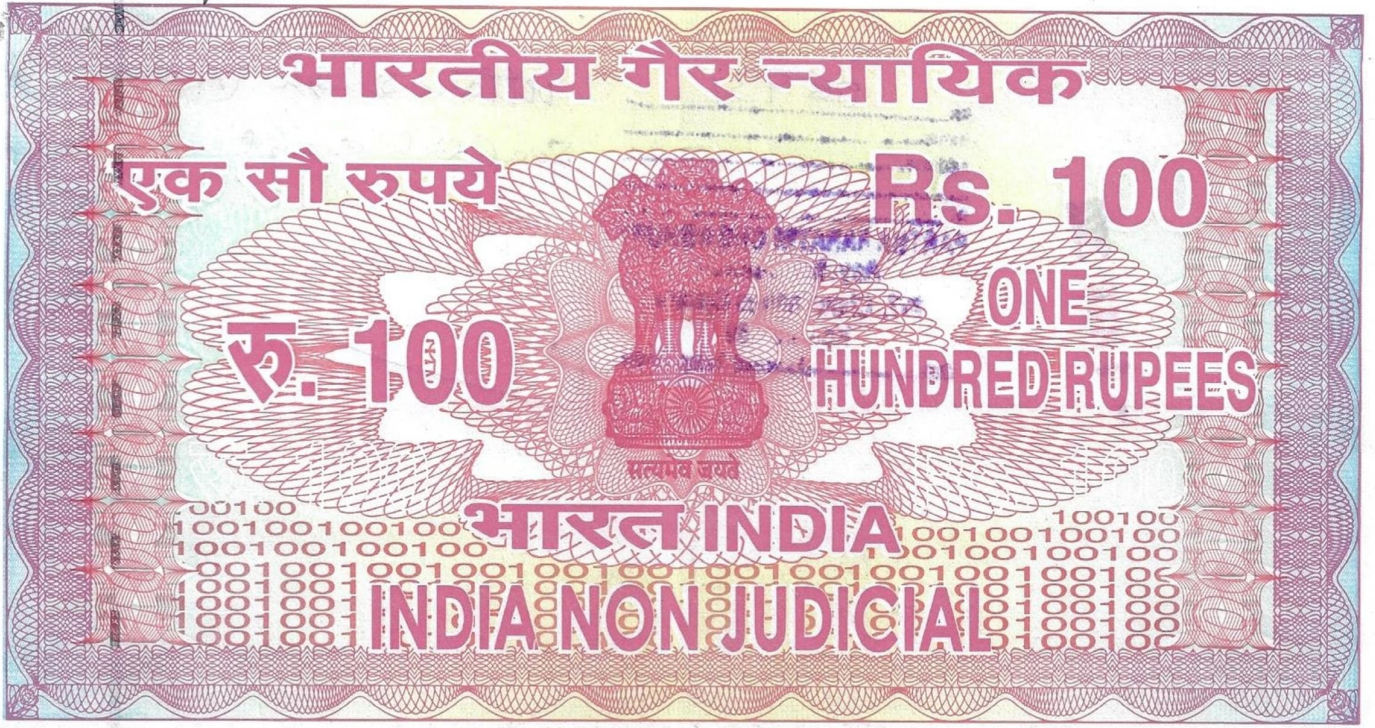


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 191116

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certify that the document is submitted
to registration. The signature sheet
and the endorsement sheets attached
with this document are the part
of this document.

2

Add. District Sub-Registrar
Bidhamagar, (Salt Lake City)

18 JUL 2022

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS SHALL COME we, M/S L.N.

MULTIPLEX PRIVATE LIMITED (PAN: AABCL3698M) incorporated

under the Companies Act, 1956 having its registered office at Premises

No. 1, Amalangshu Sen Road, Natun Pally, P.O. & P.S. - Lake Town,

Kolkata - 700 048, being represented by its director namely **SRI**

ABHIRAM DAS (PAN: ADLPD0136E & Aadhaar No. 6201 2100 2511)

son of Nagen Chandra Das, by faith - Hindu, by occupation - Business,

by Nationality - Indian, residing at 85A, Amalangshu Sen Road, Natun

1 MAR 2022

38931
NAME
Address
PARTHA SARATHI CHOWDHURY
Aayakar
#7, Chowringhee Square
Kolkata - 38
Date

Uttam Singh (Adv.)
Sealdah court

✓

21



Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 JUL 2022

Uttam Singh
Adv.
8/10 of Shiv Shankar Singh
Sealdah court complex
Room no 101, 1st floor
PO and PS- Enstally
Kolkata - 700014

Pally, P.O. Sreebhumi & P.S. – Lake Town, Kolkata – 700 048, (by a board of resolution dated 12/July/2022) do hereby **SEND GREETINGS:**

WHEREAS the **M/S L.N. MULTIPLEX PRIVATE LIMITED** the executant herein being the owner and seized and possessed of and well sufficiently entitled to inter-alia **ALL THAT** piece or parcel of bastu land measuring 24 Cottahs 5 Chittacks 2 sq. ft. more or less together with tiles shed structure measuring about 1000 sq. ft. lying and situated at Mouza – Dakshindari, J.L. no. 25, R.S. No. 6, Touzi No. 1298/2833 comprised R.S. Dag No. 769, 770, 765, 766, 767, 768, 769, 771 and 773 appertaining to R.S. Khatian No. 794, 205, 210 and 207, being municipal Premises No. 34, S.K. Deb Road 5th Bye Lane and two another Premises being No 51 & 20 S.K. Deb Road 5th Bye Lane, and being municipal Holding No. 86, 87 and 88, S.K. Deb Road 5th Bye Lane, under Ward No. 31, within the area of South Dum Dum Municipality, Police Station – Lake Town, Kolkata – 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas and enjoying the right title and interest thereof free from all sorts of encumbrances, the property being more fully and particularly mentioned, described, enumerated, provided at and under the **FIRST SCHEDULE** hereunder written and/or given.

AND WHEREAS the said **M/S L.N. MULTIPLEX PRIVATE LIMITED** the executant herein is desirous to develop the said First Schedule property

and engaged one **SILVER VILLA CONSTRUCTIONS PVT. LTD.** 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, District - Kolkata for develop the said plot of land and executed a registered Developer's Agreement duly registered in the office A.D.S.R. Bidhannagar, Salt Lake City and recorded in Book No. I, Being No. 150402852 for the year 2022.

AND WHEREAS after execution of Developer's Agreement the said **M/S L.N. MULTIPLEX PRIVATE LIMITED** will get owner's allocation mentioned in the Developer's Agreement **ALL THAT** 2 flats measuring about 1000 sq. ft. each totaling 2000 Sqft super built up area on the first floor of the proposed building together with proportionate share of land of the said proposed building **TOGETHER WITH** proportionate share of land interest shall be regarded to be the allotted area of the Owner in the

said newly constructed building, lying and situated at Mouza - Dakshindari, J.L. no. 25, R.S. No. 6, Touzi No. 1298/2833 comprised R.S. Dag No. 769, 770, 765, 766, 767, 768, 769, 771 and 773 appertaining to R.S. Khatian No. 794, 205, 210 and 207, being municipal Premises No. 34, S.K. Deb Road 5th Bye Lane, and two another Premises being No 51 & 15th Bye Lane and being municipal Holding No. 86, 87

700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and/or given hereinafter referred and called to as the "Said Property".

AND WHEREAS the executants herein is intending to ultimately sell, alienate, transfer, demise and provide the **SECOND SCHEDULE** property unto and in favour of any prospective Purchaser/s and developer for valuable consideration and in the meantime to manage, control and supervise the same.

AND WHEREAS the Executants herein for the said intents and purposes in terms of the understandings and in order to achieve the ends thereof are intending to appoint an Attorney and as such are executing these presents unto and in favour of the Attorney as under for carrying out and executing the acts, deeds, matters and things as under.

NOW KNOW YE BY THESE PRESENTS We M/S L.N. MULTIPLEX PRIVATE LIMITED (PAN: AABCL3698M) incorporated under the Companies Act, 1956 having its registered office at Premises No. 1, Amalangshu Sen Road, Natun Pally, P.O. & P.S. – Lake Town, Kolkata – 700 048, being represented by its director namely **SRI ABHIRAM DAS (PAN: ADLPD0136E & Aadhaar No. 6201 2100 2511)** son of Nagen

Indian, residing at 85A, Amalangshu Sen Road, Natun Pally, P.O. Sreebhumi & P.S. – Lake Town, Kolkata – 700 048, do hereby and hereunder nominate appoint and constitute and have nominated, appointed and constitute **SRI SANJAY KANSAL**, (PAN: ACKPA0003H), & AADHAR NO. 727065005794, son of Late M P Kansal, by faith-Hindu, by occupation-Business, at 403/1, Dakshindari Road, Alcove Gloria, Tower – 2, Flat No. 9H, Post Office – Sreebhumi, P.S. – Lake Town, Kolkata – 700048 as the true and lawful Attorney for me in my name and on my behalf solely to do and execute all or any of the following acts, deeds and things, that is to say:-

1. To sell, alienate, transfer, convey, grant, give, dispose the entire **SECOND SCHEDULE** property hereunder written and/or given for all times to come and to manage, control, supervise, use, possess and occupy the **SECOND SCHEDULE** property in the manner as the said Attorney shall think fit and proper.
2. To negotiate with any of the prospective buyer/buyers and/or the party and/or parties in order to sale, dispose, alienate, transfer and conveyance of the entire **SECOND SCHEDULE** property hereunder written and/or given for all times to come in the manner as the said Attorney shall think fit and proper.

3. To take all the permissions, approvals, sanctions etc. from any person/s and/or Private/Government authority whatsoever with regard to the any thing related to the said property in all the manner whatsoever and put our signature/s for the same for all times to come pertaining to the **SECOND SCHEDULE** property hereunder written and/or given hereunder.
4. To present for registration before any registration office for deed, document, instrument and paper whatsoever expedient and necessary in connection with the Development Agreement, sale, disposal, alienation, transfer, conveyance and/or for usage of the entire **SECOND SCHEDULE** property hereunder written and/or given for all times to come in the manner as the said Attorney shall think fit and proper.
5. To appear before the competent Block Land and Land Reforms Officer, Municipality, Block Development Officer and/or any authority whomsoever for any reason whatsoever including mutation in connection with the **SECOND SCHEDULE** property hereunder written and/or given on our behalf.
6. To do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of our said

the **SECOND SCHEDULE** property hereunder written and/or given as fully and effectually as we could do the same if we may personally be represented so as to achieve the ends of these presents.

7. To appoint and engage, transfer, suspend and remove at pleasure any employee or agent, staff workers, for or form permanent, temporary or special service and to settle the terms and conditions as the said Attorney, shall think fit and to determine their powers and duties so as to effectuate the intention of these presents.
8. To represent me and to appear before any court of law, any or all Judicial, legislative, executive and/or authorities, Public and/or Private Authority and or authorities whomsoever in connection with us so far it relates with the **SECOND SCHEDULE** property hereunder written and/or given.
9. To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/s in connection with the preservation, security, control and supervision of the **SECOND SCHEDULE** property hereunder written and/or given on our behalf as effectually as it could be done if we may be represented physically.

10. To sue, defend, prosecute and litigate with whomsoever concerned in connection with the better management, preservation, security, control and supervision of the **SECOND SCHEDULE** property hereunder written and/or given on my behalf as it could be done on personal representation.
11. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, draft and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control and supervision of the **SECOND SCHEDULE** property hereunder written and/or given on our behalf as effectually as it could be done personally.
12. And generally to do, execute and perform any other act or acts deed or deeds matters or things whatsoever which in the opinion of the said Attorney ought to be done, executed and performed in relation to the **SECOND SCHEDULE** property hereunder written and/or given as fully and effectually as it could be done personally.
13. And it is hereby agreed and undertaken that we shall ratify and confirm all and, whatsoever my said Attorney, under the power in that behalf hereinbefore contained shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this instrument.

14. This Power of Attorney does not create, constitute or assume any kind of transfer or enjoyment or profit or benefit in favour of the Attorney.
15. Be it specifically stated that we are the absolute owners of the land free from all encumbrance and have the right to sell, convey and transfer the right, title interest of the property by appoint such attorney to do that acts in our names and on our behalf and the schedule mentioned property is not situated within the Notified Area, cantonment area, leasehold property and thika tenancy property and no embargo and/or restriction has been imposed by the local authority/Competent Authority/ Govt. Authority for transferring the land/flat in question/ no violation of the Section 22/A of Indian Registration Act, 1908 and if restriction prevails, in that event principal will be held responsible for that.
16. Be it noted that this Power of attorney is being granted in favour of the said attorney without any consideration and No interest or right of the attorney is created on the property which is the subject matter of this power of attorney and that further the said attorney, shall not hereby obtain or have power to make any Construction,

or Development Work or apply for sanctioning plan or enter into any development agreement with any one on the said property.

17. All sale proceeds and or any other sum received by the said attorney will be deposited on the Bank account of the principals and all expenses incurred by the attorney will be borne by the principals.
18. The power of attorney is always REVOCABLE in nature at our will without servicing any notice to attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of bastu land measuring 24 Cottahs 5 Chittacks 2 sq. ft. more or less together with tiles shed structure measuring about 1000 sq. ft. lying and situated at Mouza – Dakshindari, J.L. no. 25, R.S. No. 6, Touzi No. 1298/2833 comprised R.S. Dag No. 769, 770, 765, 766, 767, 768, 769, 771 and 773 appertaining to R.S. Khatian No. 794, 205, 210 and 207, being municipal Premises No. 34, S.K. Deb Road 5th Bye Lane and two another Premises being No 51 & 20 S.K. Deb Road 5th Bye Lane, and being municipal Holding No. 86, 87 and 88, S.K. Deb Road 5th Bye Lane, under Ward No. 31, within the area of South Dum

Dum Municipality, Police Station – Lake Town, Kolkata – 700 048 within the jurisdiction of ADSR Bidhannagar, Salt Lake City, District North 24 Parganas, which is butted and bounded as follows:

ON THE NORTH : By 16 ft wide Municipal Road

ON THE SOUTH : By Other Land & 12 ft Municipal Road

ON THE EAST : By Other Land

ON THE WEST : By Other Land

THE SECOND SCHEDULE AS REFERRED TO

ALL THAT 2 flats measuring about 1000 sq. ft. each totaling 2000 Sq.ft super built up area on the first floor together with proportionate share of land as mentioned under the **FIRST SCHEDULE** hereunder written and/or given and further together with the proportionate share in the common parts and portions, common rights, facilities, utilities, amenities liabilities, common parts and portions, lift, stair case and sanitary tank etc. together with permanent hereditary and absolute right to use and occupation together with all right of easements and quasi-easements, services and facilities attached thereof.

IN WITNESS WHEREOF the parties herein have executed these presents on this the 18th day of July 2022.

SIGNED, SEALED AND DELIVERED by the parties at Kolkata in the presence of:
WITNESSES:

1. Arun Kumar Pat
P-890, Lakeview, Block-A
Kolkata - 89

2. Gunas Kumar Bhadani
P-17 New 117 Road
Kolkata - 700073

For L.N. MULTIPLEX PRIVATE LIMITED
Atti Ram B

SIGNATURE OF THE EXECUTANTS
Director

Accepted by me

Sanjay Ram

SIGNATURE OF THE ATTORNEY

Drafted by me:

Uttam K. Singh

UTTAM KUMAR SINGH

Advocate

Sealdah Court

Kolkata - 700 014

Enrolment No. F/26/199/07

SPECIMEN FORM FOR TEN FINGERPRINTS



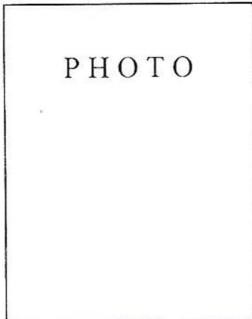
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	



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



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



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

Major Information of the Deed

Deed No :	I-1504-02909/2022	Date of Registration	18/07/2022
Query No / Year	1504-2002140143/2022	Office where deed is registered	
Query Date	14/07/2022 10:41:17 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830079802, Status :Advocate		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
		Rs. 59,40,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Premises No: 34, Ward No: 031, Road: S.K.Deb 5th By Lane., Pin Code : 700048

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Dakshindari	RS - 765, 766, 767, 768, 769, 770, 771, 779	RS - 794, 794, 794, 794, 794, 205, 207, 210	Super Built-up Area: 1000	0/-	29,70,000/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 16 Ft. , Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed
A2	Mouza: Dakshindari	RS - 765, 766, 767, 768, 769, 770, 771, 779	RS - 794, 794, 794, 794, 794, 205, 207, 210	Super Built-up Area: 1000	0/-	29,70,000/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 16 Ft. , Other Amenities: Lift Facility, New Flat ,Status of Completion : Completed

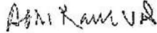
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	L N MULTIPLEX PRIVATE LIMITED 1, Amalangshu Sen Road, Natun Pally, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

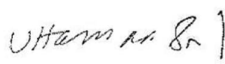
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr SANJAY KANSAL (Presentant) Son of Late M P KANSAL Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office				
				
		18/07/2022	LTI 18/07/2022	18/07/2022
Son of Late M P KANSAL 403/1, DAKSHINDARI ROAD, ALCOVE GLORIA, TOWER-2, FLAT NO. 9H, 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: 72xxxxxxxx5794, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri ABHIRAM DAS Son of Mr Nagen Chandra Das Date of Execution - 18/07/2022, , Admitted by: Self, Date of Admission: 18/07/2022, Place of Admission of Execution: Office			
	Jul 18 2022 12:22PM	LTI 18/07/2022	18/07/2022	
85A, Amalangshu Sen Road, Natun Pally, 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.: ADxxxxxx6E, Aadhaar No: 62xxxxxxxx2511 Status : Representative, Representative of : L N MULTIPLEX PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UTTAM KUMAR SINGH Son of Late Shiv Sankar Singh Sealdah Court Complex, City:- , P.O:- Entally, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014			
	18/07/2022	18/07/2022	18/07/2022
Identifier Of Mr SANJAY KANSAL, Shri ABHIRAM DAS			

On 18-07-2022

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 11:47 hrs on 18-07-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SANJAY KANSAL ,Claimant.

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

Execution is admitted on 18/07/2022 by Mr SANJAY KANSAL, Son of Late M P KANSAL, 403/1, DAKSHINDARI ROAD, ALCOVE GLORIA, TOWER-2, FLAT NO. 9H, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Indetified by Mr UTTAM KUMAR SINGH, , Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, 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 18-07-2022 by Shri ABHIRAM DAS, Director, L N MULTIPLEX PRIVATE LIMITED, 1, Amalangshu Sen Road, Natun Pally, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Indetified by Mr UTTAM KUMAR SINGH, , Son of Late Shiv Sankar Singh, Sealdah Court Complex, P.O: Entally, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 38931, Amount: Rs.100/-, Date of Purchase: 01/03/2022, Vendor name: Partha Sarathi Chowdhury



Rita Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal