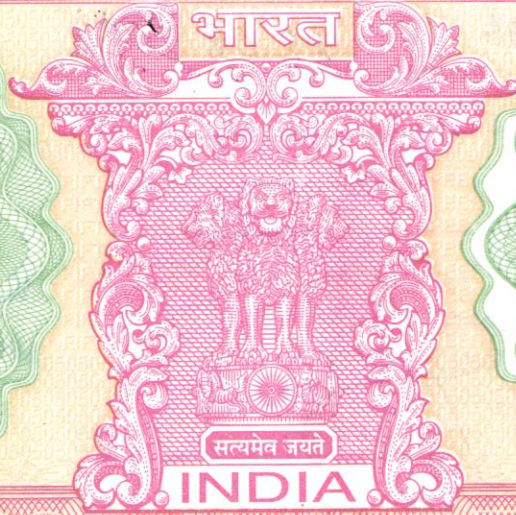


17081/22

I-16544/22

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 718505

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

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

DEVELOPMENT POWER OF ATTORNEY
AFTER DEVELOPMENT AGREEMENT

28 OCT 2022

KNOW ALL MEN BY THIS POWER OF ATTORNEY We,
1. SMT SREEPARNA MAZUMDER, PAN: AEVPM3847G,
Aadhaar No.5335 9938, 3644, Mb. No. 9432473537, wife of Sri
Sudeb Mazumder and **2. SRI SUDEB MAZUMDER**, PAN:
AFDPM2047M, Aadhaar No.2455 9913 9084, Mb. No.
9433479952, son of Late Barid Baran Mazumder, both by faith-
Hindu, both by Nationality- Indian, No. 1 by occupation -
Housewife, No. 2, by Occupation- Business, both are residing at A-
193, Ramkrishnanagar, Laskarpur, P.S- Sonarpur, Kolkata - 700
1533, hereinafter referred to as the **PRINCIPAL**, SEND
GREETINGS.

1836

08.08.2022

L. No. Date.

Name.....

Address.....

Value.....

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A. D. S. R. O., Kol-150

K. S. Mondal
Advocate
Alipore Judges Court
Kol-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
28 OCT 2022

WHEREAS We are the owners **ALL THAT** the land measuring 6 (Six) Cottahs 10 (Ten) Chittaks 11 (Eleven) sq.ft be the same a little more or less comprised in R.S. Dag No. 2087, L.R. Dag No. 2075, appertaining to R.S. Khatian No. 219, L.R. Khatian No. 2060 & 2061, J.L. No. 56, Revenue Survey No. 147, Touzi No. 109 of Mouza - Ukhila-Paikpara, P.S and A.D.S.R. Office at Sonarpur, within the Limits of the Rajpur Sonarpur Municipality, being Municipal Holding No. 228, Under Ward No. 24, in the District South 24 Parganas morefully described in the Schedule hereunder written we have decided to construct an ownership building on the said property and as such we have engaged **SRI MANISH KUMAR GUPTA**, son of Late Durga Prasad, by faith - Hindu, by occupation Business, office and residence at 2, Dr. A.M.O. Gani Road, Flat No. 7, P.S. - Karaya, Kolkata - 700 017 sole proprietor of **M/S. PRAMILA CONSTRUCTIONS**, as Developer by an agreement executed on the...^{28th} day of ~~October~~ 2022 for construction of ownership building on our said premises referred in the Schedule below under certain terms and condition mentioned therein and in compliance of the terms of the said agreement we have decided to irrevocably appoint the said **Sri Manish Kumar Gupta**, son of Late Durga Prasad Show, as our constituted Attorney to do all or any of the acts deeds things on our behalf.

Sreeparna Mazumder.
Sudub Mazumder

NOW BY THESE PRESENTS We, (1) **SMT SREEPARNA MAZUMDER**, and (2) **SRI SUDEB MAZUMDER** are nominating the said **Sri Manish Kumar Gupta** is our true and lawful attorney on our behalf to do the following acts deeds things and matters i.e. to say.

1. To enter into the premises and to take possession, take measurement, soil testing, if necessary and to do all other allied works, and take up construction work and supervise, manage and conduct all sorts of administration in respect of the said land described in the herein schedule below which now we have to handle and to do all sorts of official matters letters and correspondence arising in course of or in relation and connection to the matters concerned with my said property and warn off and prohibit any unauthorized person in the premises.
2. To appear before the Rajpur-Sonarpur Municipality and to apply for mutation in our names in respect of our aforesaid plot of land referred herein and to submit all papers, documents,

affidavit on our behalf and to pay rates, taxes and impositions before to The Rajpur-Sonarapur Municipality.

3. To prepare building plan, design work, construct, manage, control and supervise the construction of the building as per sanctioned plan and for that purpose bring, purchase procure all sorts of building materials electrical and sanitary fittings and fixture and to engage plan makers, designers, architect, engineers, artisans, masons and workman for the said building plan.

4. To sign and execute in the building plan, drawings in and all other related documents and papers, affidavits, declarations on my behalf and submit the same before Rajpur-Sonarapur Municipality for sanction of the said plan for construction of ownership building and take back the building plan and other allied papers, and if necessary apply for and obtain modified building plan.

5. To appear before the Rajpur-Sonarapur Municipality to do all acts, deeds and things and all relevant papers after putting signature on our behalf and collect the sanctioned building plan and other allied papers and permission for completion of construction from the Rajpur-Sonarapur Municipality on giving acknowledgement receipt on our behalf.

6. To appear for and on our behalf in office of the Rajpur-Sonarapur Municipality, West Bengal State electricity Board or any local or any statutory authority and all Govt. offices and Police Stations and to apply for and obtain necessary sanction, permit, license, supply service connection etc. as may be required for the construction of the building and the flats at the said premises from the respective authorities and to apply for and obtain occupancy certificate after completion of the building from the Municipality.

7. To appear before the office of the Rajpur-Sonarapur Municipality, Land Acquisition, Urban Land Ceiling and Regulation Authority and to apply for and obtain permission and no-objection from respective authorities on our behalf.

8. To modify the building plan if it becomes necessary and deposit all fees, before the authority concerned in our names and

on our behalf in connection with the building plan or modified plan and receive the same from the Municipality.

9. To negotiate and enter into agreements and contract for sale with intending purchaser/purchasers in respect of the flats, shops, and car parking spaces together with undivided proportionate share in land and common benefit allotted to the Developer as mentioned and set out in the said agreement as Developer's allocated portion (except owners' allocated portion) and to receive and retain full sale consideration from the intending purchaser/s and deliver possession thereof and sign, execute and presents for registration and admit execution of deeds of sale in favour of the purchaser/s on our behalf in respect of the flats, car parking & other spaces allotted to the developer.

10. To receive the earnest money/booking from the intending purchaser/s and also the balance of purchase money and to give valid and effectual receipts and discharge for the same for the area as per said Development agreement dated 28/10/2022 without creating any liability upon me.

11. To approve on our behalf the draft deeds of conveyances in respect of the said flats, car parking space and/or any spaces of the said building to be constructed on the schedule property as per said joint venture agreement.

12. To execute, sign and present any such agreement for sale, deed or deeds of Sale, Lease, mortgage and/or any nature of transfer before the Sub - Registrar office at Sonarpur, District Registrar offices at Alipur and / or Registrar of Assurances at Calcutta or any other Registration offices having authority for and to have the said deed or deeds of sale registered before the Registering authority for registration and to submit their respective executions and acknowledge receipt of the earnest money and/or total consideration money thereto paid by the purchaser/s and to do all acts, deeds, things which my said attorney shall consider necessary for conveying proportionate share or interest in the said property together with the flats, car parking space and/or any spaces to the intending purchaser or purchasers as fully and effectually in all respects allocated portion of the Developer as mentioned in the said joint venture agreement dated 28/10/2022 being deed No. 16542 for the year 2022 We, could do the same ourselves, if personally present.

Sreepona Mazumder.

Sudesh Mazumder

13. To sign appear and represent and/or to admit and to execute sale deed or deeds, Lease in favour of the intending purchaser or purchasers for sale of flats, shops car parking spaces and/or other spaces with proportionate undivided and un-demarcated share of the land in our name on my behalf and to represent the same for registration at the appropriate registration office or offices and admit execution thereof and possession will be handover thereto after proper registration.

14. To appoint Advocate or Advocates by signing Vakalatnama or any other papers and documents on our behalf .

15. To sign and verify plaint, petition and all documents and to sewerage and electricity swear an affidavit in relation to any suit or proceedings in respect of the said property.

16. To obtain any exparte contested or compromise decree and execute the same according to law and receive delivery of possession thereof and or to recover dues by granting satisfaction certificate.

17. To make any publication/advertisement for sale and/or transfer or for entering into any agreement for construction of any flat of built up area in the proposed building of the said property in any newspapers, journals or any place or places.

18. To negotiate and settle terms with the intending buyer/s, customers, transferees for sale and or for construction agreement of any kind of in respect of the proposed building.

19. To take all steps before the West Bengal State Electricity Board in the matter and in respect thereof according to Rules.

20. To take all steps before The Rajpur Sonarpur Municipality and/or any competent authority and or any competent authority sanitary sewerage and water supply meters of the development of the said property.

21. To do and perform every thing which may be required to be done for construction of multi-storied residential building on the land of the said property and or for the sale, lease or space or transfer of the flats and car Parking spaces thereof in respect of the said property.

22. To pay and discharge all dues debts and expenses including the payment of revenue rates and taxes of the Rajpur Sonarpur Municipality and/or any competent authority in respect of the said property on our behalf.

23. To sign all papers applications, documents of the intending purchaser/s in the flat, shops, car parking space and/or any space or spaces for obtaining loan of the same from his respective offices or from any financial institution in respect of the construction over the said property.

AND GENERALLY we , do all acts, deeds, and things in respect of the said property which we would have done lawfully under our common deeds for the implementation in the Schedule hereunder AND we hereby ratify and confirm and acknowledge such acts, deeds, and things as may be lawfully done by us said attorney or attorneys by virtue of these presents.

SCHEDULE ABOVE REFERRED TO

ALL THAT the land measuring 6 (Six) Cottahs 10 (Ten) Chittaks 11 (Eleven) sq.ft ^{together with 500 sq.ft Tiles shed structure thereon} be the same a little more or less comprised in R.S. Dag No. 2087, L.R.Dag No. 2075, appertaining to R.S. Khatian No. 219, L.R.Khatian No. 2060 & 2061, J.L. No. 56, Revenue Survey No. 147, Touzi No. 109 of Mouza - Ukhila-Paikpara, P.S and A.D.S.R. Office at Sonarpur, within the Limits of the Rajpur Sonarpur Municipality, being Municipal Holding No. 228, Paikpara Road, Under Ward No. 24, (Road Name Paikpara Road) in the District South 24 Parganas butted and bounded in the following manner :-

ON THE NORTH : 12' Wide Common Passage
ON THE SOUTH : 20' wide common passage
ON THE EAST : Land of R.S. Dag No. 2288
ON THE WEST : Land of Dag No. 23 & 24

Sreeparna Mazumder.
Suddeb Mazumder

IN WITNESS WHEREOF (1) **SMT SREEPARNA MAJUMDER**,
and (2) **SRI SUDEB MAJUMDER** set and subscribed our hands
on this 28th day of October in the year Two Thousand and
Twenty Two.

SIGNED, SEALED AND DELIVERED

In presence of :-

WITNESSES:-

1. Rahul De
Alipur Judges Court
Kol 27

1. Sreeparna Mazumder.

2. Alpana Gupta
2, D.A.M.O. Gani Road
Kolkata-700017

2. Sudeb Mazumder

**SIGNATURE OF THE
EXECUTORS**

(Principals)

Manish Kumar Gupta

Accepted by me,
SIGNATURE OF THE ATTORNEY

Drafted & Prepared by:-

K.S.M.
K.S.MONDAL, Advocate,
Alipur Judges' Court, EX. NO. F/1493/1477/78
18, Alipur Judges' Court, Kol-27.

Computerised by me:-

Alipur Judges' Court, Kol-27.

Thumb 1st finger Middle finger Ring finger Small Finger

| | | | | | | |
|-------|------------|--|--|--|--|--|
| Photo | Left hand | | | | | |
| | Right hand | | | | | |

Name -----

Signature -----



Left hand

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|--|--|--|--|--|
| | | | | |
| | | | | |

Right hand

Name SREEPARNA MAZUMDER

Signature Sreeparna Mazumder.



Left hand

| | | | | |
|--|--|--|--|--|
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| | | | | |

Right hand

Name Sudesh Mazumder

Signature Sudesh Mazumder



Left hand



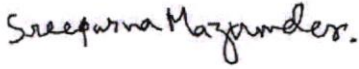



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Right hand

Name MANISH KUMAR GUPTA

Signature ManishKumarGupta



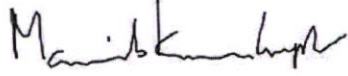
Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|--|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Sreeparna Mazumder Wife of Sudeb Mazumder Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Office |  28/10/2022 |  LTI 28/10/2022 |  28/10/2022 |
| City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx7g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Office | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Sudeb Mazumder Son of Late Barid Baran Mazumder Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Office |  28/10/2022 |  LTI 28/10/2022 |  28/10/2022 |
| City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/10/2022 , Admitted by: Self, Date of Admission: 28/10/2022 ,Place : Office | | | | |



Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| 1 | M S Pramila Construction City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, PAN No.:: ADxxxxxx7m,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 | Manish Kumar Gupta (Presentant) Son of Late Durga Prasad Shaw Date of Execution - 28/10/2022, , Admitted by: Self, Date of Admission: 28/10/2022, Place of Admission of Execution: Office |  <small>Oct 28 2022 12:45PM</small> |  <small>LTI 28/10/2022</small> |  <small>28/10/2022</small> |
| City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7m,Aadhaar No Not Provided Status : Representative, Representative of : M S Pramila Construction (as Proprietor) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr RAHUL DAS Son of Mr NETAI CHANDRA DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027 |  <small>28/10/2022</small> |  <small>28/10/2022</small> |  <small>28/10/2022</small> |
| Identifier Of Sreeparna Mazumder, Sudeb Mazumder, Manish Kumar Gupta | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|--------------------------------------|
| 1 | Sreeparna Mazumder | M S Pramila Construction-2.73969 Dec |
| 2 | Sudeb Mazumder | M S Pramila Construction-2.73969 Dec |

Transfer of property for L2

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|--------------------------------------|
| 1 | Sreeparna Mazumder | M S Pramila Construction-2.73854 Dec |
| 2 | Sudeb Mazumder | M S Pramila Construction-2.73854 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|---|
| 1 | Sreeparna Mazumder | M S Pramila Construction-250.00000000 Sq Ft |
| 2 | Sudeb Mazumder | M S Pramila Construction-250.00000000 Sq Ft |

Endorsement For Deed Number : I - 160316544 / 2022

On 28-10-2022

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 12:41 hrs on 28-10-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Manish Kumar Gupta .

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 46,53,037/-

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

Execution is admitted on 28/10/2022 by 1. Sreeparna Mazumder, Wife of Sudeb Mazumder, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 2. Sudeb Mazumder, Son of Late Barid Baran Mazumder, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Indetified by Mr RAHUL DAS, , , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 28-10-2022 by Manish Kumar Gupta, Propietor, M S Pramila Construction, City:- Not Specified, P.O:- Karaya, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Mr RAHUL DAS, , , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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 1836, Amount: Rs.50.00/-, Date of Purchase: 08/08/2022, Vendor name: Sabyasachi Deb



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 1603-2022, Page from 582105 to 582119

being No 160316544 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.11.25 14:34:02 +05:30
Reason: Digital Signing of Deed.

✓ (Debasish Dhar) 2022/11/25 02:34:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)