawfully do, execute or perform or caused to be done, executed and performed for the purpose as aforesaid as my own acts, deeds and things as if the said has been done by me personally.

15. AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorneys shall lawfully do or cause to be done in or about the "said Premises" as contained hereinabove.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT two storied brick built building and other structures admeasuring 6000 Sq. Ft. (more or less) and facilities TOGETHER WITH peace and parcel of revenue redeemed land or ground thereunto belonging whereon or on part whereof the same is erected and built containing by estimation about 9 Kattah be the same a little more or less, lying, sityate and being KMC Premises No.27, Sakharam Ganesh Dauskar Sarani (Formerly 27, Townshend Road), P.S. Bhowanipur, Kolkata-700026, under Ward No.72, of the Kolkata Municipal Corporation bearing Assessee No.110723300484, which is butted and bounded in the following manner:

ON THE NORTH	:	By Premises No.25B, Townsend Road;
ON THE SOUTH	:	By Premises No.6B, Gour Ghose Road;
ON THE EAST	:	By Premises No.29A, Townsend Road;
ON THE WEST	:	By Townsend Road.

IN WITNESS WHEREOF, I the said Pavan Kumar Kanoria, do hereby execute this irrevocable General Power of Attorney on this 10th day of October, 2023.

SIGNED, SEALED AND DELIVERED by
the said **APPOINTOR** at Kolkata
in the presence of :

1. Papaji Ghosh
7, Canal Street
Kol - 700017.
2. Mrinal Kanti Choudhury
Adv.
High Court, Calcutta.

Pavan Kanoria
(PAVAN KANDRIA)

ACCEPTED BY US

Pankaj Shah
PANKAN C SHAH

Chetan Shah
CHETAN C SHAH

PAN: ANHPS4681G

Aadhaar: 545749685243

Pavan Kanoria

DRAFTED BY ME AS PER INSTRUCTION:

Mrinal Kanti Choudhury
Advocate,
High Court, Calcutta.
Em. no. WB/625/2000.

SPECIMEN FORM FOR TEN FINGERPRINTS



Pankaj Kumar



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Pankaj Kumar



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Chetan Kumar



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



ভারতের নির্বাচন কমিশন

পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SCG2524783



নির্বাচকের নাম : মৃনাল কান্তি ঘোষ

Elector's Name : Mrinal Kanti Ghosh

পিতার নাম : কার্তিক চন্দ্র ঘোষ

Father's Name : Kartick Chandra Ghosh

লিঙ্গ/Sex : পুং M

জন্ম তারিখ
Date of Birth : XX/XX/1968

SCG2524783

ঠিকানা:
198/3, রাইপুর রোড, পাটুলি, কোলকাতা- 700047

Address:
198/3, RAIPUR ROAD, PATULI, KOLKATA-
700047

Date: 02/12/2013

150-জাদবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
150-Jadavpur Constituency

টিকার পরিবর্তন হলে নতুন ঠিকানায় ভোটার শিট নাম ঘোষণা ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

25/02/08

Mrinal Kanti Ghosh

Major Information of the Deed

Deed No :	I-1603-16132/2023	Date of Registration	10/10/2023
Query No / Year	1603-8002590856/2023	Office where deed is registered	
Query Date	10/10/2023 2:36:21 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	MRINAL KANTI GHOSH Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830574448, 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		
Stampduty Paid(SD)	Rs. 4,17,47,882/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 53/- (Article:E, E, M(b), H)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160316119/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



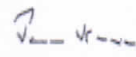
District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sakham Ganesh Deuskar Sarani, , Premises No: 27, , Ward No: 072 Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	9 Katha		3,93,17,882/-	Property is on Road , Project Name :
Grand Total :				14.85Dec	0 /-	393,17,882 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6000 Sq Ft.	0/-	24,30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 71 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 3000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 71 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		6000 sq ft	0 /-	24,30,000 /-	




Principal Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PAVAN KANORIA, (Alias: Mr PAVAN KUMAR KANORIA) Son of Late BHAGWATI PRASAD KANORIA Executed by: Self, Date of Execution: 10/10/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	10/10/2023	LTI 10/10/2023	10/10/2023	
46A, ALIPORE ROAD, Block/Sector: 6TH FLOOR, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx1A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/10/2023 , Admitted by: Self, Date of Admission: 10/10/2023 ,Place : Office				

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature
1	SIDDHARTH LAND & BUILDINGS PRIVATE LIMITED AZIMGANJ HOUSE, 7, Camac Street, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.: AAxxxxxx5J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PANKAJ SHAH, (Alias Name: Mr PANKAJ C SHAH) (Presentant) Son of Late CHHOTALAL SHAH Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Oct 10 2023 3:13PM	LTI 10/10/2023	10/10/2023	
227/2, ACHARYA JAGADISH CHANDRA BOSE ROAD, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Bulkygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWxxxxxx7K,Aadhaar No Not Provided Status : Representative, Representative of : SIDDHARTH LAND & BUILDINGS PRIVATE LIMITED (as DIRECTOR)				

2	Name Mr CHETAN C SHAH Son of Late CHOTTALAL P SHAH Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 10/10/2023, Place of Admission of Execution: Office	Photo  Oct 10 2023 3:14PM	Finger Print  Captured LTI 10/10/2023	Signature  10/10/2023
46A, ALIPORE ROAD, 6TH FLOOR, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx1G, Aadhaar No: 54xxxxxxxx5243 Status : Representative, Representative of : SIDDHARTH LAND & BUILDINGS PRIVATE LIMITED (as Director)				

Identifier Details :

Name Mr MRINAL KANTI GHOSH Son of Late KARTICK CHANDRA GHOSH 10, K. S. ROY ROAD, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Photo  10/10/2023	Finger Print  Captured 10/10/2023	Signature  10/10/2023
Identifier Of Mr PAVAN KANORIA, Mr PANKAJ SHAH, Mr CHETAN C SHAH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PAVAN KANORIA	SIDDHARTH LAND & BUILDINGS PRIVATE LIMITED-14.85 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PAVAN KANORIA	SIDDHARTH LAND & BUILDINGS PRIVATE LIMITED-6000.00000000 Sq Ft

Endorsement For Deed Number : I - 160316132 / 2023

On 10-10-2023

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 14:39 hrs on 10-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PANKAJ SHAH Alias Mr PANKAJ C SHAH,.

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 4,17,47,882/-

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

Execution is admitted on 10/10/2023 by Mr PAVAN KANORIA, Alias Mr PAVAN KUMAR KANORIA, Son of Late BHAGWATI PRASAD KANORIA, 46A, ALIPORE ROAD, Sector: 6TH FLOOR, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business

Indetified by Mr MRINAL KANTI GHOSH, , Son of Late KARTICK CHANDRA GHOSH, 10, K. S. ROY ROAD, 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 10-10-2023 by Mr PANKAJ SHAH, , Mr PANKAJ C SHAH DIRECTOR, SIDDHARTH LAND & BUILDINGS PRIVATE LIMITED, AZIMGANJ HOUSE, 7, Camac Street, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr MRINAL KANTI GHOSH, , Son of Late KARTICK CHANDRA GHOSH, 10, K. S. ROY ROAD, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 10-10-2023 by Mr CHETAN C SHAH, Director, SIDDHARTH LAND & BUILDINGS PRIVATE LIMITED, AZIMGANJ HOUSE, 7, Camac Street, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr MRINAL KANTI GHOSH, , Son of Late KARTICK CHANDRA GHOSH, 10, K. S. ROY ROAD, 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 15361, Amount: Rs.100.00/-, Date of Purchase: 17/08/2023, Vendor name: Subhankar Das



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 418605 to 418618
being No 160316132 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.10.11 13:17:10 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11/10/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.