

DATED THIS THE 21st DAY OF OCTOBER, 2022.

B E T W E E N

MRS. RATNA MITRA
MR. PINAKI MITRA
...OWNERS/ FIRST PART

A N D

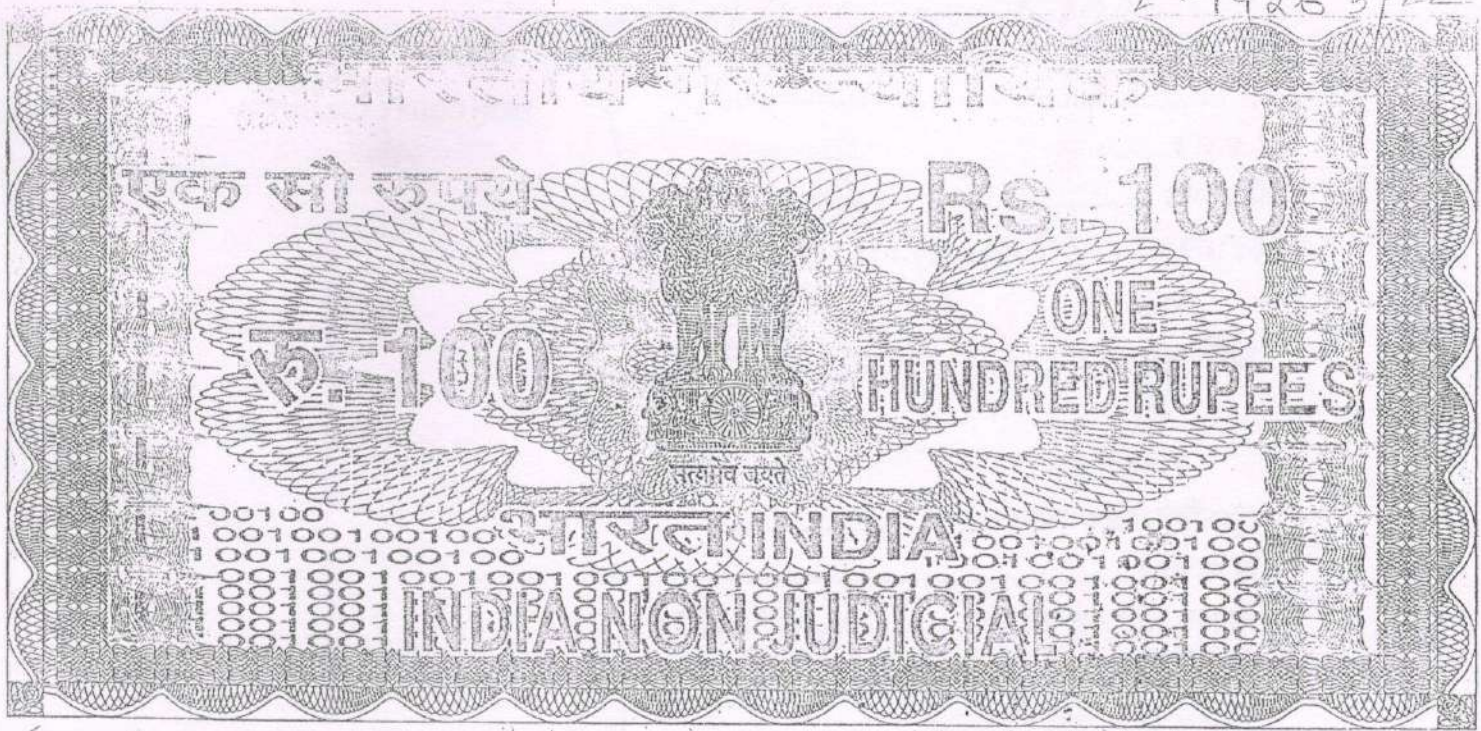
MARTIN INFRA PROJECTS PVT. LTD.
Represented by its Director
SRI SANAJIT LASKAR
...DEVELOPER/SECOND PART

DEVELOPMENT POWER OF ATTORNEY

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089
Phone No. 9830056633

1-14253/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 226422

V.C. Case NO - 2465/22

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Certified that this document is certified to registration. The Signature Sheet and endorsement Sheet Attached to the document are the part of the document

Additional District Sub-Registrar
Cossipore Dum Dum, 24 Parg. (North)
28 OCT 2022

DEVELOPMENT POWER OF ATTORNEY

In connection of registered Development Agreement executed on 18th day of October, 2022 and admitted on 20th day of October, 2022 recorded in Book No.I, as Being No.150614144 for the year 2022, registered at the office of the A.D.S.R., COSSIPORE DUM DUM, 24-PARGANAS(NORTH).

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 21st day of October, Two Thousand Twenty Two.

BETWEEN

(1) MRS. RATNA MITRA, wife of Sri Pinaki Mitra, PAN No. AHJPM8647F, AADHAAR No. 3958 4171 8053, by Religion-Hindu,

Contd..P/2.

সংখ্যা: ২৭১৭ তারিখ: 16/9/22

MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA

মূল্য: ১৭

ক্রমিক:

স্থান:

স্বাক্ষর: Ranjit Das

লাই:

কার্যক্রম:

স্বাক্ষর:

স্বাক্ষর:

স্বাক্ষর:

স্বাক্ষর:

স্বাক্ষর: 13 SEP 2022

স্বাক্ষর: ২৩০০০০

স্বাক্ষর:

Savit Laha



8243 21/10/22

For MARTIN INFRA PROJECTS PVT. LTD.

Savit Laha

Director



8244 20



Ratna Mitra



8245 20

Prinisha Das



8246 20

Adl. District Sub-Registrar
Cossipore, Dum Dum

Satyajit Das, Adv. etc, Calcutta

21 OCT 2022

WB-1089/2014

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by Occupation - Housewife, by Nationality - Indian, residing at 1232, Jessore Road, Green Park, Block - A, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of North-24-Parganas, **(2) MR. PINAKI MITRA**, son of Late Haripada Mitra, **PAN No. AFAPM9293C, AADHAAR No. 9389 3495 0293**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 1232, Jessore Road, Green Park, Block - A, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of North-24-Parganas, hereinafter jointly called the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

MARTIN INFRA PROJECTS PVT. LTD., a company incorporated under the Companies Act, 2013, as amended upto date, **PAN No. AAGCM2881G**, having its registered office at 76, Basak Bagan Lane, P.O. - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, in the District of 24-Parganas (North), represented by its Director namely **SRI SANAJIT LASKAR**, son of Late Jatan Kanta Laskar, **PAN No. ABUPL7954R, AADHAAR No. 4625 9637 58 83**, by Religion - Hindu, by Occupation - Business, By Nationality - Indian, residing at Premises No. 76, Basak Bagan Lane, P.O. - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, in the District of 24-Parganas (North), hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-office, executors, representatives) of the **SECOND PART**.

WHEREAS by a Deed of Conveyance, dated 22nd day of June, 1954, registered at the office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No. I, Volume No. 53, at Pages 17 to

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22, as Being No. 3526 for the year 1954, one Smt. Bela Bandyopadhyay, purchased the property being ALL THAT piece or parcel of Bastu land, measuring an area 45.00 (forty five) Decimals more or less lying and situated at Municipal Holding No.670 (formerly 438), Sahid Hemanta Kumar Basu Sarani, Police Station - Dum Dum, in Mouza - Kalidaha, J.L. No.23, Re.Sa. No. 16, Touzi Nos.1298/2833, comprised in C.S. Dag No. 1602 and 1603, under C.S. Khatian No. 291, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas, morefully and particularly described in the Schedule thereunder written, from Sri Amiya Nath Das, described therein as the Vendor, at and for the consideration as mentioned therein.

AND WHEREAS after purchased the said property the said Smt. Bela Bandyopadhyay, duly mutated her name in the records of South Dum Dum Municipality and obtained renumbered Municipal Premises No. 358, S.H.K.B. Sarani (Jawpur Road), Kolkata - 700074, being Holding No. 670, S.H.K.B. Sarani, ward No. 18, in fact and also as per record of Revisional Settlement the property situated under C.S. Dag No. 1602 and 1603, corresponding to R.S./L.R. Dag No. 4666, under L.R. Khatian No. 1321, in the name of Smt. Bela Bandyopadhyay, before the Block Land and Land Reforms Office at Barrackpore - II, District North-24-Parganas.

AND WHEREAS by a Deed of Conveyance, dated 23rd day of September, 2005, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 7, at Pages 3142 to 3166, as Being No. 01911 for the year 2014, Smt. Ratna Mitra and Smt. Kanta Devi Kadel, jointly purchased the property being ALL THAT piece or parcel of Bastu land, measuring an area 09 (nine) Cottahs 09 (nine) Chittaks 33 (thirty three) Square feet more or less out of the total land measuring an area 45.00 (forty five) Decimals, togetherwith one tile

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shed structure standing thereon measuring an area 200 (two hundred) square feet more or less, lying and situated at Premises No. 358, S.H.K.B. Sarani (Jawpur Road), Kolkata - 700074, Municipal Holding No.670, Sahid Hemanta Kumar Basu Sarani, Police Station - Lake Town, in Mouza - Kalidaha, J.L. No.23, Re.Sa. No. 16, Touzi Nos.1298/2833, comprised in C.S. Dag No. 1602 and 1603, corresponding to R.S. Dag No. 4666, under C.S. Khatian No. 291, corresponding to R.S. Khatian No. 291, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas (North), morefully and particularly described in the Schedule thereunder written, from Smt. Bela Bandyopadhyay, described therein as the Vendor, at and for the consideration as mentioned therein.

AND WHEREAS after the said purchase, the said Smt. Ratna Mitra and Smt. Kanta Devi Kadel, duly mutated their names in the records of the South Dum Dum Municipality and obtained renumbered Municipal Premises No. 358, S.H.K.B. Sarani (Jawpur Road), Kolkata - 700074, being Holding No. 670, S.H.K.B. Sarani, ward No. 18, in fact.

AND WHEREAS the said Smt. Ratna Mitra, the Owner No. 1 herein, earlier executed a registered Development Agreement dated 29th day of November, 2019, registered at the office of the Additional District Sub-Registrar, Cossipore, Dum Dum, recorded in Book No. I, Volume No. 1506-2019, pages from 519103 to 519133, as Being No.150611024 for the year 2019, and also executed a registered Development Power of Attorney dated 05th day of December, 2019, registered at the office of the Additional District Sub-Registrar Cossipore Dum Dum, recorded in Book No.I, Volume No.1506-2019, pages from 520163 to 520182, as Being No.1506110148 for the year 2019, with **M/S. ABAN ASSOCIATES,** a partnership firm having its principal place of business at 64, Purba Sinthee Road, Kolkata - 700030, P.S. - Dum Dum, represented by

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its authorized partners **(1) MRS. ANKITA MANDAL**, wife of Sri Likhon Biswas, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 65/1, Baguiati 1st Lane, Ambagan, Kolkata - 700028, **(2) MR. SUBRATA SAHA**, son of Late Nitin Saha, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 45A/5, Dum Dum Road, New Gostha Behari, Kolkata - 700074, morefully and particularly described in the certain terms and conditions and the property thereunder written.

AND WHEREAS by a Deed of Conveyance, dated 26th day of February, 2020, registered at the office of the Additional District Sub-Registrar Cossipore, Dum Dum, and recorded in Book No. I, Volume No. 1506-2020, at Pages 102347 to 102371, as Being No. 150602143 for the year 2020, Sri Pinaki Mitra, purchased the property being ALL THAT undivided one equal half part or share in the piece or parcel of Bastu land, measuring an area 04 (four) Cottahs 12 (twelve) Chittaks 39 (thirty nine) Square feet more or less out of the total land measuring an area 09 (nine) Cottahs 09 (nine) Chittaks 33 (thirty three) Square feet more or less, togetherwith one tile shed structure standing thereon measuring an area 500 (five hundred) square feet more or less, lying and situated at Premises No. 358, S.H.K.B. Sarani (Jawpur Road), Kolkata - 700074, Municipal Hoding No.670, Sahid Hemanta Kumar Basu Sarani, Police Station - Dum Dum, in Mouza - Kalidaha, J.L. No.23, Re.Sa. No. 16, Touzi Nos.1298/2833, comprised in C.S. Dag No. 1602 and 1603, corresponding to R.S./L.R. Dag No. 4666, under C.S. Khatian No. 291, corresponding to R.S. Khatian No. 291, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas (North), morefully and particularly described in the Schedule thereunder written, from Smt. Kanta Devi Kandel, described therein as the Vendor, at and for the consideration as mentioned therein.

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AND WHEREAS the said **M/S. ABAN ASSOCIATES**, a partnership firm having its principal place of business at 64, Purba Sinthee Road, Kolkata - 700030, P.S. - Dum Dum, represented by its authorized partners **(1) MRS. ANKITA MANDAL**, wife of Sri Likhon Biswas, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 65/1, Baguiati 1st Lane, Ambagan, Kolkata - 700028, **(2) MR. SUBRATA SAHA**, son of Late Nitin Saha, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 45A/5, Dum Dum Road, New Gostha Behari, Kolkata - 700074, due paucity of fund they could not comply the said terms and conditions of the said Development Agreement therefore the said Smt. Ratna Mitra and M/S. Aban Associates, mutually decided to cancel the said registered Development Agreement and registered Development Power of Attorney and accordingly that on 18th day of October, 2022, the said Smt. Ratna Mitra and M/S. Aban Associates execute and registered a Cancellation Development Agreement which was registered at the office of the Additional District Sub-Registrar Cossipore Dum Dum, recorded in Book No. I, Being No. 150614040 for the year 2022 and also that on 18th day of October, 2022, the said Smt. Ratna Mitra and M/S. Aban Associates execute and registered Revocation of Power of Attorney which was registered at the office of the Additional District Sub-Registrar Cossipore Dum Dum, recorded in Book No. IV, Being No. 150600318 for the year 2022.

AND WHEREAS as per record of Revisional Settlement the property situated under C.S. Dag No. 1602 and 1603, corresponding to R.S./L.R. Dag No. 4666, under L.R. Khatian No. 2459 and 2463, in the name of Mrs. Ratna Mitra and Mr. Pinaki Mitra respectively, before the Block Land and Land Reforms Office at Barrackpore - II, District North-24-Parganas, and also the said Mrs. Ratna Mitra and Mr. Pinaki Mitra, jointly mutated their names in the records of South

Dum Dum Municipality and obtained renumbered Municipal Premises No. 358, S.H.K.B. Sarani (Jawpur Road), Kolkata - 700074, being Holding No. 670, S.H.K.B. Sarani, ward No. 18, in fact.

AND WHEREAS the said Mrs. Ratna Mitra and Mr. Pinaki Mitra, became the joint Owners, and are thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land, measuring an area 09 (nine) Cottahs 09 (nine) Chittaks 33 (thirty three) Square feet more or less, togetherwith one tile shed structure standing thereon measuring an area 200 (two hundred) square feet more or less, lying and situated at Premises No. 358, S.H.K.B. Sarani (Jawpur Road), Kolkata - 700074, Municipal Hoding No.670, Sahid Hemanta Kumar Basu Sarani, Police Station - Dum Dum, in Mouza - Kalidaha, J.L. No.23, Re.Sa. No. 16, Touzi Nos.1298/2833, comprised in C.S. Dag No. 1602 and 1603, corresponding to R.S./L.R. Dag No. 4666, under C.S. Khatian No. 291, corresponding to R.S. Khatian No. 291, corresponding to L.R. Khatian No. 2459 and 2463 respectively, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas (North), hereinafter called the said 'PROPERTY', morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS the Owners herein are desirous of developing the said property by demolishing the existing structure and constructing a new structure, and the Developer herein, had approached the Owners herein proposing to construct eight-Storeyed building on the said premises after demolishing the existing structure upon the said premises, more fully and particularly described in the First Schedule hereunder written, at the own cost and expenses of the Developer, and the Owners herein accepted the proposal of the Developer and agreed to authorise the Developer to develop the said premises, more fully and particularly described in the First Schedule

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hereunder written, in accordance with sanctioned or approved site plan and building plan to be provided by the South Dum Dum Municipality.

AND WHEREAS the Owners herein for a better accommodation decided to develop the aforesaid land (morefully and particularly described in the FIRST SCHEDULE hereunder written) and enter into an registered Development Agreement executed on 18th day of October, 2022, and admitted on 20th day of October, 2022, registered at the Office of the Additional District Sub-Registrar, Cossipore Dum Dum, recorded in Book no.I, as Being No.150614144 for the year 2022, with the developer herein, togetherwith certain terms and conditions mentioned thereunder written.

AND WHEREAS in terms of the said Development Agreement the Owners hereby executed this Power of Attorney regarding construction and all related work of construction including right to sale the Developer's allocation and other terms and condition stated in the said Development Agreement and Owners herein execute this Power of Attorney as follows:—

NOW BE it known to all that we, **(1) MRS. RATNA MITRA,** wife of Sri Pinaki Mitra, **PAN No. AHJPM8647F, AADHAAR No. 3958 4171 8053,** by Religion-Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 1232, Jessore Road, Green Park, Block - A, P.O. - Bahgur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of North-24-Parganas, **(2) MR. PINAKI MITRA,** son of Late Haripada Mitra, **PAN No. AFAPM9293C, AADHAAR No. 9389 3495 0293,** by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 1232, Jessore Road, Green Park, Block - A, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of North-24-Parganas, herein mentioned as the **OWNERS—the EXECUTANTS** hereof, per terms of the development agreement this document as

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a whole we owners agreeing to execute this Development Power of Attorney in favour of the developer herein respecting the plot as aforesaid, that being necessary for completion of the development project respecting the same.

NOW IT BE KNOWN TO ALL MEN BY THESE PRESENTS that we nominate, appoint and constitute, **MARTIN INFRA PROJECTS PVT. LTD.**, a company incorporated under the Companies Act, 2013, as amended upto date, **PAN No. AAGCM2881G**, having its registered office at 76, Basak Bagan Lane, P.O. - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, in the District of 24-Parganas (North), represented by its Director namely **SRI SANAJIT LASKAR**, son of Late Jatan Kanta Laskar, **PAN No. ABUPL7954R, AADHAAR No. 4625 9637 5883**, by Religion - Hindu, by Occupation - Business, By Nationality - Indian, residing at Premises No. 76, Basak Bagan Lane, P.O. - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, in the District of 24-Parganas (North), being the Developer, the party of the Second part herein, as our true and lawful ATTORNEY for ourselves and in our names and on our behalf, to act and/or represent us to do, execute and perform or cause to be done all acts, deeds and things, that is to say :-

1. To construct the building or buildings so to be constructed at the land sanctioned by the South Dum Dum Municipality, morefully and particularly described in the First Schedule hereunder written.
2. To sign application affidavits and affirm the same on behalf of the Owners herein which may be necessary for the construction of the said building or buildings and to carry correspondence on behalf of the Owners herein with all concerned authorities and body/bodies including the chairman South Dum Dum Municipality, Government of West Bengal, Police, Fire Brigade etc. in connection with the said construction and development of the said premises under reference to make sign and submit application, letters and other writings to the appropriate

authorities local bodies for all and any licences, permission, sanctions and consents required for the proposed construction and development of the said premises.

3. To sign and execute any Agreement for Sale, Deed of Conveyance(s), Declaration and rectification Deed on behalf of the Owner herein in respect of the flats, commercial space and carparking space and other spaces togetherwith undivided proportionate share of land wherein the said proposed building is to be constructed by the said Attorney, which have been allotted to the Developer in accordance with Article - III, mentioned in the said development agreement as well as described in the FOURTH SCHEDULE hereunder written, excepting the Owners' allocation mentioned in Article - II in the said Development Agreement as well as described in the THIRD SCHEDULE, hereunder written, and to receive consideration money from the intending purchaser/purchasers and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents, against such units.
4. To represent before the Registrar or any registration office namely Registrar of Assurances, Kolkata, District Sub-Registrar II, Barasat, Additional District Sub-Registrar Cossipore, Dum Dum or any appropriate authority, for the purpose of registration of the Agreement/Agreements, Deed of Conveyance or Conveyances in respect of any saleable spaces or part or portions within the allocation of the developer as shall be constructed by the said Attorney/Developer of which has been described as developer's allocation within the building in the aforesaid development agreement as will be appear in the Second Schedule hereunder written, at the said premises togetherwith other portions thereof, save and except Owners allocation as mentioned in the said development agreement.

5. To enter into, hold, defend, possession of the said land and every part thereof and also to manage, maintain, and administer the said land and every part thereof.
6. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all soil testing, excavation and all other work whatsoever.
7. To sign and submit all papers, documents, applications, undertakings, declarations and plans to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary, at any point of time by the South Dum Dum Municipality, other competent authorities, and in connection therewith to make, sign, execute and submit necessary applications and declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and Completion Certificate in respect of proposed building upon the said plot mentioned as aforesaid.
8. To appear before the necessary quarters including the South Dum Dum Municipality, Kolkata Metropolitan Development authorities in connection with sanction of plan and other purpose.
9. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks, and other materials for construction of building, and constructional equipments to appoint Architects and constructors for the purpose of the development and construction of the said land.
10. To apply for, appear before, and obtain electricity, water, sewerage and or other connections of any other utilities from appropriate authorities or from the South Dum Dum Municipality and/or other competent authorities.
11. To ward off and prohibit, if necessary and to proceed in due forum of Law against any trespassers on the said lands or any part

- thereof, and to take appropriate steps there by against a ction or otherwise, and to abate all nuisance.
12. To accept notice, and serve papers from any Courts, Tribunal and/or Authority and/or persons.
 13. To receive and pay and/or deposit all money, Court fees, receive refunds and grant valid receipts, and discharges in respect thereof.
 14. To sign and submit papers applications and documents for having the mutation affected in all public and with all authorities and/or persons including B.L.& L.R.O. and the said South Dum Dum Municipality having jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.
 15. To pay all outgoings from the date of execution of this present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt, and/or discharge thereof.
 16. To take bookings from the intending buyers, to enter into Agreement for sale and Deed of conveyances of the said developer's allocation with the intending purchaser or purchasers from the nominee/nominees of the developer and to receive booking money or earnest money for the flats or the constructed portion on behalf of principal/Owners, and to receive the full amount of consideration for sale of any portion within the allocation of the developer, inclusive of the value of proportionate share in the lands as contained in the plot.
 17. To affix sign board, or install any hoarding on the said Scheduled plot of lands in the name of the Attorney, the developer as aforesaid.

18. To advertise in the newspapers for procuring purchasers for selling the flats/shop/office and other spaces in the said proposed building.
19. To enter into any agreement for sale for the proposed flats/shops/office/car parking spaces and to receive advance/earnest money/consideration in respect of the said spaces and the undivided proportionate share in the land, in respect of the Developers' Allocation as mentioned in the Fourth Schedule hereunder written.
20. For all any of the purpose herein before stated to appear and represent the principal before all authorities having jurisdiction and to sign execute and submit papers and documents for the purpose.
21. To appear, and represent the Owners before any notary, A.D.S.R. Cossipore Dum Dum, Registrar of Assurance, Metropolitan Magistrate and other office/officers or Authority/Authorities having jurisdiction and to present for registration, and to acknowledge the Registrar or have Registered and perfected all deeds, instruments and writings, and signed by the said Attorney in any manner concerning the sale of Developer's allocation in the said premise.
22. To ask, demand, receive, to appoint lawyers, solicitors, advocates on our behalf and to defend suits of cases for or against us in any Court of Law, execution proceeding or otherwise all moneys payments etc. ins and out of any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of our said property.
23. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc. and to all reasonable matters and things as may appear to our said Attorney necessary for such sale.

24. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning our said property or any part thereof.
25. To sign any correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama memo of appeal or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.
26. To adduce evidence through any of the partners of the attorney in connection with any matter respecting the plot and/or the project or matters arising out of the same before any person or quarter on behalf of the Owners, which shall be as good as that of the Owners as he may do being personally present therebefore for such purpose.

And the Principal/Owners hereby ratify confirm and agree or undertake to ratify and confirm all whatsoever their said Attorney or agents appointed under this power hereinabove contained shall lawfully do, or cause to be done in the right of, or by virtue of these presents, including such confirmations and other works till the completion of the whole deal as per Development Agreement.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of Bastu land, measuring an area 09 (nine) Cottahs 09 (nine) Chittaks 33 (thirty three) Square feet more or less, togetherwith one tile shed structure standing thereon measuring an area 200 (two hundred) square feet more or less, lying and situated at Premises No. 358, S.H.K.B. Sarani (Jawpur Road), Kolkata - 700074, Municipal Hoding No.670, Sahid Hemanta Kumar Basu Sarani, Police Station - Dum Dum, in Mouza - Kalidaha, J.L.

No.23, Re.Sa. No. 16, Touzi Nos.1298/2833, comprised in C.S. Dag No. 1602 and 1603, corresponding to R.S./L.R. Dag No. 4666, under C.S. Khatian No. 291, corresponding to R.S. Khatian No. 291, corresponding to L.R. Khatian No. 2459 and 2463, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Cossipore Dum Dum, in the District of 24-Parganas (North).

THE PROPERTY IS BUTTED AND BOUNDED BY:

ON THE NORTH : 438/18 & 438/19, Jawpur Road.
 ON THE SOUTH : Play ground
 ON THE EAST : 20' feet wide Canal East Road
 ON THE WEST : 8' feet wide Road.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT proposed G+VIII storeyed brick- built, messuage tenement hereditament premises and/or building, together with a piece and parcel of land measuring an area of 09 (nine) Cottahs 09 (nine) Chittaks 33 (thirty three) Square feet more or less, lying and situated at Premises No. 358, S.H.K.B. Sarani (Jawpur Road), Kolkata - 700074, Municipal Hoding No.670, Sahid Hemanta Kumar Basu Sarani, Police Station, - Dum Dum, in Mouza - Kalidaha, J.L. No.23, Re.Sa. No. 16, Touzi Nos.1298/2833, comprised in C.S. Dag No. 1602 and 1603, corresponding to R.S./L.R. Dag No. 4666, under C.S. Khatian No. 291, corresponding to R.S. Khatian No. 291, corresponding to L.R. Khatian No. 2459 and 2463, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Cossipore Dum Dum, in the District of 24-Parganas (North).

THE PROPERTY IS BUTTED AND BOUNDED BY:

ON THE NORTH : 438/18 & 438/19, Jawpur Road.
 ON THE SOUTH : Play ground
 ON THE EAST : 20' feet wide Canal East Road
 ON THE WEST : 8' feet wide Road.

THIRD SCHEDULE ABOVE REFERRED TO:
(OWNERS' ALLOCATION)

OWNERS' SHARE and ALLOCATION shall mean that Owners will jointly get flats, carparking spaces, in the proposed new building including proportionate share of stair, lift, landing and land area, within the building details as under: -

- a) 47% (forty seven percentage) of the constructed area on the Ground Floor;

ENTIRE SECOND FLOOR AND ENTIRE THIRD FLOOR in the forms of-

- b) One self-contained flat being Flat No. 2A, on the Second Floor measuring a super built up area 1185 (one thousand one hundred eighty five) square feet more or less;
- c) One self-contained flat being Flat No. 2B on the Second Floor measuring a super built up area 943 (nine hundred forty three) square feet more or less;
- d) One self-contained flat being Flat No. 2C on the Second Floor measuring a super built up area 790 (seven hundred ninety) square feet more or less;
- e) One self-contained flat being Flat No. 2D on the Second Floor measuring a super built up area 919 (nine hundred nineteen) square feet more or less;
- f) One self-contained flat being Flat No. 2E on the Second Floor measuring a super built up area 1135 (one thousand one hundred thirty five) square feet more or less;
- g) One self-contained flat being Flat No. 2F on the Second Floor measuring a super built up area 1138 (one thousand one hundred thirty eight) square feet more or less;
- h) One self-contained flat being Flat No. 3A, on the Third Floor measuring a super built up area 1185 (one thousand one hundred eighty five) square feet more or less;

- i) One self-contained flat being Flat No. 3B on the Third Floor measuring a super built up area 943 (nine hundred forty three) square feet more or less;
- j) One self-contained flat being Flat No. 3C on the Third Floor measuring a super built up area 790 (seven hundred ninety) square feet more or less;
- k) One self-contained flat being Flat No. 3D on the Third Floor measuring a super built up area 919 (nine hundred nineteen) square feet more or less;
- l) One self-contained flat being Flat No. 3E on the Third Floor measuring a super built up area 1135 (one thousand one hundred thirty five) square feet more or less;
- m) One self-contained flat being Flat No. 3F on the Third Floor measuring a super built up area 1138 (one thousand one hundred thirty eight) square feet more or less;

The aforesaid flats and Car Parking Space, as contained in the building, lying and situated at Premises No. 358, S.H.K.B. Sarani (Jawpur Road), Kolkata - 700074, Municipal Hoding No.670, Sahid Hemanta Kumar Basu Sarani, Police Station - Dum Dum, in Mouza - Kalidaha, J.L. No.23, Re.Sa. No. 16, Touzi Nos.1298/2833, comprised in C.S. Dag No. 1602 and 1603, corresponding to R.S./L.R. Dag No. 4666, under C.S. Khatian No. 291, corresponding to R.S. Khatian No. 291, corresponding to L.R. Khatian No. 2459 and 2463, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas (North), more fully and particularly described in the **SECOND SCHEDULE** hereinabove written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, upon which the said G+VIII storeyed building is to be constructed as well as all common areas and facilities mentioned in the **FIFTH SCHEDULE** hereunder written and together with common expenses and maintenance mentioned in the **SIXTH SCHEDULE** hereunder written

Sarani Sarani

together with guidance and restriction mentioned in the **SEVENTH SCHEDULE** thereunder written, save and except the developer's allocation mentioned in the Article - III, of the said development agreement, as well as mentioned in the **FOURTH SCHEDULE** hereunder written.

FOURTH SCHEDULE ABOVE REFERRED TO:

(DEVELOPER'S ALLOCATION)

DEVELOPER'S SHARE AND ALLOCATION shall mean that Developer will entitled to get remaining constructed area within the proposed G+VIII storied building in the forms of - flats, commercial space, shops, carparking spaces and other space, in the proposed new building including proportionate share of stair, lift, landing and land area, as contained in the building, lying and situated at Premises No. 358, S.H.K.B. Sarani (Jawpur Road), Kolkata - 700074, Municipal Hoding No.670, Sahid Hemanta Kumar Basu Sarani, Police Station - Dum Dum, in Mouza - Kalidaha, J.L. No.23, Re.Sa. No. 16, Touzi Nos.1298/2833, comprised in C.S. Dag No. 1602 and 1603, corresponding to R.S./L.R. Dag No. 4666, under C.S. Khatian No. 291, corresponding to R.S. Khatian No. 291, corresponding to L.R. Khatian No. 2459 and 2463, within the jurisdiction of the South Dum Dum Municipality, in the District of 24-Parganas (North), more fully and particularly described in the **SECOND SCHEDULE** hereinabove written, Together with undivided proportionate share of the said land, more fully and particularly described in the **FIRST SCHEDULE** hereinabove written, upon which the said G+VIII storeyed building is to be constructed as well as all common areas and facilities mentioned in the **FIFTH SCHEDULE** thereunder written and together with common expenses and maintenance mentioned in the **SIXTH SCHEDULE** thereunder written together with guidance and restriction mentioned in the **SEVENTH SCHEDULE** thereunder written, save and except the Owners' allocation mentioned in the Article - II, of the said development agreement, as well as mentioned in the **THIRD SCHEDULE** hereinabove written.

South Dum Dum

IN WITNESS WHEREOF we the executants hereof, have hereunto set and subscribe our hands and/or signature on this the 21st day of October, 2022 A.D.

SIGNED & DELIVERED
BY THE OWNERS AT KOLKATA
IN THE PRESENCE OF:

1. *Amal Ray*
37/B.1, No. Palline.
KOL-48.

2. *Subyudhy*
Adv.

Ratna Mitra

MRS. RATNA MITRA

Pinaki Mitra

MR. PINAKI MITRA
...OWNERS/ FIRST PART

SIGNED AND ACCEPTED
BY THE CONSTITUTED ATTORNEY/
DEVELOPER AT CALCUTTA
IN THE PRESENCE OF:

1. *Amal Ray*

2. *Subyudhy*
Adv.

For MARTIN INFRA PROJECTS PVT. LTD.

Sri Sanajit Laskar
Director

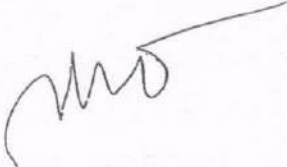
MARTIN INFRA PROJECTS PVT. LTD.
Represented by its Director
SRI SANAJIT LASKAR
...DEVELOPER/SECOND PART

Drafted by :

Manik Lal De

Mr. Manik Lal De
Advocate,
High Court, Calcutta.
WB/632/1988.




addl. District Sub-Registrar
Cossipore, Dum Dum


































20 OCT 2021

SL
No.

of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No

 <p><i>Ratna Nisha</i></p>					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little
 <p><i>Anil Kumar</i></p>					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little
 <p><i>Anant Kumar</i></p>					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little



[Handwritten Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dura

21 OCT 2023





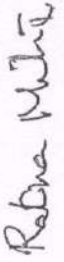


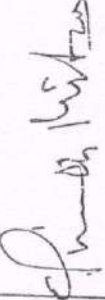
Government of West Bengal

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

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15068003058059/20 22

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	Mrs RATNA MITRA 1232, Jessore Road, Green Park, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Principal			 21.10.22
2	Mr PINAKI MITRA 1232, Jessore Road, Green Park, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Principal			 21.10.22



भारत गणराज्य

भारत गणराज्य के अधीन आने वाले प्रदेशों में जमीन का मालिकाना हक का पंजीयन करने के लिए अधिनियम संख्या 36, 1956

जमीन का मालिकाना हक का पंजीयन करने के लिए अधिनियम संख्या 36, 1956 के अन्तर्गत

पंजीयन संख्या	पंजीयन तिथि	पंजीयन स्थान	पंजीयन का विवरण
10/10/2020	10/10/2020
...
...
...






[Handwritten signature]

addl. District Sub-Registrar
Cossipore, Dum Durg

21 OCT 2020

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
3	Mr SANAJIT LASKAR 76, Basak Bagan Lane, City:- Not Specified, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700048	Representative of Attorney [MARTIN INFRA PROJECTS PRIVATE LIMITED]			<i>Sanjit Laskar</i> 21/10/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Dibyendu Dey Son of H M Dey High Court Cal, City:- P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mrs RATNA MITRA, Mr PINAKI MITRA, Mr SANAJIT LASKAR			<i>Dibyendu Dey</i> 21.10.22

(Kaustava Dey)

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

Advt. District Sub-Registrar,
Cossipore, Dumdum

			<p>Faint text in a table format, possibly names and titles, but illegible due to fading.</p>
			<p>Faint text in a table format, possibly names and titles, but illegible due to fading.</p>



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Addl. District Sub-Registrar
Cossipore, Dum Dum

21 OCT 2022

Major Information of the Deed

Deed No :	I-1506-14263/2022	Date of Registration:	28/10/2022
Query No / Year	1506-8003058059/2022	Office where deed is registered	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas
Query Date	20/10/2022 2:36:27 PM	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Applicant Name, Address & Other Details	Manik Lal De Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830056633, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	Market Value	Rs. 2,43,48,004/-
Set Forth value		Registration Fee Paid	Rs. 21/- (Article:E, E)
Stamp duty Paid(SD)	Rs. 100/- (Article:48(g))	Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150614144/2022 . Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sahid Hemanta Bose/ Kumar Bose Sarani, Mouza: Kalidaha, Premises No: 358, , Ward No: 18, Holding No:670 Pin Code : 700074

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4666	LR-2459	Bastu	Bastu	4 Katha 12 Chatak 39 Sq Ft		1,21,06,502/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4666	LR-2463	Bastu	Bastu	4 Katha 12 Chatak 39 Sq Ft		1,21,06,502/-	Width of A pproach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :								
Grand Total :					15.8538Dec	0 /-	242,13,004 /-	
					15.8538Dec	0 /-	242,13,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	1,35,000 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mrs RATNA MITRA Wife of Mr Pinaki Mitra 1232, Jessore Road, Green Park, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx7F, Aadhaar No: 39xxxxxxxx8053, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence
2	Mr PINAKI MITRA Son of Late Haripada Mitra 1232, Jessore Road, Green Park, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3C, Aadhaar No: 93xxxxxxxx0293, Status :Individual, Executed by: Self; Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	MARTIN INFRA PROJECTS PRIVATE LIMITED 76, Basak Bagan Lane, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxxx1G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr SANAJIT LASKAR (Presentant) Son of Late Jatan Kanta Laskar 76, Basak Bagan Lane, City:- Not Specified, 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.:: ABxxxxxx4R, Aadhaar No: 46xxxxxxxx5883 Status : Representative, Representative of : MARTIN INFRA PROJECTS PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Dibyendu Dey Son of H M Dey High Court Cal, City:- , P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:-700001			
Identifier Of Mrs RATNA MITRA, Mr PINAKI MITRA, Mr SANAJIT LASKAR			

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2904, Amount: Rs.100.00/-, Date of Purchase: 16/09/2022, Vendor name: R Pal

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 495008 to 495036

being No 150614263 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.11.04 12:45:56 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

Kaustava Dey) 2022/11/04 12:45:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

DATED THIS THE 21st DAY OF OCTOBER, 2022.

B E T W E E N

MRS. RATNA MITRA
MR. PINAKI MITRA
...OWNERS/ FIRST PART

A N D

MARTIN INFRA PROJECTS PVT. LTD.
Represented by its Director
SRI SANAJIT LASKAR
...DEVELOPER/SECOND PART

DEVELOPMENT POWER OF ATTORNEY

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, CALCUTTA - 700 089
Phone No. 9830056633