

5221/23

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 697177

Verified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

13/07/23
12:57 P.M.
9-3-1617266/23
Sub-Registrar
North 24 Parganas

13 JUL 2023

GENERAL POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PERSENTS (1) Smt. Sangita Shaw (PAN

DTTPS9580L), AADHAAR CARD NO. 5192 0003 3795, W/o. Ashok Kumar Shaw, residing at 187, Action Area-I, P.O. & P.S. New Town, District North 24 Parganas, Kolkata

- 700 156, (2) Smt. Sonika Shaw (PAN DMXPS9019D), AADHAAR CARD NO.

7054 0393 6941, D/o. Manna Lal Saha, residing at Kankinara, Chhota Srirampur, Bhatpara, Narayanpur, Amdanga, P.O.- Kankinara, P.S. Jagaddal, District North 24 Parganas, Pin -

নথি নং: 2590.
 সন ও তারিখ: 11/04/23
 লিখিত নাম: Rudradip Saha Roy,
 ঠিকানা: Kharabha,
 পূর্ব মেদিনীপুর জেলা
 জি.পি.ও. অফিস
 নথি নং: 11
 তারিখ: 11 APR 20 23
 মোট টাকার পরিমাণ: RS.800000
 প্রেরণার কারণ: প্রেরণার কারণ
 প্রাপ্তি: প্রাপ্তি



Additional District Sub-Registrar
 Sonapat, North 24 Parganas

13 JUL 2023

Somnath Sen
 S/O - Mr. Anil Kr. Sen
 Barasat Judges Court
 P.O. + P.S. - Barasat
 North 24 Pgs.
 KOL-700124
 Secy. Advocate's chamber

743126, under the State West Bengal within the territory of India, both by occupation- Business, both by faith- Hindu, both by Nationality - Indian, hereinafter referred to as **PARTNERS** (which term or expression shall unless excluded by or repugnant to the context be deem to mean and include his/her/their legal heirs, representatives and assigns) hereinafter referred to as the **PRINCIPAL SEND GREETINGS.**

WHEREAS we the executant herein alongwith **Rudradeep Saha Roy** and **Tanay Ghosh Chowdhury** jointly entire into one partnership business under the name and style of **M/S. ASHLEY DEVELOPER [PAN ABZFA6253H]** a partnership firm having its office at Jogendra Apartment', 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131 as development of construction business and/or General Order Supplier, contractor in the line of supply of all kinds of building materials and real estate Civil Engineering Works and other similar business.

AND WHEREAS to that effect we the executant herein alongwith other two partners namely **Rudradeep Saha Roy** and **Tanay Ghosh Chowdhury** executed one deed of partnership, which was effect on 01.07.2022 and the said partnership deed also registered in the A.R.A.-II Kolkata, recorded in Book No. IV, Volume No. 1902-2022, pages from 35607 to 35626, being no. 190201079 for the year 2022 by the strength of this deed of partnership we the executants herein alongwith other two partners are continuing the business without any interruption.

AND WHEREAS that We the executants herein are engaged in our personal affairs and for that it is very much impossible for us to moved frequently and to maintain the business works daily routine as an when require and for that after long bi-lateral talks between us, with a view to continue the business and due to avoide some litigation and also frequently attented to verious offices and to smooth work for business and to all works deals for day by day and also deal the developer's allocation of the Multi storied building in different project and other similar works and for which we do hereby appoint



our well wishers as well our partners **(1) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011**, S/o. Sri Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(2) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908**, S/o. Late Hemlal Ghosh Chowdhury, both are by faith- Hindu, both are by occupation - Business, both are by Nationality- Indian, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131.

AND WHEREAS in the above circumstances it is necessary and also expedient for us to appoint as partners and our well wishers and agents and to look after all our affairs regarding the aforesaid partnership business during our absence and on behalf of us **NOW KNOWN** by these presents We, the said executant herein, do hereby nominate appoint and constitute our well wisher and partners the said **(1) Sri Rudradeep Saha Roy (PAN AYLPR4222J), AADHAAR CARD NO. 7505 8337 5011**, S/o. Sri Krishna Gopal Saha Roy, residing at 'Jogendra Apartment, 312 Vivekananda Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, **(2) Sri Tanay Ghosh Chowdhury (PAN ARQPG5599M), AADHAAR CARD NO. 6073 1141 6908**, S/o. Late Hemlal Ghosh Chowdhury, both are by faith- Hindu, both are by occupation - Business, both are by Nationality- Indian, residing at 245, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, District North 24 Parganas, Kolkata - 700 131, our true and lawful Attornies for us and our name and on our behalf to do and execute all or any of the following acts, deeds and things in respect of the property given in the Schedule below that is to say:-

1. To submit the building plan for multi-storied building before the New Barrackpore Municipality Authority and/or any other authority concern and also sign in the said plan on behalf of us and to receipt the same from the said Authority concern of New Barrackpore Municipal Authority by our attorney.
2. To negotiate on terms for and to agree and to enter into and to conclude any agreement/agreements for sale in respect of any development agreement and the developer's



allocation of the proposed multi-storied building with any intending purchaser/purchasers as such price or prices as may be agreed by the attorney and/or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt issue by our attorney.

3. To receive by our attorney from intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money after or before executing or signing the such sale deed or deeds to give good valid receipt by our Attorney and deposit our share amount in our Bank account and discharge for the same with all protect the intending purchaser or purchasers in our name and on our behalf, in respect of any development agreement and Developer's allocation of the proposed multi storied building.

4. Upon such receipt as aforesaid in our name and as act deed or deeds to sign execute and to deliver any deed or deeds of conveyance and conveyances of any one or more in respect of the any development agreement and Developer's allocation of the said property and building or any portion of it in favour of such intending purchaser or purchasers or his/her/their nominee or nominees of assignee by our attorney.

5. To present any such Deed or Deeds of Conveyance or Conveyances or other documents for registration when executed by them in our name and on our behalf before the Addl. District Sub-Registry Office and District Registry Office and R.A. Calcutta, having authority for and to have them registered according to law and to do all other acts and deeds in respect of any development agreement and the developer's allocation of the said property and proposed building of it which our said Attorney shall consider necessary for the transferring and/or conveying the said property of it to such purchaser or purchasers as fully effectually in all respect as we could do the same ourselves.

6. To effect mutation of holding and also amalgamate the holdings in the office of the local New Barrackpore Municipality and sign all applications or objection for obtaining

sanction building plan from the Local authority in our name and on our behalf in respect of any project and/or other similar works.

7. To appear for and represent us in all the Courts, Civil Criminals or Appellate authority and to sign execute verify and file plaint, written statement and withdraw and compromise petitions and also to present appeals and to accept services of all summons notices and other process of law in respect of our business concern.

8. To appoint engage on our behalf pleaders, Advocates or Solicitors, whenever us said Attorney shall think proper to do so and to disturb and/or terminate his/her/their appointment in relating our business concern.

9. To do all acts, deed and to obtain all necessary permission or clearance from the appropriate authority for sale of any project or portion of it and do all acts and things which are necessary and which will deem fit by our aforesaid attorney.

10. To appear and/or sign and/or proceed before the Airport Authority and concern electric office for necessary permission in respect of any project for multi storied building on behalf of us by our Attorney.

Be, it noted that the Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney are created on the property which is the subject matter of this power of attorney and that further the said attorney shall hereby obtain or have power to continue the business works according to the style of business.

AND, We do hereby this General Power of Attorney agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform of cause to be done executed or performed in connection with the business and other acts under and by virtue of this General Power of Attorney shall be valid till dissolve the partnership business on us to all intents and purposes as if done by are personally.



IN WITNESS WHEREOF We, the EXECUTANTS, doth hereby on this POWER
OF ATTORNEY the ^{12th} day of July Two Thousand Twenty Three SIGNED, SEALED &
DELIVERED

in the presence :

1. Somnath sen
Barasat Judges court
P.O + P.S - Barasat
Dist - North 24 Pgs.
KOL - 700124

2. Soumen Roy
Barasat court
P.O P.S - Barasat
Kal - 700124

Drafted by :

Chiradip Dhar

Advocate

Barasat Judges' Court

Printed by:

S. Bhattacharjee

ASHLEY DEVELOPER

Sangita Shaw
Partner

ASHLEY DEVELOPER

Sonika Shas
Partner

Signature of the Executant

ASHLEY DEVELOPER

Rudransh Saha Bar.

Partner

ASHLEY DEVELOPER

Tomay Sharmachandhary

Partner

Signature of the Attorney

Sangita Shaw

UNDER RULE 44A OF THE I.R. ACT 1908

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



Sangita Shaw

L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Sangita Shaw

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



Sangita

L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Sangita Shaw

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name RUDRAGEEP Saha Roy

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



Rudrageep

L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
R.H.	THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Rudrageep Saha Roy

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 <u>Tomay 24th Choudhury</u>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Tomay 24th Choudhury

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

PHOTO	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

PHOTO	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

All the above fingerprints are of the abovenamed person and attested by the said person

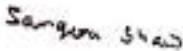
Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

Major Information of the Deed

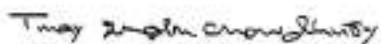
Deed No :	IV-1524-00098/2023	Date of Registration	13/07/2023
Query No / Year	1524-3001617266/2023	Office where deed is registered	
Query Date	22/06/2023 3:52:39 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Somnath Sen Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836870826, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sangita Shaw (Presentant) Wife of Mr Ashok Kumar Shaw Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Office			
		13/07/2023	LTI 13/07/2023	13/07/2023
187 Action Area 1, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: dbxxxxxx0I,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Sonika Shaw Daughter of Mr Manna Lal Saha Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Office			
13/07/2023	LTI 13/07/2023	13/07/2023	
Kankinara Chhota Srirampur Bhatpara, City:- , P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: dmxxxxxx9d, Aadhaar No: 70xxxxxxxx6941, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Office			
3	MS Ashley Developer 312 Vivekananda Road, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.: abxxxxxx3h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative		

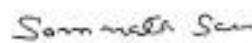
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature		
1	Name	Photo	Signature
	Mr Rudradeep Saha Roy Son of Mr Krishna Gopal Roy Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Office		
	13/07/2023	LTI 13/07/2023	13/07/2023
Son of Mr Krishna Gopal Roy Jogendra Apartment, 312 Vivekananda Road, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ayxxxxxx2j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Office			
2	Name	Photo	Signature
	Mr Tanay Ghosh Chowdhury Son of Late Hemlal Ghosh Roy Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Office		
	13/07/2023	LTI 13/07/2023	13/07/2023
Son of Late Hemlal Ghosh Roy 245 S N Banerjee Road, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: arxxxxxx9m, Aadhaar No: 60xxxxxxxx6908, Status :Individual, Executed by: Self, Date of Execution: 12/07/2023 , Admitted by: Self, Date of Admission: 13/07/2023 ,Place : Office			

Representative Details :

Name,Address,Photo,Finger print and Signature				
No				
1	Name	Photo	Finger Print	Signature
	Mr Rudradeep Saha Roy Son of Mr Krishna Gopal Saha Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 13/07/2023, Place of Admission of Execution: Office			
		Jul 13 2023 1:38PM	LTI 13/07/2023	13/07/2023
Jogendra Apartment 312 Vivekananda Road, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AYxxxxxx2J, Aadhaar No: 75xxxxxxxx5011 Status : Representative, Representative of : MS Ashley Developer (as partnership)				
2	Name	Photo	Finger Print	Signature
	Mr Tanay Ghosh Chowdhury Son of Late Hemlal Ghosh Chowdhury Date of Execution - 12/07/2023, , Admitted by: Self, Date of Admission: 13/07/2023, Place of Admission of Execution: Office			
		Jul 13 2023 1:39PM	LTI 13/07/2023	13/07/2023
245 Sn Banerjee Road, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx9M, Aadhaar No: 60xxxxxxxx6908 Status : Representative, Representative of : MS Ashley Developer (as partnership)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somnath Sen Son of Late Anil Kr Sen Barasat Judges Court, City:- , P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			
	13/07/2023	13/07/2023	13/07/2023
Identifier Of Smt Sangita Shaw, Smt Sonika Shaw, Mr Rudradeep Saha Roy, Mr Tanay Ghosh Chowdhury, Mr Rudradeep Saha Roy, Mr Tanay Ghosh Chowdhury			

13-07-2023

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 13:11 hrs on 13-07-2023, at the Office of the A.D.S.R. SODEPUR by Smt Sangita Shaw, one of the Executants.

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

Execution is admitted on 13/07/2023 by 1. Smt Sangita Shaw, Wife of Mr Ashok Kumar Shaw, 187 Action Area 1, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Business, 2. Smt Sonika Shaw, Daughter of Mr Manna Lal Saha, Kankinara Chhota Srirampur Bhatpara, P.O: Kankinara, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743126, by caste Hindu, by Profession Business, 3. Mr Rudradeep Saha Roy, Son of Mr Krishna Gopal Roy, Jogendra Apartment, 312 Vivekananda Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 4. Mr Tanay Ghosh Chowdhury, Son of Late Hemlal Ghosh Roy, 245 S N Banerjee Road, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Identified by Mr Somnath Sen, , Son of Late Anil Kr Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

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

Execution is admitted on 13-07-2023 by Mr Rudradeep Saha Roy, partnership, MS Ashley Developer, 312 Vivekananda Road, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Identified by Mr Somnath Sen, , Son of Late Anil Kr Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

Execution is admitted on 13-07-2023 by Mr Tanay Ghosh Chowdhury, partnership, MS Ashley Developer, 312 Vivekananda Road, City:- , P.O:- New Barrackpore, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Identified by Mr Somnath Sen, , Son of Late Anil Kr Sen, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 2590, Amount: Rs.100.00/-, Date of Purchase: 11/05/2023, Vendor name: S Bose



Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - IV
Volume number 1524-2023, Page from 2202 to 2217
being No 152400098 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.08.07 11:29:28 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

(Debjani Halder) 2023/08/07 11:29:28 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)