

16/20/22

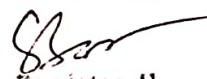
I-16138/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 034141

Certified that the document is admitted in
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.


District Sub-Register-II
Alipore, South 24-Parganas

03 DEC 2022

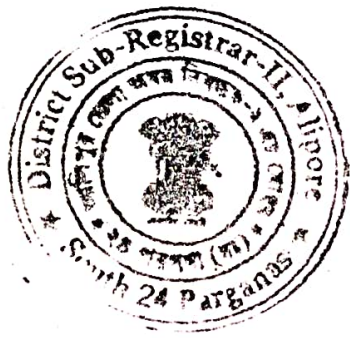
**POWER OF ATTORNEY FOR DEVELOPMENT
AND SALE OF DEVELOPER'S ALLOCATION**

We, (1) **SMT. SRILA BANERJEE**, having PAN AOXPB0546H,
Aadhaar No.4937 8498 6191, wife of Late Tapas Kumar
Banerjee, by faith : Hindu, by nationality : Indian, by
occupation : House-Wife, residing at 10, Tinkori Ghosh Lane,
Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026

9/12 11-30 am
8-8/34 76571

05 DEC 2022

1023
 NO..... DATE..... RS 100
 NAME..... Srikr Banerjee & Or
 ADDRESS..... 10 Tinkora Ghosh Lane 1023
 ALIPORE JUDGES COURT
 A. K. SAMAJPATI
 SIGNATURE



Partha Sana
PARTHA SANA
 DEED WRITER
 L. No.- 132/2013
 ALIPORE POLICE COURT
 KOLKATA-700027

DISTRICT SUB REGISTRAR-II
 SOUTH 24 PGS ALIPORE
 09 DEC 2022

and (2) **SMT. SWATI CHAKRABORTY**, having PAN AHWPC5043N, Aadhaar No.9579 4216 1541 wife of Subhabrata Chakraborty and daughter of Late Tapas Kumar Banerjee, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at 10, Tinkori Ghosh Lane, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700026, are executing this present Registered Power of Attorney irrevocable upto the period of completion of the project in writing in favour of the Developer including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for Developer's Allocation and for this purpose we are hereby appointing, nominating and constituting **CALCUTTA CONSTRUCTION**, a Partnership Firm, having Income Tax PAN AADFC9887C, and its registered office at 7A, Nepal Bhattacharjee Street, Post Office : Kalighat, Police Station : Kalighat, Kolkata : 700 026, represented by its Partners (1) **GOUTAM BANERJEE**, having Income Tax PAN AEHPB1254N and Aadhaar 7848 7995 9507, son of Sri Kashi Nath Banerjee, by Nationality Indian, by faith : Hindu, by occupation : Business, residing at 57A, Gurupada Halder Road, Police Station : Kalighat, Post Office : Kalighat, Kolkata : 700 026, (2) **DEBOJIT CHAKRABORTY** having Income Tax PAN

ACRPC0276B and Aadhaar No. 6740 2626 0840, son of Late Shyam Sundar Chakraborty, by Nationality Indian, by faith : Hindu, by occupation : Business, residing at 7B, Nepal Bhattacharjee Street, Police Station : Kalighat, Post Office - Kalighat, Kolkata : 700 026 as our constituted attorneys, to do, act and represent ourselves in our names and on our behalf, either jointly or severally as follows :-

1. To enter upon the said Property particularly described in the Schedule hereunder written as our agent or attorney, in our name and on our behalf.
2. To look after, manage and to do all the acts deeds and things that are necessary for and incidental to look after and manage the said Property particularly described in the Schedule hereunder written.
3. To do all the acts, deeds and things that are necessary for and incidental to the protection and preservation of the said property.
4. To look after, manage and to do all the acts, deeds and things that are necessary for and incidental to the

management of the all the affairs touching the said property.

5. To represent us before the concerned Authorities/Officers in all matters touching our said property and to make correspondences for and on our behalf.
6. To receive all notices, letters etc. and to sign and execute all papers, deeds and documents relating to any matter touching our share of the said property in our name, for and on our behalf.
7. To make payments of all rates and Taxes in respect of the said property in our name and for and on our behalf and to receive proper and valid receipt there for in our name and on our behalf.
8. To effect mutation of our name in the records of the Kolkata Municipal Corporation in respect of the subject property and for the said purpose to sign and file all necessary applications, papers and documents, to affirm and swear all affidavits, undertakings for the said purpose.

9. To comply with all the necessary and requisite formalities before the authorities of the Kolkata Municipal Corporation touching mutation of our name, effecting amalgamation, payment of taxes, effecting general revision of assessment etc. for and on our behalf.
10. To sign and submit, resubmit building plan(s), revised plans, plans for water connection, plans for drainage connection and all such other plans as be required for the purpose of construction of the proposed new building as our attorney or agent, in our name and on our behalf.
11. To obtain all necessary sanctions as be required for construction of new building up to completion its construction at the said property for and on our behalf and for the said purpose to represent us in all hearings, cases, matters before the authorities of the Kolkata Municipal Corporation and to make correspondences, submissions, representations either orally or in writing or virtually and/or in any other mode or form as be required/prescribed in that regard for and on our behalf.

12. To obtain requisite permissions, sanctions and/or clearances of the aforesaid property or portion thereof and in the said connection, to sign, verify and affirm Affidavit and all applications and other documents as may be required.
13. To sign and to submit Building Plans and other plans including modification plan, plans and papers for regularization of any construction if any and to obtain all types of sanction for construction of Building on the said property in our name and on our behalf and to take delivery of such plans from the Kolkata Municipal Corporation.
14. To enter into agreements for development and/or sale and/or transfer and to sign and execute agreement (s) for sale in respect of the Developer's allocation and/or portions thereof with intending purchasers as per the development agreement as referred to above.
15. To receive earnest money and/or consideration money for sale of the said property from the Purchaser or Purchasers.

16. To appear before the Registrar of the concerned registration offices and to sign and execute the deeds of conveyances for sale of the our share of Units/Flats/ Commercial Spaces Along With proportionate undivided interest and share in the land underneath thereof in favour of the intending purchasers in our name and for and on our behalf and to register the said deeds or documents in accordance with law.
17. To present such conveyance deed or deeds before the appropriate Registering Authority, to admit, execute and to register the same in accordance with law And Also to take delivery of registered instruments/documents from the concerned registering offices/authority.
18. To appear and represent us before all Municipal Bodies, Corporation, and other legal and Administrative Authorities including the Police Authorities etc. before any Magistrate and in Courts having Civil, Criminal, Original or Appellate, Revisional or Special jurisdiction including jurisdiction of any High Court, before any tribunal or Judicial or quasi Judicial authority, and

other Authorities and in all Government or Semi-Government offices and departments in respect of the said property.

19. To pay municipal taxes and to deposit all fees, fines etc. and to make all payments whatsoever touching the said property to the Kolkata Municipal Corporation in our name and for and on our behalf.
20. To make correspondences with CESC Limited and to sign all relevant papers and to deposit all fees, charges, costs for the purpose of providing supply of electricity in the said property in our name, for and on our behalf.
21. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals and to sign and file vakalatnama in respect of the said property and to compromise, compound and to be non-suited as our constituted attorney in our name, for and on our behalf.
22. To engage Lawyers and to sign and verify, pleadings and to swear affidavits, to accept service of summons, notices

and other legal processes, enforce judgment, execute any decree or order in respect of the said property.

23. To represent us before the Fire License/Brigade Authorities for any sanction, permission if any required for the purpose of construction and for the said purpose to sign, verify, affirm make and submit all applications, letters, correspondence, to attend all hearings before all concerned authorities of the department representing us as our legally constituted attorney or agent, in our name for and on our behalf.

24. To obtain all requisite plans, permissions, sanctions and/or clearances touching the said property from commencement up to completion of construction of the proposed new building thereat particularly mentioned in the First Schedule hereunder written or portion thereof and in the said connection, to sign, verify and affirm all applications and other documents as may be required.

AND GENERALLY our said Attorneys shall have the power to do all such acts, deeds and things relating to the said land on

our behalf which we could have lawfully done if personally present.

AND we do hereby agree to ratify and confirm all and whatsoever other acts, deeds and things that our said attorneys shall lawfully do, execute and perform or cause to be done, executed and performed relating to our said property of land under and by virtue of this Power Of Attorney.

THE SCHEDULE : "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 3 (Three) Cottahs 11 (Eleven) Chittacks 22 (Twenty-Two) be the same a little more or less together with 100 (One Hundred) years old dilapidated 2 (Two) storied Building having an area of 1000 (One Thousand) Square Feet more or less in each floor, totaling 2000 (Two Thousand) Square Feet more or less with cemented flooring standing thereon, being at present known and numbered as Municipal Premises No.10, Tinkori Ghosh Lane, Police Station : Kalighat, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.83,

:: 11 ::

bearing Assessee No.11-083-32-0012-4, together with all right, title, interest and right of easements attached thereto and the same is butted & bounded in the manner following :-

ON THE NORTH : 20/1/3, Iswar Ganguly Street ;
ON THE SOUTH : 11, Tinkori Ghosh Lane ;
ON THE EAST : Tinkori Ghosh Lane ;
ON THE WEST : K.M.C. Road.

THE SCHEDULE : "B" ABOVE REFERRED TO
(THE OWNERS' ALLOCATION)

The Owners shall be entitled to a Car Parking Space measuring 135 Sq. feet in the ground floor of the new Building.

THE SCHEDULE: "C" ABOVE REFERRED TO
(THE DEVELOPER'S ALLOCATION IN THE NEW BUILDING)

The Developer on payment of the entire consideration to the Owners as appearing here in above in lieu of the Owner's allocation in the new Building, shall be entitled to the entire new Building in its entirety and shall be entitled to deal and dispose of the same in the manner that may deem fit and proper to them.


IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the 9th day of December, 2022 (Two Thousand Twenty-Two).

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1.


Subhabrata Chakraborty
(Subhabrata Chakraborty.)
Senior Counsel 1/2202
Sector 4, Noida, UP 201306.

2.

Partha Saha
Asst. partner cum
rel- 27

Drafted by us :-

Partha Saha
Deed writer
T. no. 132/2013

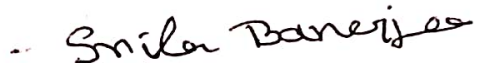
Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-


DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.

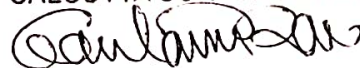


Swati Chakraborty.

Signature of the **PRINCIPALS**

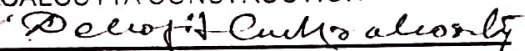
Accepted by

CALCUTTA CONSTRUCTION



Partner

CALCUTTA CONSTRUCTION



Signature of the **ATTORNEY**
Partner

Major Information of the Deed

Deed No.:	I-1 602-16138/2022	Date of Registration	09/12/2022
Query No / Year	1602-8003476571/2022	Office where deed is registered	
Query Date	09/12/2022 11:35:53 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 87,11,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160216128/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: T. Ghosh Lane, , Premises No: 10, , Ward No: 083 Pin Code : 700026



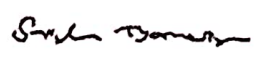
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 11 Chatak 22 Sq Ft		73,61,748/-	Property is on Road , Project Name :
Grand Total :				6.1348Dec	0 /-	73,61,748 /-	

Structure Details :



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	13,50,000 /-	

Principal Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Smt SRILA BANERJEE Daughter of Late TAPAS KUMAR BANERJEE : Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office			
09/12/2022	LTI	09/12/2022	09/12/2022

10 TINKARI GHOSH LANE, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx6H, Aadhaar No: 49xxxxxxxx6191, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt SWATI CHAKRABORTY Wife of Mr SUBHABRATA CHAKRABORTY Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office			
09/12/2022	LTI	09/12/2022	09/12/2022

10 TINKARI GHOSH LANE, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx3N, Aadhaar No: 95xxxxxxxx1541, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office






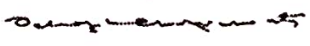
Attorney Details :

Name,Address,Photo,Finger print and Signature



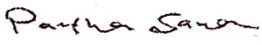
Sl No	Name,Address,Photo,Finger print and Signature
1	CALCUTTA CONSTRUCTION 7B NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	Mr GOUTAM BANERJEE Son of Late KASHI NATH BANERJEE Date of Execution - 09/12/2022, , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office	 Dec 9 2022 1:39PM	 LTI 09/12/2022	 09/12/2022
57A GURUPADA HALDER ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4N, Aadhaar No: 78xxxxxxxx9507 Status : Representative, Representative of : CALCUTTA CONSTRUCTION (as AS PARTNER)				
2	Mr DEBOJIT CHAKRABORTY (Presentant) Son of Late SHYAM SUNDAR CHAKRABORTY Date of Execution - 09/12/2022, , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office	 Dec 9 2022 1:40PM	 LTI 09/12/2022	 09/12/2022
7B NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6B, Aadhaar No: 67xxxxxxxx0840 Status : Representative, Representative of : CALCUTTA CONSTRUCTION (as AS PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 09/12/2022	 09/12/2022	 09/12/2022
Identifier Of Smt SRILA BANERJEE, Smt SWATI CHAKRABORTY, Mr GOUTAM BANERJEE, Mr DEBOJIT CHAKRABORTY			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Smt SRILA BANERJEE	CALCUTTA CONSTRUCTION-3.0674 Dec
	Smt SWATI CHAKRABORTY	CALCUTTA CONSTRUCTION-3.0674 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SRILA BANERJEE	CALCUTTA CONSTRUCTION-1000.00000000 Sq Ft
2	Smt SWATI CHAKRABORTY	CALCUTTA CONSTRUCTION-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 160216138 / 2022

09-12-2022
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 11:30 hrs on 09-12-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr DEBOJIT CHAKRABORTY ,

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 87,11,748/-

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

Execution is admitted on 09/12/2022 by 1. Smt SRILA BANERJEE, Daughter of Late TAPAS KUMAR BANERJEE, 10 TINKARI GHOSH LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Smt SWATI CHAKRABORTY, Wife of Mr SUBHABRATA CHAKRABORTY, 10 TINKARI GHOSH LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 09-12-2022 by Mr GOUTAM BANERJEE, AS PARTNER, CALCUTTA CONSTRUCTION, 7B NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 09-12-2022 by Mr DEBOJIT CHAKRABORTY, AS PARTNER, CALCUTTA CONSTRUCTION, 7B NEPAL BHATTACHARJEE STREET, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr PARTHA SANA, , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 034141, Amount: Rs.100.00/-, Date of Purchase: 05/12/2022, Vendor name: A K Samajpati



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 590495 to 590516
being No 160216138 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.12.12 18:43:25 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/12/12 06:43:25 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)