

DATED THIS THE 23RD DAY OF AUGUST, 2023.

B E T W E E N

DR. CHANDAN BANERJEE
...OWNERS/ FIRST PART

A N D

SRI SHYAMAL DHAR
DIRECTOR OF
SREMON CONSTRUCTION PVT. LTD.
...DEVELOPER/SECOND PART

DEVELOPMENT POWER OF ATTORNEY

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089
Phone No. 9830056633

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I - 6647/2023



पश्चिम बंगाल WEST BENGAL

08/2065706/23

Certified that the document is at AF 230655 registration. The signature, stamp/seals and the endorsement, if any, are attached to this document as per the document.

24 AUG 2023

Registrar VI/67(2)
District Sub Registrar-II
North 24 Parganas, Barasat

DEVELOPMENT POWER OF ATTORNEY

In Connection of registered Development Agreement dated 11th day of August, 2023, recorded in Book No.I, Volume No. 1502-2023, Pages 169807 to 169859, as Being No. 150206236 for the year 2023, registered at the office of the D.S.R. - II, North-24-Parganas, Barasat.

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 23rd day of August, Two Thousand Twenty-Three (2023).

BETWEEN

DR. CHANDAN BANERJEE, son of Late Amiya Ranjan Banerjee, PAN No. AEJPB0637B, AADHAAR No. 3598 6342

Contd..P/2.

ক্রমিক নং: 897 তারিখ: 14/10/22

মূল্য: 100/-

ক্রয়:

স্থান:

ভেণ্ডার: Ranjito Paul

লাইসেন্স:

কালিপুর:

MANIK LAL DE
Advocate
High Court, Calcutta

ভেণ্ডারের নাম: বিনোদ পাল

ভেণ্ডারের নাম: ব্যারাক:

টিডি নং:

স্টাম্প খরচের তারিখ: 1-3 OCT 2022

এ টি.ডি. নং মোট: কত:

স্টাম্প খরচ করা হয়েছে: 200000

[Signature]



2427

For Sremon Construction Pvt. Ltd.

[Signature]

Director



2428

Chandan Banerjee

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat



2429

23 AUG 2023

Attn: S/o
S/o Mr. Krishna Mohan Das
32, Vivekananda Nagar,
Belghoria, WB 76

6234, Voter Identity Card No. WB/20/139/342987, by Religion-Hindu, by Occupation - Medical Practitioner, by Nationality - Indian, residing at 138, Bangur Avenue, Block - 'A', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, hereinafter called the **"OWNER"** (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

A N D

SREMON CONSTRUCTION (PVT) LTD., a company incorporated under the provisions of Companies Act, 2013, as amended upto date, **PAN No. AAEC8670H**, having its registered office at Premises No.92, Bangur Avenue, Block - 'B', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of North-24-Parganas, represented by its Director namely **SRI SHYAMAL DHAR**, son of Late Debendra Bijay Dhar, **PAN No. ADOPD6771E, AADHAAR No. 3920 1805 0334, Voter Identity Card No. WB/20/139/342791**, by Religion-Hindu, by Occupation - Business, by Nationality - Indian, residing at 165/1, Bangur Avenue, Block - 'A', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, hereinafter referred to as the **"DEVELOPER"**, (which term or expression shall unless excluded by or repugnant to the context or subject hereof be deemed to mean and include its successor-in-office, legal representatives and assigns) being the party of the **SECOND PART.**

WHEREAS by an Indenture, dated 13th day of March, 1959, registered at the office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No. I, Volume No. 38, at Pages 128 to 135, and numbered as Deed No. 2016 for the year 1959, one Smt. Abharani Dutta, purchased the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land, measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S. Dag No. 1312 under C.S Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S. Dag No. 1320 under C.S Khatian No. 783, lying and situated at Plot No.138 and 139, Bangur Avenue, Block - 'A', Police Station - Dum Dum, in Mouza - Krishnapur, J.L. No.17, Re.Sa. No. 180, Touzi Nos.228 and 229, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas, morefully and particularly described in the Schedule - 'A', thereunder written, from The Amalgamated Development Limited, described therein as the Vendor, at and for the consideration as mentioned therein.

AND WHEREAS by an Indenture, dated 05th day of July, 1966, registered at the office of the District Registrar 24-Parganas, and recorded in Book No. I, Volume No. 90, at Pages 17 to 26, and as Deed No. 3732 for the year 1966, one Sri Amiya Ranjan Banerjee, purchased the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land, measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S. Dag No. 1312 under C.S Khatian No. 158, and land

measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S. Dag No. 1320 under C.S Khatian No. 783, lying and situated at Plot No.138 and 139, Bangur Avenue, Block - 'A', Police Station - Dum Dum, in Mouza - Krishnapur, J.L. No.17, Re.Sa. No. 180, Touzi Nos.228 and 229, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas, morefully and particularly described in the Schedule - 'A', thereunder written, from Smt. Abharani Dutta, described therein as the Vendor, at and for the consideration as mentioned therein and thereafter the said Amiya Ranjan Banerjee, constructed a three storied dwelling house upon the said land.

AND WHEREAS the said Amiya Ranjan Banerjee, being a Testator, during his life time made and published his Last Will and Testament dated 23rd day of December, 1992, whereby and whereunder the said Amiya Ranjan Banerjee, inter-alia gave, devised and bequeathed ALL THAT three storied dwelling house togetherwith piece or parcel of Bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land, measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S. Dag No. 1312 under C.S Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S. Dag No. 1320 under C.S Khatian No. 783, lying and situated at Plot No.138 and 139, Bangur Avenue, Block - 'A', Police Station - Dum Dum, in Mouza - Krishnapur, J.L. No.17, Re.Sa. No. 180, Touzi Nos.228 and 229, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, morefully and particularly

described the land in question in the Schedule - 'A', in the Indenture dated 05th day of July, 1966 purchased by the said Amiya Ranjan Banerjee and morefully described in the said WILL, in favour of the his son namely, **DR. CHANDAN BANERJEE**, as the sole beneficiary in respect thereof and the said Amiya Ranjan Banerjee, also appointed his son namely **DR. CHANDAN BANERJEE**, and his son-in-law namely, **KISHORE SHANKAR BANDOPADHYAY**, as a executors therein.

AND WHEREAS the said Amiya Ranjan Banerjee, since deceased, died testate on the 18th day of June, 2009. After the death of Amiya Ranjan Banerjee, one of the executors in the Last WILL and Testament of Amiya Ranjan Banerjee, since deceased, dated 23rd day of December, 1992, **DR. CHANDAN BANERJEE** filed an application for grant of Probate of the said Will before the Hon'ble High Court Calcutta (Testamentary and Intestate Jurisdiction) being PLA No.4 of 2010, as the other named executor Sri Kishore Shankar Banerjee refused to act as such. During the pendency of the Probate proceedings the wife of the Testator namely Bharati Banerjee died on 03rd day of January, 2014.

AND WHEREAS Probate of the said Last Will and Testament of the said Amiya Ranjan Banerjee, since deceased, was granted in favour of the said **DR. CHANDAN BANERJEE**, by the Hon'ble High Court at Calcutta granted on 20th day of March, 2017 and issued on 18th day of September, 2017.

AND WHEREAS by a registered Deed of Assent dated 04th day of April, 2019, registered at the office of the Additional registrar of Assurances - II, Kolkata, and recoded

in Book No. I, Volume No. 1902-2019, at Pages 48032 to 48045, as Deed No. 190201312 for the year 2019, the said **DR. CHANDAN BANERJEE**, as the executor/administrator to the Estate of Amiya Ranjan Banerjee, since deceased, assented to the legacy in the last will and testament of the said Amiya Ranjan Banerjee, dated 23rd day of December, 1992 by discharge his liabilities to the said **DR. CHANDAN BANERJEE**, as a Beneficiary the said property, morefully described in the schedule to the said Deed of Assent, in terms of the said last will and testament of Amiya Ranjan Banerjee, since deceased.

AND WHEREAS by virtue of a grant of Probate as well as the Deed of Assent the said **DR. CHANDAN BANERJEE**, became sole and absolute owner and absolutely seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S. Dag No. 1312 under C.S Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S. Dag No. 1320 under C.S Khatian No. 783, togetherwith the three storied building standing thereon measuring an area 4670 (four thousand six hundred seventy) square feet more or less, of which 1450 (one thousand five hundred fifty) square feet more or less, is situated on the Ground Floor (Cemented finished); and 1610 (one thousand six hundred ten) square feet more or less, on the First Floor (Cemented finished); and 1610 (one thousand six hundred ten) square feet more or less, on the Second Floor

(Cemented finished); lying and situated at Plot No.138 and 139, Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town (formerly Dum Dum), in Mouza - Shyamnagar (formerly Krishnapur), J.L. No.32/20 (formerly 17), Re.Sa. No. 180, Touzi Nos.228 and 229, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, morefully and particularly described in the Schedule thereunder written, with clear complete and perfect title in the true sense of the term.

AND WHEREAS after obtaining the said property, Dr. Chandan Banerjee, duly amalgamated and mutated his property and registered his name in the records of the South Dum Dum Municipality and obtained a single Municipal Premises No. 138 (formerly 138 and 139), Bangur Avenue, Block - A, Kolkata - 700055, being Municipal Holding No. 223 (formerly 164), Bangur Avenue, Block - A, Ward No. 29.

AND WHEREAS the said Dr. Chandan Banerjee, became the sole and absolute Owner, being the property ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S. Dag No. 1312 under C.S Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S. Dag No. 1320 under C.S Khatian No. 783, togetherwith the three storied building standing thereon measuring an area 4670 (four thousand six hundred seventy) square feet more or less, of which 1450 (one thousand five hundred fifty) square feet more or less, is situated on the Ground Floor (Cemented finished); and 1610 (one thousand six hundred ten) square feet more or

less, on the First Floor (Cemented finished); and 1610 (one thousand six hundred ten) square feet more or less, on the Second Floor (Cemented finished); lying and situated at Municipal Premises No.138, Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No.32/20, Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223, Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, hereinafter called the said '**PROPERTY**', morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS the Owner herein, is desirous of developing the said property by demolishing the existing structure and constructing a new structure, and the Developer herein, has approached the Owner herein proposing to construct G+9 storeyed building on the said premises after demolishing the existing structure upon the said premises, at the own cost and expenses of the Developer, and the Owner herein accepted the proposal of the Developer and agreed to authorise the Developer to develop the said premises, more fully and particularly described in the First Schedule hereunder written, in accordance with sanctioned of the building plan issued by the South Dum Dum Municipality in consideration of the Developer agreeing to make over to the Owner herein the Owner's Allocation morefully described hereunder.

AND WHEREAS the Owner herein for a better accommodation decided to develop the aforesaid land (morefully and particularly described in the FIRST SCHEDULE

hereunder written) and enter into an registered Development Agreement dated 11th day of August, 2023, registered at the Office of the District Sub-Registrar - II, North-24-Parganas, Barasat, recorded in Book no.I, Volume No. 1502-2023, Pages 169807 to 169859, as Being No.150206236 for the year 2023, with the developer herein, togetherwith certain terms and conditions mentioned thereunder written.

AND WHEREAS in terms of the said Development Agreement the Owner hereby executed this Power of Attorney regarding construction and all related work of construction including right to sale the Developer's allocation and other terms and condition stated in the said Development Agreement and Owner herein execute this Power of Attorney as follows:—

THIS POWER OF ATTORNEY

BE it known to all that I, **DR. CHANDAN BANERJEE**, son of Late Amiya Ranjan Banerjee, **PAN No. AEJPB0637B, AADHAAR No. 3598 6342 6234, Voter Identity Card No. WB/20/139/342987**, by Religion-Hindu, by Occupation - Medical Practitioner, by Nationality - Indian, residing at 138, Bangur Avenue, Block - 'A', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, herein mentioned as the **OWNER—the EXECUTANT** hereof, per terms of the development agreement this document as a whole I/Owner agreeing to execute this General Power of Attorney in favour of the developer herein respecting the plot as aforesaid, that being necessary for completion of the development project respecting the same.

NOW IT BE KNOWN TO ALL MEN BY THESE PRESENTS

that I, the Executant hereof, do hereby nominate, constitute and appoint, to **SREMON CONSTRUCTION (PVT) LTD.**, a company incorporated under the provisions of Companies Act, 2013, as amended upto date, **PAN No. AAEC8670H**, having its registered office at Premises No.92, Bangur Avenue, Block - 'B', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of North-24-Parganas, represented by its Director namely **SRI SHYAMAL DHAR**, son of Late Debendra Bijay Dhar, **PAN No. ADOPD6771E, AADHAAR No. 3920 1805 0334, Voter Identity Card No. WB/20/139/342791**, by Religion-Hindu, by Occupation - Business, by Nationality - Indian, residing at 165/1, Bangur Avenue, Block - 'A', P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, being the Developer, the party of the Second part herein, as my true and lawful 'Constituted Attorney' for myself and in my name and on my behalf, and to act and/or represent me to do, execute and perform or cause to be done all acts, deeds and things, that is to say:—

1. To construct the building so to be constructed at the land, morefully and particularly described in the First Schedule hereunder written.
2. To sign application affidavits and affirm the same on behalf of the Owner herein which may be necessary for the construction of the said building or buildings and to carry correspondence on behalf of the Owner herein with all concerned authorities and body/bodies including the chairman South Dum Dum Municipality, Government of West Bengal, Police, Fire Brigade etc.

in connection with the said construction and development of the said premises under reference to make sign and submit application, letters and other writings to the appropriate authorities local bodies for all and any licences, permission, sanctions and consents required for the proposed construction and development of the said premises.

3. To sign and execute any Agreement for Sale, Deed of Conveyance(s) and rectification Deed on behalf of the Owner herein in respect of the flats, commercial space and carparking space and other spaces togetherwith undivided proportionate share of land wherein the said proposed building is to be constructed by the said Attorney, which have been allotted to the Developer in accordance with Article - III, mentioned in the said development agreement as well as described in the FOURTH SCHEDULE hereunder written, excepting the Owner allocation mentioned in Article - II in the said Development Agreement as well as described in the THIRD SCHEDULE, hereunder written, and to receive consideration money from the intending purchaser/ purchasers and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents, against such units.
4. To represent before the Registrar or any registration office namely Registrar of Assurances, Kolkata, District Sub-Registrar II, Barasat, Additional District Sub-Registrar Bidhannagar, Salt Lake City or any other appropriate authority, for the purpose of registration of the Agreement/Agreements, Deed of Conveyance or

Conveyances in respect of any saleable spaces or part or portions within the allocation of the developer as shall be constructed by the said Attorney/Developer of which has been described as developer's allocation in the aforesaid development agreement as will be appear in the Second Schedule hereunder written, at the said premises togetherwith other portions thereof, save and except Owner allocation as mentioned in the said development agreement.

5. To enter into, hold, defend, possession of the said land and every part thereof and also to manage, maintain, and administer the said land and every part thereof.
6. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all soil testing, excavation and all other necessary works whatsoever, in that respect.
7. To sign and submit all papers, documents, applications, undertakings, declarations and plans to be required for having the building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary, at any point of time by the South Dum Dum Municipality, or any other competent authorities, in connection therewith, and to make, sign, execute and submit necessary applications and declarations by giving undertakings, paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and Completion Certificate in respect of proposed building upon the said plot mentioned as aforesaid.

8. To appear before the necessary authorities including the South Dum Dum Municipality, Kolkata Metropolitan Development authorities in connection with sanction of plan and other purpose.
9. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks, and other materials for construction of building, and constructional equipments and to appoint Architects and constructors for the purpose of the development and construction of the said land.
10. To apply for, and/or appear before, competent authority and obtain electricity, water, sewerage and or other connections of any other utilities from appropriate authorities or from the South Dum Dum Municipality and/or other competent authority.
11. To ward off and prohibit, if necessary and to proceed in due forum of Law against any trespassers on the said lands or any part thereof, and to take appropriate steps there by against action or otherwise, and to abate all nuisance.
12. To accept notice, and serve papers from any Courts, Tribunal and/or Authority and/or persons.
13. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts, and discharges in respect thereof.
14. To sign and submit papers applications and documents for having the mutation affected in all public and with all authorities and/or persons including B.L.& L.R.O. and the said South Dum Dum Municipality having

jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.

15. To pay all outgoings from the date of execution of this present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt, and/or discharge thereof.
16. To take bookings from the intending buyers, to enter into Agreement for sale and Deed of conveyances of the said developer's allocation with the intending purchaser or purchasers from the nominee/nominees of the developer and to receive booking money or earnest money for the flats or the constructed portion on behalf of principal/Owner, and to receive the full amount of consideration for sale of any portion within the allocation of the developer, inclusive of the value of proportionate share in the lands as contained in the plot.
17. To affix sign board, or install any hoarding on the said Scheduled plot of lands in the name of the Attorney, the developer as aforesaid, during course of construction and to remove such hoarding upon completion of the construction.
18. To advertise in the newspapers for procuring purchasers for selling the flats/shop/office and other spaces in the said proposed building.

19. To enter into any agreement for sale for the proposed flats/shops/office/car parking spaces and to receive advance/earnest money/consideration in respect of the said spaces and the undivided proportionate share in the land, only in the developer allocation and/or portion.
20. To sign and execute all sorts of papers, documents, applications and declaration on my behalf to obtain sanction of project loan from any financial institution in respect of the allocation of the Developer save and except the Owners' Allocation mentioned in the THIRD SCHEDULE hereunder written.
21. For all or any of the purposes hereinbefore stated to appear and to represent the Owner, before all authorities having jurisdiction and to sign execute and submit papers and documents for the purpose.
22. To appear, and represent the Owner before any notary public, A.D.S.R. Bidhannagar, Salt Lake City, Registrar of Assurance, Metropolitan Magistrate and other appropriate & competent office/officers or Authority/Authorities, having jurisdiction and to present for registration.
23. To ask, demand, receive, to appoint lawyers, solicitors, advocates on my behalf and to defend suits of cases for or against me in any Court of Law, execution proceeding or otherwise all moneys payments etc. ins and out of any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of my said property.

24. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc. and to all reasonable matters and things as may appear to my said Attorney necessary for such sale.
25. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning my said property or any part thereof.
26. To sign any correspondences, any letters, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama memo of appeal or any other documents or papers in any proceedings or in any way connected therewith, before any court of law, statutory, Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.
27. To adduce evidence through any of the partners of the attorney in connection with any matter respecting the plot and/or the project or matters arising out of the same before any person or quarter on behalf of the Owner, which shall be as good as that of the Owner as he may do being personally present therebefore for such purpose.

And the Executants/Owner, do hereby ratify, confirm and agree or undertake to ratify and confirm, all whatsoever, his said Attorney or agents appointed under this power hereinabove contained, shall lawfully do, or cause to be done in the right of, or by virtue of these presents.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of bastu land, measuring an area 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S./R.S/L.R. Dag No. 1312. under C.S./R.S. Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S./R.S/L.R. Dag No. 1320 under C.S./R.S. Khatian No. 783, togetherwith three storied building standing thereon measuring an area 4670 (four thousand six hundred seventy) square feet more or less, in the forms of - measuring an area 1450 (one thousand five hundred fifty) square feet more or less, on the Ground Floor (Cemented finished); measuring an area 1610 (one thousand six hundred ten) square feet more or less, on the First Floor (Cemented finished); measuring an area 1610 (one thousand six hundred ten) square feet more or less, on the Second Floor (Cemented finished); lying and situated at Municipal Premises No.138 (formerly 138 and 139), Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town, in Mouza - Shyamnagar (formerly Krishnapur), J.L. No.32/20 (formerly 17), Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223 (formerly 164), Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District of North-24-Parganas.

THE PROPERTY IS BUTTED AND BOUNDED BY:

ON THE NORTH	:	By Partly Plot Nos. 131, 132, 133.
ON THE SOUTH	:	By 40' feet wide road.
ON THE EAST	:	By Plot No. 137.
ON THE WEST	:	By plot No. 140.
		All of Bangur Avenue, Block - A.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT proposed G+9 storeyed brick- built, messuage tenement hereditament premises and/or building will be known as "**HIMANI VILLA**", together with a piece and parcel of land measuring an area of measuring 06 (six) Cotthas 16 (sixteen) square feet, more or less, in the forms of - land measuring an area 05 (five) Chittaks 10 (ten) Square feet, more or less, comprised in C.S./R.S/L.R. Dag No. 1312 under C.S./R.S. Khatian No. 158, and land measuring an area 05 (five) Cottahs 11 (eleven) Chittaks 06 (six) Square feet more or less, comprised in C.S./R.S/ L.R. Dag No. 1320 under C.S./R.S. Khatian No. 783, lying and situated at Municipal Premises No.138 (formerly 138 and 139), Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town, in Mouza - Shyamnagar (formerly Krishnapur), J.L. No.32/20 (formerly 17), Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223 (formerly 164), Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District of North-24-Parganas, *save and except the Owner's allocation mentioned in the Article - II of the said development agreement*, as well as the mentioned in the **THIRD SCHEDULE** hereunder written.

THE PROPERTY IS BUTTED AND BOUNDED BY:

ON THE NORTH	:	By Partly Plot Nos. 131, 132, 133.
ON THE SOUTH	:	By 40' feet wide road.
ON THE EAST	:	By Plot No. 137.
ON THE WEST	:	By plot No. 140.

All of Bangur Avenue, Block - A

THIRD SCHEDULE ABOVE REFERRED TO:

(OWNERS' ALLOCATION)

OWNERS' SHARE and ALLOCATION shall mean that Owner will get flats, carparking spaces, Commercial Space, in the proposed new building including proportionate share of stair, lift and land area and common areas, main gate and other gates, within the building details as under: -

- a) One Garage No. 3, on the Ground Floor, measuring an area 135 (one hundred thirty five) square feet, more or less.
- b) One Garage No. 4, on the Ground Floor, measuring an area 135 (one hundred thirty five) square feet, more or less.
- c) One Commercial Space, on the Ground floor, measuring an area 250 (two hundred fifty) square feet, more or less; consisting of one Room and One Toilet.
- d) Entire Sixth Floor, consisting of two flats being Flat No.6A and Flat No.6B.

The aforesaid flats, Car Parking Space and commercial spaces, hereinafter called the Owners' allocation, as contained in the building, lying and situated at Municipal Premises No.138, Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town, in Mouza - Shyamnagar, comprised in C.S./R.S./L.R. Dag No. 1312, 1320 under C.S./R.S. Khatian No. 158, 783, J.L. No.32/20, Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223, Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, more fully and particularly described in the **SECOND SCHEDULE** hereinabove written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, upon which the said G+9 storeyed building is to be constructed.

FOURTH SCHEDULE ABOVE REFERRED TO:
(DEVELOPER'S ALLOCATION)

DEVELOPER'S SHARE AND ALLOCATION shall mean that Developer will get flats, commercial space, shops, carparking spaces and other space, in the proposed new building including proportionate share of stair, lift and land area and common areas, main gate and other gates, within the building details as under:

- a) Twelve nos. of Garages being Garage Nos. 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 all on the Ground Floor.
- b) Entire First Floor, consisting of two flats being Flat No.1A and Flat No.1B.
- c) Entire Second Floor, consisting of two flats being Flat No.2A and Flat No.2B.
- d) Entire Third Floor, consisting of two flats being Flat No.3A and Flat No.3B.
- e) Entire Fourth Floor, consisting of two flats being Flat No.4A and Flat No.4B.
- f) Entire Fifth Floor, consisting of two flats being Flat No.5A and Flat No.5B.
- g) Entire Seventh Floor, consisting of two flats being Flat No.7A and Flat No.7B.
- h) Entire Eighth Floor, consisting of two flats being Flat No.8A and Flat No.8B.
- i) Entire Ninth Floor, consisting of two flats being Flat No.9A and Flat No.9B.

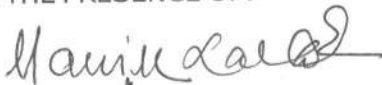
The aforesaid flats, commercial spaces, Car Parking Space, Shops and other spaces, as contained in the building, lying and situated at Municipal Premises No.138, Bangur Avenue, Block - 'A', Kolkata - 700055, Police Station - Lake Town, in Mouza - Shyamnagar, comprised in C.S./R.S./L.R. Dag No. 1312, 1320 under C.S./R.S. Khatian No. 158, 783, J.L. No.32/20, Re.Sa. No. 180, Touzi Nos.228 and 229, Municipal Holding No. 223, Bangur Avenue, Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, in the District of North-24-Parganas, more fully and particularly described in the **SECOND SCHEDULE** hereinabove written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, upon which the said G+9 storeyed building is to be constructed *save and except the Owner's allocation mentioned in the Article - II and THIRD SCHEDULE of the said development agreement*, as well as the mentioned in the **THIRD SCHEDULE** hereinabove written.

IN WITNESS WHEREOF we the executants hereof, have hereunto set and subscribe our hands and/or signature on this Power of Attorney on the day, month and year first above written.

SIGNED & DELIVERED

BY THE OWNER AT KOLKATA

IN THE PRESENCE OF:

1. 
Advocate
2. 
32, Vivekananda
Nagar, Belghoria,
WB-56


DR. CHANDAN BANERJEE
...OWNER/ FIRST PART

SIGNED, SEALED & DELIVERED

BY THE CONSTITUTED ATTORNEY/

DEVELOPER AT CALCUTTA

IN THE PRESENCE OF:

1. 
Adv.
2. 

For Sremon Construction Pvt. Ltd.


Director

SRI SHYAMAL DHAR
DIRECTOR OF
SREMON CONSTRUCTION PVT. LTD.
...DEVELOPER/SECOND PART

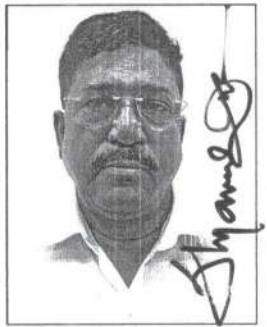
Drafted by :


Mr. Manik Lal De
Advocate
High Court, Calcutta.
Bar Association Room No. 12,
Reg. No. WB/632/1988.

Signature
of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....

 Chandan Raniger.					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little
 Chandan					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
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	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little


 ভাৰতীয় নিৰ্বাচন কমিশ্যন
 Election Commission of India
 IDENTIFY CARD
 DIW.2956449



নিৰ্বাচকৰ নাম : অলোক দাস
 Elector's Name : Alok Das
 পিতাৰ নাম : কৃষ্ণমোহন দাস
 Father's Name : Krishnamohan Das
 লিংগ / Sex : পুৰ / M
 জন্ম তাৰিখ / Date of Birth : XX / XX / 1975

DIW2956449

ঠিকনা:
 32 বিবেকানন্দ নগৰ কাৰঘাট 33 বেলঘাৰা উত্তৰ 24
 পৰগনা 700056

Address:
 32 Vivekananda NagarKamarhati 33
 Belgharia North 24 Parganas 700056



Date: 11/08/2007
 136-কাৰঘাট নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন নিয়ন্ত্ৰক
 কাৰিকারিকৰ স্বাক্ষৰ অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 136-Kamarhati Constituency

ঠিকনা পৰিৱৰ্তন হলে নতুন ঠিকনাৰ ফোটাৰ সৈতে বহু
 ফোটা এ একই নম্বৰৰ নতুন সঠিক পৰিচালনা কৰিবলৈ
 লয়। নিৰ্বাচন কৰ্মী এই পৰিচালনাৰ নতুনটি উল্লেখ কৰিব।
 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.

Alok Das



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15028002065706/2023

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
1	Dr CHANDAN BANERJEE 138, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Principal			 23/8/23
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SHYAMAL DHAR 165/1, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangru Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Representative of Attorney [SREMON CONSTRUCTION PVT LTD]			 23.8.2023



No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Alok Das Son of Late Krishna Mohan Das 32 Vivekananda Nagar, City:- , P.O:- Belghoria, P.S:- Belghoria, District:- North 24-Parganas, West Bengal, India, PIN:- 700056	Dr CHANDAN BANERJEE, Mr SHYAMAL DHAR			Alok Das 23-08-2023

(Rita Lepcha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1502-06647/2023	Date of Registration	24/08/2023
Query No / Year	1502-8002065706/2023	Office where deed is registered	
Query Date	11/08/2023 4:54:28 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANIK LAL DE A-12/2 Kalindi Housing Estate,Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831346520, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Déclaration : 2]	
Set Forth value		Market Value	
		Rs. 2,59,16,255/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150206236/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-A, Mouza ShyamNagar, Premises No: 138, , Ward No: 29, Holding No:223 Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1312	LR-158	Bastu	Bastu	5 Chatak 10 Sq Ft		12,33,751/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1320	LR-783	Bastu	Bastu	5 Katha 11 Chatak 6 Sq Ft		2,15,30,254/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			9.9367Dec	0 /-	227,64,005 /-	
		Grand Total :			9.9367Dec	0 /-	227,64,005 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	4670 Sq Ft.	0/-	31,52,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1610 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1610 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	4670 sq ft	0 /-	31,52,250 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dr CHANDAN BANERJEE Son of Late Amiya Ranjan Banerjee 138, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SREMON CONSTRUCTION PVT LTD 92, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SHYAMAL DHAR (Presentant) Son of Late Debendra Bijay Dhar 165/1, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangru Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SREMON CONSTRUCTION PVT LTD (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Alok Das Son of Late Krishna Mohan Das 32 Vivekananda Nagar, City:- , P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056			
Identifier Of Dr CHANDAN BANERJEE, Mr SHYAMAL DHAR			

Transfer of property for L1		
From		To. with area (Name-Area)
Dr CHANDAN BANERJEE		SREMON CONSTRUCTION PVT LTD-0.538542 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Dr CHANDAN BANERJEE	SREMON CONSTRUCTION PVT LTD-9.39812 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Dr CHANDAN BANERJEE	SREMON CONSTRUCTION PVT LTD-4670.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-A, Mouza: ShyamNagar, Premises No: 138, , Ward No: 29, Holding No:223 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1312, LR Khatian No:- 158		Owner Name not selected by applicant.
L2	LR Plot No:- 1320, LR Khatian No:- 783		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150206647 / 2023

23-08-2023

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

Presented for registration at 19:00 hrs on 23-08-2023, at the Private residence by Mr SHYAMAL DHAR .,

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 2,59,16,255/-

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

Execution is admitted on 23/08/2023 by Dr CHANDAN BANERJEE, Son of Late Amiya Ranjan Banerjee, 138, Bangur Avenue, Sector: A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Others

Indetified by Alok Das, , Son of Late Krishna Mohan Das, 32 Vivekananda Nagar, P.O: Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

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

Execution is admitted on 23-08-2023 by Mr SHYAMAL DHAR, Director, SREMON CONSTRUCTION PVT LTD, 92, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Alok Das, , Son of Late Krishna Mohan Das, 32 Vivekananda Nagar, P.O: Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service



Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 24-08-2023

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.

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 897, Amount: Rs.100.00/-, Date of Purchase: 14/10/2022, Vendor name: Ranjita Pal



Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2023, Page from 180860 to 180892
being No 150206647 for the year 2023.



Digitally signed by RITA LEPCHA
Date: 2023.08.29 15:52:31 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2023/08/29 03:52:31 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

DATED THIS THE 23RD DAY OF AUGUST, 2023.

B E T W E E N

DR. CHANDAN BANERJEE
...OWNERS/ FIRST PART

A N D

SRI SHYAMAL DHAR
DIRECTOR OF
SREMON CONSTRUCTION PVT. LTD.
...DEVELOPER/SECOND PART

DEVELOPMENT POWER OF ATTORNEY

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089
Phone No. 9830056633