

5315/2023

I-4916/23



पश्चिम बंगाल WEST BENGAL



AP 053437

7/3/23

Certified that the Document is admitted to
Registration Fee, Stamp Sheet and the
endorsement is applied to the Document
and the part of the Document.

Additional Registrar of Assurances
Kolkata

Additional Registrar
of Assurances II Kolkata

13 APR 2023

DEVELOPMENT POWER OF ATTORNEY AFTER THE REGISTRATION OF DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 4th

day of APRIL, Two Thousand Twenty Three (2023);

Visit Case No. 923
J (1) 2501
J (2) 7501
Total
Registered on 04/23

115725

2 FEB 2023

NO..... DATE.....
SOLD TO 11tham Singh (Adv.)
OF Sealdah Court
RS. 100/- Kolkata
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
L. NO 351RS2016

2 FEB 2023

Sanjay K...



Sanjay K...



11tham Mr. Singh
Adv.
S/o Lt Shiv Shankar Singh
Sealdah Court Complex
Room No 101, 1st floor
PO Box 8114
Kolkata - 700019



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19028000865688/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri BISWANATH BHUNIA 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumii, P S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700048	Principal		2999 	Biswanath Bhunia 4/4/2023
2	Shri TARAK NATH BHUNIA 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumii, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700048	Principal		3000 	Tarak Nath Bhunia 4/4/23
3	Smt MANORAMA BHUNYA 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhumii, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700048	Principal		3001 	Manorama Bhunia 4/4/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt SUJATA DAS P-744, Rabi Bala Apartment, Block -A,, City:- , P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Principal		2998 	Sujata Das 9.4.23
5	Smt SUMITA BHUNYA 50A, S.K. Deb Road 5th Bye Lane, City:- , P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Principal		3002 	Sumita Bhunya 4.4.23
6	Shri SANJAY KANSAL 403/1, Dakshindari Road, 9th Floor,, City:- , P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048	Representative of Attorney [SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED]		2997 	Sanjay Kansal 04/04/2023

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr UTTAM KUMAR SINGH Son of Late SHIV SANKAR SINGH SEALDAH COURT, City:- P.O.- ENTALY, P.S.- Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	Shri BISWANATH BHUNIA, Shri TARAK NATH BHUNIA, Smt MANORAMA BHUNYA, Smt SUJATA DAS, Smt SUMITA BHUNYA, Shri SANJAY KANSAL,		3003. 	 04/04/2023

(Satyaji Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
II KOLKATA

Kolkata, West Bengal

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE (1) **SRI BISWANATH BHUNIA** (having PAN BWRPB8585R & Aadhaar No. 7093 1113 3120), son of Late Barendra Nath Bhunia, by faith Hindu, by Nationality - Indian, by occupation Business, residing at Premises No. 50A, S.K. Deb Road, 5th Bye Lane, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, (2) **SRI TARAK NATH BHUNIA** (having PAN AUWPB5203G & Aadhaar No. 4822 5762 2744) son of Late Barendra Nath Bhunia, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at Premises No. 50/A, S. K. Deb Road, 5th Bye Lane, Post Office- Sreebhumi, Police Station - Lake Town, Kolkata 700 048, District North 24 Parganas, (3) **SMT MANORAMA BHUNYA** (having PAN DQJPB8857G & Aadhaar No. 3694 3689 7190), daughter of Late Barendra Nath Bhunya, by faith - Hindu, by Nationality - Indian, by occupation - Household work, residing at Premises No. 50/A, S.K. Deb Road, 5th Bye Lane, Post Office Sreebhumi, Police Station Lake Town, Kolkata -700 048, District - North 24 Parganas, (4) **SMT. SUJATA DAS** (having PAN BCSPD230M & Aadhaar No. 7293 1984 3502), wife of Bikash Das and daughter of Late Barandra Nath Bhunya, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at P-744, Rabi Bala Apartment, Block- "A", P.O.- Shreebhumi, P.S.- Lake Town, District - North 24 Parganas, Kolkata-700089, and (5) **SMT. SUMITA BHUNYA** (having PAN BEGPB0962M & Aadhaar No. 2929 8994 6892), daughter of Late Barendra Nath Bhunia, by faith - Hindu, by Nationality - Indian, by occupation - Household work, residing at Premises No. 50A, S. K. Deb Road, 5 Bye Lane, Post Office- Sreebhumi, Police Station Lake Town, Kolkata 700 048, District - North 24 Parganas, hereinafter jointly and collectively called and referred to as the **LAND OWNERS/ APPOINTERS/ EXECUTANTS** Send Greetings:

WHEREAS:

a) One Sri Gopal Chandra Maity, son of Late Dinabandhu Maity of 50A, S.K. Deb Road, 5th Bye Lane, Police Station - Lake Town, Kolkata - 700 048 was the absolute and recorded owner of **ALL THAT** piece or parcel of a plot of danga land containing by estimation an area of 32.37 Decimals be the same a little more or less including all casement rights and appurtenances thereto lying situate at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised in C.S./R.S. Dag Nos. 698 (land measuring an area of 05.25 Decimals), 700 (and measuring an area of 05.81 Decimals), 759 (land measuring an area of 13.06 Decimals) & 774 (land measuring an area of 08.25 Decimals) appertaining to C.S./R.S. Khatian No. 206 under the Police Station of Dum Dum at present Lake Town in the District of North 24 Parganas (formerly 24 Parganas) free from all encumbrances whatsoever.

b) While remained in absolute possession and enjoyment thereof the said Gopal Chandra Maity died intestate on 18.04.1938 as a bachelor leaving behind him his surviving only sister namely Smt. Swarnamayee Bhunia as his legal heir and successor and accordingly upon the demise of said Gopal Chandra Maity the said land left by him devolved upon his said legal heir and successor in accordance with the Hindu Law of Succession.

c) The said Swarnamayee Bhunia died intestate leaving behind her surviving only son namely Sri Barendra Nath Bhunia as her legal heir and successor and accordingly upon the demise of said Swarnamayee Bhunia the said land left by him devolved upon his said legal heir and successor in accordance with the Hindu Law of Succession.

d) The said Barendra Nath Bhunia died intestate on 10.12.1987 leaving behind him his surviving wife namely Smt. Shanti Bhunia, two sons namely Sri

Biswanath Bhunia & Sri Taraknath Bhunia and three daughters namely Smt. Monorama Bhunia, Smt. Sujata Das & Smt. Sumita Bhunia as his only legal heirs and successors and accordingly upon the demise of said Barendra Nath Bhunia the said land left by him devolved upon his said legal heirs and successors to the extent of undivided 1/6 share each in accordance with the Hindu Succession Act, 1956.

e) The said Shanti Bhunia, Sri Biswanath Bhunia & Sri Taraknath Bhunia, Smt. Monorama Bhunia, Smt. Sujata Das & Smt. Sumita Bhunia jointly mutated their names in respect of a plot of land measuring an area of 04 (four) Cottahs 11 (Eleven) Chittacks 24 (Twenty Four) Sq.ft. be the same a little more or less out of the said land measuring an area of 32.37 Decimals in the records of the South Dum Dum Municipality on payment of relevant taxes thereof and accordingly the said Municipal Authority assessed the said plot of land as Municipal Holding No. 84, S. K. Deb Road, 5th Bye Lane, Kolkata - 700 048 under the Police Station of Lake Town in the District of North 24 Parganas.

f) The said Shanti Bhunia died intestate on 08.11.2017 leaving behind her surviving two sons and three daughters namely the said Sri Biswanath Bhunia, Sri Taraknath Bhunia, Smt. Monorama Bhunia, Smt. Sujata Das and Smt. Sumita Bhunia as her only legal heirs and successors and accordingly upon the demise of said Shanti Bhunia her undivided 1/6 share of the said land left by her devolved upon her said legal heirs and successors to the extent of undivided equal share each in accordance with the Hindu Succession Act, 1956.

g) By virtue of the said inheritance thus the said Owners herein the said Sri Biswanath Bhunia, Sri Tarak Nath Bhunia, Smt. Manorama Bhunia, Smt. Sujata Das and Smt. Sumita Bhunia became the absolute owners to the

extent of undivided equal share each and jointly seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece of parcel of the said plot of Danga now used as Bastu land containing by estimation an area of 04 (Four) Cottahs 11 (Eleven) Chittaks 24 (Twenty Four) sq.ft. be the same a little more or less together with an one storied building thereon including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 84, S.K. Deb Road, 5th Bye Lane, Kolkata - 700 048 at Mouza-Dakshindari J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised in R.S. & L.R. Dag Nos. 774 appertaining to C.S./ R.S. Khatian No. 206, L.R. Khatian No. 121, under the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31 in the District of North 24 Parganas, under the Police Station of Lake Town within the limits of South Dum Dumb Municipality in Ward No. 31 in the District of North 24 Parganas particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY" free from all encumbrances whatsoever.

AND WHEREAS the Appointers are now desirous of developing THE SAID land measuring an area of more or less 04 (four) Cottahs 11 (Eleven) Chittacks 24 (Twenty Four) Sq.ft. be the same a little more or less, as per building plan to be sanctioned by the South Dum Dum Municipality but the Owners due to financial stringency, it will neither be practical nor possible for them to develop the said premises by constructing a multi Storied building thereat in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/ Builder/Contractor in conjunction with the Owners

AND WHEREAS with a view to construct a multi storied Building over the said First schedule of property the Appointers hereto entered into a Registered Development Agreement, being No. 190204420 dated 28-03-23 registered

Sanjay Ranjan

with the office of **ARA-II**, Kolkata with **SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED PAN: AALCS5185L**, a company incorporated under Companies Act, 1956 and having its registered office at P-17, New CIT Road, 1st Floor, P.O. & P.S. Bowbazar, Kolkata- 700073, represented by its one of the Director **SRI SANJAY KANSAL (PAN: ACKPA0003H), & Aadhar No. 7270 6500 5794**, son of Late M.P. Kansal, by faith-Hindu, by occupation-Business, by Nationality - Indian, at 403/1, Dakshindari Road, 9th Floor, P.O. Sreebhumi & P.S. Lake Town, Kolkata-700048 and duly represented by its authorized signatory **ABHIRAM DAS (PAN: ADLPD0136E & Aadhaar no. 6201 2100 2511)** son of Late Nagendra Das, by faith-Hindu, by occupation-Business, by Nationality - Indian, residing at 85, A. Sen Road, Natunpally, P.O. Sreebhumi, P.S. Lake Town, Kolkata-700048, under certain terms and conditions embodied

AND WHEREAS the Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of a new multi storied building smoothly without any hindrance from any corner whatsoever.

AND WHEREAS it has been agreed in terms of the said Development Agreement that WE shall appoint the Developer as my Attorney for the purposes herein stated.

AND WHEREAS NOW BY THESE PRESENTS that We, the Appointers/Executants herein, do hereby nominate constitute and appoint **SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED PAN: AALCS5185L**, a company incorporated under Companies Act, 1956 and having its registered office at P-17, New CIT Road, 1st Floor, P.O. & P.S. Bowbazar, Kolkata- 700073, represented by its one of the Director **SRI SANJAY KANSAL (PAN: ACKPA0003H), & Aadhar No. 7270 6500 5794**, son of Late M.P. Kansal, by

Sanjay Kansal

faith-Hindu, by occupation-Business, by Nationality - Indian, at 403/1, Dakshindari Road, 9th Floor, P.O. Sreebhumi & P.S. Lake Town, Kolkata-700048, to be our one and lawful Attorney in our names and on our behalf and We authorize them to do the acts, deeds, matters and things in our names and on our behalf as mentioned hereinafter specifically.

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned, modified and/or altered by the local Municipal authority (South Dum Dum Municipality).
3. To appear and represent us before the necessary authorities including the South Dum Dum Municipality, Commisionarate, Fire Brigade, Police the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, National Highway Authority, Local B.L. & L.R.O., A.D.M.L.R.O., S.D.L.R.O and/or other authorities of Government of West Bengal and/ or any other authorities in connection with the mutation, sanction, modification and/or alteration of sanctioned Plan and can also submit the C.C. & O.C.
4. To appear and represent us before the necessary authorities including the South Dum Dum Municipality, Fire Brigade West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction modification and/or alteration of sanctioned Plan.

5. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
6. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
7. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the South Dum Dum Municipality and for that purpose to take down, demolish and/or remove any house, building or structure of whatsoever nature on premises.
8. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.
9. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and

similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owners' allocation, details of which is in the Second Schedule of this indenture.

11. To appear and represent us before all authorities including those under the South Dum Dum Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
12. To enter into agreement for sale of flats only within developer's allocation details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.
13. To apply for mutation and to record the name of respective flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
14. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
15. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit

to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

16. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
17. To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.
18. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
19. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
20. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
21. To execute and registrar any Agreement or Bamapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture and in that effect and to execute and register the Deed of Sale/Conveyance in favour of the prospective purchaser or purchasers nominee/nominees by writing my name thereto and responsibilities, at its own risk.
22. To pay all arrears and current rents of the properties concerned and to take receipt thereof and cess or rents or taxes, Income properties, also taxes to any other tax or taxes if any in respect of the said properties.

23. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.
24. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
25. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by us & at same time We shall not liable for such transaction.
26. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to execute deed of amalgamation with neighbor's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s units and/or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any Bank/ financial concern by depositing and mortgaging flat/ flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale

Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and /or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.

27. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.
28. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.
29. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owners' allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owners and the developer and shall be limited within the four corners of the agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of a plot of Danga now used as bastu land containing by estimation an area of 04 (four) Cottahs 11 (eleven) Chittacks 24 (twenty four) Sq.ft. be the same a little more or less together with a cemented flooring one storied cemented finished flooring old dilapidated building thereon measuring an area of 1000 Sq.ft. including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 84, S.K. Deb Road, 5th Bye Lane, Kolkata - 700 048 at Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 comprised in R.S. & L.R. Dag Nos. 774

appertaining to C.S./ R.S. Khatian No. 206, L.R. Khatian No. 121, under the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31 in the District of North 24 Parganas, under the Police Station of Lake Town within the limits of South Dum Dum Municipality in Ward No. 31, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in the District of North 24 Parganas and butted and bounded in manner as follows:-

- ON THE NORTH** : Land of L.N. Multiplex & H/o Karmakar & 20 feet wide 5th Bye Lane.
- ON THE SOUTH** : H Land of L.N. Multiplex
- ON THE EAST** : Girl's School.
- ON THE WEST** : Land of L.N. Multiplex.

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE OWNERS' ALLOCATION)

The Developer shall, at their own costs and expenses, construct, finish, complete the construction and deliver to the Owners, undisputed possession of 50% of sanctioned area in each floor (as per the Sanctioned Plan) [The space allocation will be as ^{FIVE} ~~Three~~ nos. of standard size four wheeler car parking space on the Ground Floor and 1200 sq.ft. (Built Up Area), more or less, (without measurement of Lift & Staircase) on each floor (excluding the Ground Floor)] [Flat No. "E" & "F" are the allocated flats on each floor. In case the total Allocation exceeds on the cumulative then the exceeds area will be adjusted from the area of owners allocation on the higher floors]] of the said proposed building in habitable condition "and" according to the Plan (Owners' Allocation) which includes other spaces or areas comprised of the said building. It is clarified that the Owners' Allocation shall include proportionate undivided, impartible and indivisible share in the common

Sanjay Karmakar

areas, amenities and facilities made available in the said building such as paths, passages, stairway, electric meter room, pump room, overhead water tank, water pump and motor drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said building.

THE THIRD SCHEDULE ABOVE REFERRED TO

(THE DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: The Developer shall be fully and completely entitled to get the balance/ remaining sanctioned/ constructed area in each floor (as per the Sanctioned Plan) of the said proposed building comprised of the said Property after allocating the Owners' areas as per stated Clause No. 8.1 & Second Schedule above and other common areas comprising of the said building and open spaces of the said Property (Developer Allocation). It is clarified that the Developer Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas and (2) the land contained in the said Property and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers tenants, by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute Owners thereof.

IN WITNESS WHEREOF, we have set and subscribed my hands and seals upon clear understanding of the contents, meaning and purport of this power on this the 4th day of April, 2023.

SIGNED SEALED AND DELIVERED in
the presence of :-
WITNESSES:

1. Youn Kumar P
P-890, Laketown,
Block-A, Kolkata-700089.

Biswajit Nath Bhunia

Tarak Nath Bhunia

Mohammad Bhunia

Sujata Das

Somnath Bhunia

SIGNATURE OF THE EXECUTANTS

2. Lalan Ray.
P. 890 Lake Town
Block-A. Kol-700089

We accept the power as has been given to us through this Power of Attorney.

Silver Villa Constructions Pvt. Ltd.

Sajay Kumar
Director

SIGNATURE OF THE ATTORNEY

Drafted by me:

Uttam Kumar Singh

UTTAM KUMAR SINGH

Advocate

Sealdah Court Complex,

Room No. 101, 1st Floor,

Kolkata-700014

Enrolment No.: F/26/199/07

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay Kumar	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Biswajit Bhunia	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Tarak Nath Bhunia	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Monorama Bhunia	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



Sutata Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sumita Bhunia

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No :	I-1902-04916/2023	Date of Registration	13/04/2023
Query No / Year	1902-8000865688/2023	Office where deed is registered	
Query Date	04/04/2023 12:31:21 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830079802, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,08,71,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190204420/2023 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:- S.K.Deb 5th By Lane., Mouza: Dakshindari, , Ward No: 031, Holding No:84 Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-774	RS-121	Bastu	Bastu	4 Katha 11 Chatak 24 Sq Ft		1,01,96,997/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					7.7894Dec	0 /-	101,96,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0/-	6,75,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BISWANATH BHUNIA Son of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:-, P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bwxxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Pvt. Residence
2	Shri TARAK NATH BHUNIA Son of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:-, P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Pvt. Residence
3	Smt MANORAMA BHUNYA Daughter of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:-, P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DQxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Pvt. Residence
4	Smt SUJATA DAS Wife of Mr Bikash Das P-744, Rabi Bala Apartment, Block -A,, City:-, P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bcxxxxxx0m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Pvt. Residence
5	Smt SUMITA BHUNYA Daughter of Late Barendra Nath Bhunia 50A, S.K. Deb Road 5th Bye Lane, City:-, P.O:- Sreebhum, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/04/2023 , Admitted by: Self, Date of Admission: 04/04/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED P-17, NEW CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SANJAY KANSAL (Presentant) Son of Late M P KANSAL 403/1, Dakshindari Road, 9th Floor,, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UTTAM KUMAR SINGH Son of Late SHIV SANKAR SINGH SEALDAH COURT, City:- , P.O:- ENTALY, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014			
Identifier Of Shri BISWANATH BHUNIA, Shri TARAK NATH BHUNIA, Smt MANORAMA BHUNYA, Smt SUJATA DAS, Smt SUMITA BHUNYA, Shri SANJAY KANSAL.			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri BISWANATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
2	Shri TARAK NATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
3	Smt MANORAMA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
4	Smt SUJATA DAS	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec
5	Smt SUMITA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1.55788 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri BISWANATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
2	Shri TARAK NATH BHUNIA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
3	Smt MANORAMA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
4	Smt SUJATA DAS	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft
5	Smt SUMITA BHUNYA	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K Deb 5th By Lane., Mouza: Dakshinderi, Ward No: 031, Holding No:84 Pin Code : 700048

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 774, RS Khatian No:- 121		

On 04-04-2023

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

Presented for registration at 19:00 hrs on 04-04-2023, at the Private residence by Shri SANJAY KANSAL ..

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 1,08,71,997/-

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

Execution is admitted on 04/04/2023 by 1. Shri BISWANATH BHUNIA, Son of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Shri TARAK NATH BHUNIA, Son of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 3. Smt MANORAMA BHUNYA, Daughter of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 4. Smt SUJATA DAS, Wife of Mr Bikash Das, P-744, Rabi Bala Apartment, Block -A., P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 5. Smt SUMITA BHUNYA, Daughter of Late Barendra Nath Bhunia, 50A, S.K. Deb Road 5th Bye Lane, P.O: Sreebhum, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife

Indetified by Mr UTTAM KUMAR SINGH, , Son of Late SHIV SANKAR SINGH, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-04-2023 by Shri SANJAY KANSAL, Director, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED, P-17, NEW CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr UTTAM KUMAR SINGH, , Son of Late SHIV SANKAR SINGH, SEALDAH COURT, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

mg

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 13-04-2023

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 73.00/- (E = Rs 7.00/- , I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 115725, Amount: Rs.100.00/-, Date of Purchase: 02/02/2023, Vendor name: J CHATTERJEE



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 158969 to 158998

being No 190204916 for the year 2023.



Digitally signed by SATYAJIT BISWAS

Date: 2023.04.20 12:46:07 +05:30

Reason: Digital Signing of Deed.

fm2
(Satyajit Biswas) 2023/04/20 12:46:07 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)