

1 - 2877/2.22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 690805

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

25 FEB 2022

25 JAN 2022

District Sub-Register-III
Alipore, South 24-parganas

POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I SRI ASISH GHATAK (PAN : CKZPG4844B) son of Late Sashadhar Ghatak, by faith- Hindu, by occupation – Business, by nationality- Indian, residing at- Fartabad Beltala, Mahapamaypur, P.O.- Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700084, District- 24 Parganas (S),

000209

01 FEB 2022

SL. NO.....Dt.....

NAME.....

ADDRESS.....PRADIP SADHUKHAN (ADV.)
Alipore Criminal Court
Kolkata-700027.

RS.....



TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



Identified by me —

Debabrata Mazumdar.

S/o - Late Santosh Kumar Mazumdar

759, Garin Station Road.

Kol - 700084

service



the owners of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint **GANGULY HOME SEARCH PRIVATE LIMITED** (PAN NO. : AADCG2860J) a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 159, Garia Station Road, P.O- Garia, Kolkata- 700084, represented by its Director **SRI RUPESH RANJAN PRASAD** (PAN NO. : AKLPP5810A) son of- Sri Makeswar Prasad, by faith- Hindu, by occupation- Business, residing at- 54, Garia Main Road, Lahabagan, P.O.- Garia, P.S.- Narendrapur, Kolkata- 700084 to be the true and lawful constituted Attorney for me or in my or on my behalf to do all or any of the following acts, deeds and things:-

WHEREAS the **LANDOWNER** herein is now the owner and seized and possessed of **ALL THAT** land measuring about **2 Katha 7 Chittak 16 sq. ft.** which has been more fully and particularly described in the Schedule hereunder written.

AND WHEREAS the Landowner while owning and possessing the landed property mentioned in the Schedule hereunder for the purpose of erecting a multi-storied building thereon entered into a Development Agreement in respect of his said land, mentioned in the Schedule hereunder with the Developer **GANGULY HOME SEARCH PRIVATE LIMITED** the Attorney herein, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowners and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly executed on 25.02.22 and registered Before DSR-III, South 24 Parganas, and entered in Book No. I, Being Deed No. 2826, for the year 2022;

Rupesh Ranjan Prasad.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
25 FEB 2022

AND WHEREAS in order to develop the said premises as per the said Development Agreement, the Landowner herein have decided to execute this Power of Attorney in favour of the Developer :-

1. To apply for and obtain approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws for making the Property suitable for development and to sign and execute all applications, undertakings, affidavits and other necessary papers and documents for the purpose as aforesaid.
2. To apply for and obtain approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws for sanction of Building Plan for construction of the Building(s) thereon, commencement and completion of construction of the Building(s) and for that purpose to sign such applications, papers, writings, undertakings, appeals, etc., as may be required.
3. To enter upon the Property with men and material as may be required for the purpose of development work and erect the Building(s) as per the Building Plans to be sanctioned by the Municipality.
4. To appoint architects, contractors, sub-contractors consultants, and surveyors as may be required and to supervise the development and construction work of the Building(s) on the Property.
5. To apply for modifications/variations/ alterations of the Building Plans from time to time as may be required.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
25 FEB 2022

6. To apply for obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to Owners and required for the construction of the Building(s) but in no circumstances Owners shall be responsible for the price/value, storage and quality of the building materials.
7. To approach the concerned authorities for the purpose of obtaining permissions and service connections including water, sewerage, drainage and electricity for carrying out and completing the development of the Property.
8. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the Buildings on the Property and to claim refunds of such deposits and to give valid and effectual receipt and discharge on behalf of Owners in connection therewith.
9. To obtain construction finance from banks and/or NBFCs or other entities by mortgaging Developer's allocation in the said premises.
10. After completion of the construction of the Building(s), to apply for and obtain occupation and completion certificate in respect of the Building(s) or parts thereof from the Planning Authorities or other concerned authorities.
11. To accept any service of writ of summons or other legal process on behalf of and in the name of Owners and to appear in any court or authority as the Developer deem appropriate and to commence, prosecute and/or defend any action or legal proceedings in any court or before any authority as the Developer may think fit and proper and for such purpose to appoint any Solicitor, Advocate, Lawyer in the name



and on behalf of Owners or in the name of the Developer and pay the costs, expenses, fee and other outgoings. Further to depose in the court of law or authority, sign Vakalatnama, sign and verify the plaint, written statement, affidavits, petitions, applications, appeals etc., and any other document or documents in furtherance of the said objective.

12. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as Owners could do in person.
13. To pay all outgoings, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the land comprised in the Property on and from the date of possession thereof and receive refunds and other moneys, including, compensation of any nature and to grant valid receipts and/or discharges therefore.
14. To negotiate with the prospective Purchasers and/or transferees for sale and/or transfer of Units, roof right, car parking space(s) and the undivided share in Land comprised in the Property on such terms and conditions as the attorney may think fit and proper and to receive and appropriate the entire consideration for and in respect of the aforesaid sale and/or transfer and to give receipt for the same only for the Developer's allocation/proportionate shares.
15. To compromise and settle all or any of the actions, suits, appeals and other proceedings as aforesaid relating to the Property upon such terms and conditions as may not in any manner affect injuriously or be prejudicial to Owners' right, title or interest in Property or any part thereof.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
25 FEB 2022

16. To appear and represent the Owners before the Registrar or Sub-Registrar of Assurances or other Officers of the Government having authority to accept agreement, conveyance, lease and all forms of deed of transfer of the Units, roof, car parking space and the undivided share in land comprised in the Property and to present the same as aforesaid so executed by the said Attorney for and in the names of and on behalf of the Owners for registration of the same and to complete all registration formalities by admitting execution thereof and discharge the registration receipts.
17. To execute and present for registration of all Conveyances, Lease deeds, Agreements and all forms of Deed of transfer of Developers allocation Units in the Building(s) to be constructed at the Property and the undivided interest or share in the land comprised in the Property with all rights in Common Areas and facilities in favour of the Purchasers of Units for Allocations only.
18. To appear before any Judge, Court, Tribunal, Authority, Officer including Municipal Office, Collector's Office, Competent Authority under Urban Land Ceiling Act, Land Reforms offices, Competent Authority under West Bengal Building (Regulation of Construction and Transfer by Promoters) Act, Fire Brigade Office, Police, Survey or other Authorities and to do all things necessary in connection with the actions, suits, appeals and/or other proceedings or cases before the aforesaid offices relating to or concerning the Property.
19. To serve and accept service of Summons, Notices, Warrants, Subpoenas or other process of Court and Authorities concerned B. L. & L. R. O. and including Municipality and to do all things necessary in connection



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS., ALIPORE
2 5 FEB 2022

with the suits, actions or proceedings as aforesaid relating to the Property.

20. To retain, employ and discharge at the costs of the Developer's Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader to conduct the action, suits, appeals and proceedings as aforesaid relating to or concerning the Property. 
21. To enter into any Agreement for Sale and/or transfer of the Units in the Building(s) or part thereof to be constructed in Property on behalf of the Owners regarding Developer's allocation only. 
22. To execute and present for registration the Deeds of Conveyance of the Units in the Building(s) or part thereof to be constructed in the Property on behalf of and in the name of the Owners, regarding Developer's allocated portions only. 
23. To observe fulfill and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Developer's Agreement and to exercise all our rights therein.
24. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained. 
25. This Power of Attorney is related and collateral covenants documents of Registered Development Agreement which has been duly registered at D.S.R.-III Alipore of even dated in respect of Schedule Property between the Landowners/ Executants and the Developer therein. 



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE.

2 5 FEB 2022

26. This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the aforesaid Development Agreement.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which I could have lawfully done under my own hands and seals, if personally present.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of undivided land measuring **2 Katha 7 Chittak 16 sq. ft.** be the same a little more or less within District – South 24 Parganas, P.S. – Narendrapur (previously Sonarpur), ADSR – Garia (previously Sonarpur), Touzi No.109, Mouza – Barhans fartabad, J.L. No. 47, out of which land measuring **1 Katha 7 Chittak 16 sq. ft.** of R.S. Dag no. 1039 under R.S. Khatian No. 441 and land measuring **1 Katha 0 Chittak 00 sq. ft.** of R.S. Dag no. 1040 under R.S. Khatian No. 714 presently within Rajpur-Sonarpur Municipality Ward No. 29, **Holding No. 3760, Fartabad Beltala**, Kolkata – 700084 and the entire land is butted and bounded as follows:-

ON THE NORTH	:	By two storied building ;	↗
ON THE SOUTH	:	By 16 ft. wide Municipal Road;	↘
ON THE EAST	:	By One storied building ;	
ON THE WEST	:	By 8 ft. wide common Passage ;	



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
25 FEB 2022

IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the 25th. day of February....., 2022 (Two Thousand and Twenty Two).

SIGNED, SEALED & DELIVERED

by the **parties**

In presence of:-

WITNESSES

1. Belalkrati Mazumder.
159, Garia Station Road,
KOL-700084

Arish Ghatak

SIGNATURE OF THE PRINCIPAL

2. *Mr. Ganguly*
Mahameyapur School Road,
Garia, KOL-84.

GANGULY HOME SEARCH PRIVATE LIMITED

Lupesh Ranjan Dasg.
DIRECTOR

SIGNATURE OF THE ATTORNEY

Drafted by:-

Soma Chakraborty

SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court

WB - 2618/99



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
25 FEB 2022

SPECIMEN FORM FOR TEN FINGER PRINTS



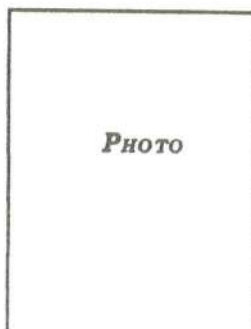
Dishant Chakraborty

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

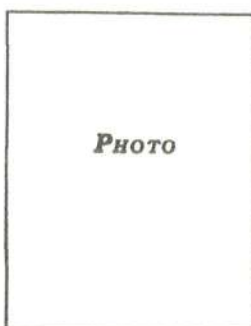


Deepesh Ranjan Basak

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



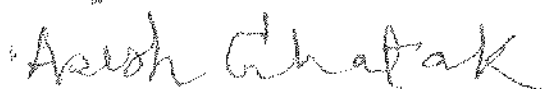
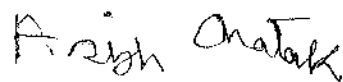
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
2 5 FEB 2022







GANGULY HOME SEARCH PRIVATE LIMITED
Lupesh Ranjan Basad
DIRECTOR



आयकर विभाग
INCOME TAX DEPARTMENT
RUPESH RANJAN PRASAD
MAKESHWAR PRASAD

09/08/1978
Permanent Account Number
AKLPP5810A

Rupesh Ranjan Prasad
Signature

भारत सरकार
GOVT. OF INDIA



Rupesh Ranjan Prasad




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WB/23/109/489816




নির্বাচকের নাম : দেবব্রত মজুমদার
 Elector's Name : Deabrata Mazumdar
 পিতার নাম : সন্তোষ মজুমদার
 Father's Name : Santosh Majumdar
 লিঙ্গ/সেক্স : পুরুষ / M
 জন্ম তারিখ : XX/XX/1975
 Date of Birth :

Deabrata Mazumdar

WB/23/109/489816

ঠিকানা:
দক্ষিণ ফরাসাদ, রাজপুর সোনারপুর, নরেন্দ্রপুর,
দক্ষিণ ২৪ পরগণা-700084

Address:
DAKSHIN FARTASAD, RAJPUR SONARPUR,
NARENDRAPUR, SOUTH 24
PARGANAS-700084

Date: 30/01/2019

131 - সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক
আধিকারিকের স্বাক্ষরের আদেশ

Facsimile Signature of the Electoral
Registration Officer for

151 - Sonarpur Uttar Constituency

নিয়ন্ত্রক, নির্বাচন, উত্তর ময়ূর ভিক্টোরিয়া জেলার লিঙ্গ শাসন
কেন্দ্রের নং ১৩১ নম্বরের নির্বাচক নিয়ন্ত্রক সচিবের পরিচয়পত্র সাধারণ
করণ নির্বাচক নাম এই পরিচয়পত্রের নথিভুক্ত করা হবে।

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.

179/753



Major Information of the Deed

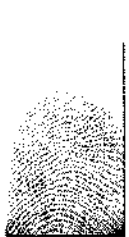
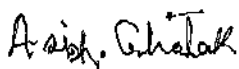
Deed No :	I-1603-02877/2022	Date of Registration	25/02/2022
Query No / Year	1603-8000628437/2022	Office where deed is registered	
Query Date	25/02/2022 4:07:36 PM	1603-8000628437/2022	
Applicant Name, Address & Other Details	SOMA CHAKRABORTY Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8335047751, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 35,42,000/-		
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]:- 160302826/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad, , Ward No: 28 Pin Code : 700084

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-1039	RS-441	Bastu	Danga	1 Katha 7 Chatak 16 Sq Ft		21,02,000/-	Property is on Road , Project Name :
L2	RS-1040	RS-714	Bastu	Danga	1 Katha		14,40,000/-	Property is on Road , Project Name :
		TOTAL :			4.0585Dec	0 /-	35,42,000 /-	
		Grand Total :			4.0585Dec	0 /-	35,42,000 /-	

Principal Details :

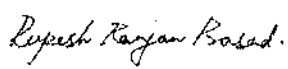
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri ASISH GHATAK Son of Late SASHADHAR GHATAK Executed by: Self, Date of Execution: 25/02/2022 , Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Office	 25/02/2022	 LTI 25/02/2022	 25/02/2022

FARTABAD BELTALA, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CKxxxxxx4B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/02/2022
 , Admitted by: Self, Date of Admission: 25/02/2022 ,Place : Office

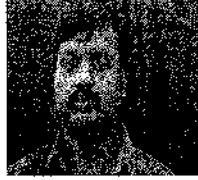
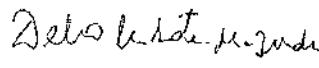
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANGULY HOME SEARCH PRIVATE LIMITED 167, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx0J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Shri RUPESH RANJAN PRASAD (Presentant) Son of Shri MAKESWAR PRASAD Date of Execution - 25/02/2022, , Admitted by: Self, Date of Admission: 25/02/2022, Place of Admission of Execution: Office				
		Feb 25 2022 4:53PM	LTI 25/02/2022	25/02/2022
54, GARIA MAIN ROAD, LAHABAGAN, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0A,Aadhaar No Not Provided Status : Representative, Representative of : GANGULY HOME SEARCH PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBABRATA MAZUMDER Son of Late SANTOSH KUMAR MAZUMDER 159, GARIA STATION ROAD, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
	25/02/2022	25/02/2022	25/02/2022

Identifier Of Shri ASISH GHATAK, Shri RUPESH RANJAN PRASAD

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ASISH GHATAK	GANGULY HOME SEARCH PRIVATE LIMITED-2.40854 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri ASISH GHATAK	GANGULY HOME SEARCH PRIVATE LIMITED-1.65 Dec

On 25-02-2022

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 16:14 hrs on 25-02-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri RUPESH RANJAN PRASAD ,.

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 35,42,000/-

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

Execution is admitted on 25/02/2022 by Shri ASISH GHATAK, Son of Late SASHADHAR GHATAK, FARTABAD BELTALA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr DEBABRATA MAZUMDER, , , Son of Late SANTOSH KUMAR MAZUMDER, 159, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 25-02-2022 by Shri RUPESH RANJAN PRASAD, DIRECTOR, GANGULY HOME SEARCH PRIVATE LIMITED, 167, GARIA STATION ROAD, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr DEBABRATA MAZUMDER, , , Son of Late SANTOSH KUMAR MAZUMDER, 159, GARIA STATION ROAD, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 690805, Amount: Rs.100/-, Date of Purchase: 01/02/2022, Vendor name: T K Purakayastha



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 103378 to 103397
being No 160302877 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.03.02 17:39:20 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/03/02 05:39:20 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)