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 District Sub-Register-II
 Alipore, South 24-Parganas

15 MID 2023

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 Debajyoti Mukerjee

Debasis Mukerjee
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**GENERAL POWER OF ATTORNEY FOR DEVELOPMENT AND SALE
 AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THIS PRESENTS, THAT BY THIS POWER, We, (1) LT.
 COL. DILIP KUMAR MUKERJEE, Son of Late Dulal Gopal Mukerjee, by
 Nationality - Indian, by Faith - Hindu, by Occupation - Retired Defence Official,
 (having **Income Tax Pan AFXPM5776R**, and **AADHAAR No. 7357 9000 9215**),
 resident of D - 4 Sainagari, Housing Society, 200/1A, Kalyaninagar, P.O.
 Yerawada, Police Station Yerawada, Pune-411006, Maharashtra, (2) **SHRI
 DEBASIS MUKERJEE**, Son of Late Dulal Gopal Mukerjee by Nationality -

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 Debasis Mukerjee
 Debajyoti Mukerjee

ASR PROJECTS AND VENTURES LLP
[Signature]
 Authorised Signatory

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SL. NO.
NAME
ADD.
AMT.

ASR Projects And Ventures LLP
50, Malendra Road,
KOL-700025

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MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Identified by:

Alex Dube
S/O ACHINTYA DUTTA
33/62 NAZIRLANE,
KHIDDER POUR
KOLKATA - 700023
(SERVICE)

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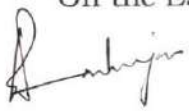
Indian, by faith Hindu, by Occupation Retired PSU Official, (having **Income Tax Pan ACNPM3628F & AADHAAR No. 7978 9044 8076**), resident of 6D, Block - E; Jai Shree Green City, Argora, P.O. Doranda, Police Station Argora, Ranchi - 834002, Jharkhand, and **(3) SHRI DEBJYOTI MUKERJEE**, son of Son of Late Dulal Gopal Mukerjee by Nationality - Indian, by Faith - Hindu, by Occupation - Private Business, (having **Income Tax Pan AKBPM7722N, & AADHAAR No. 9883 8647 3102**), resident of P - 562, Block - N, P.O. - New Alipore, Police Station - New Alipore, Kolkata - 700053, West Bengal, hereinafter jointly and collectively referred to as **PRINCIPAL/EXECUTANTS SEND GREETINGS;**

WHEREAS by virtue of a will made by our father Dulal Gopal Mukerjee since deceased which has been duly probated before the Hon'ble High Court at Calcutta and **Probate has been granted on 22/09/1994 by the Hon'ble High Court Calcutta in Probate Case No. 147 of 1994**, we become the absolute owners of **ALL THAT THE** piece and parcel of Bastu land admeasuring **5.88 Katha** equivalent to **5 (Five) Katha 14 (Fourteen) Chattack 3 (Three) Sq. Ft.** be the same a little more or less as per Deed but as per physical measurement **5 (Five) Katha 13 (Thirteen) Chattack 29.814 (Twenty Nine point eight one four) Sq. Ft.** be the same a little more or less along with 50 years old G + I storied and/or partly two or partly three storied residential building bearing more or less 1653.284 Sq. Ft. built up area in totality having cemented flooring situated and lying at **Premises No. 41 Biplabi Dinesh Majumder Sarani**, (formerly known as P-562, Block - N, New Alipore, bearing postal address 23A/P562 Diamond Harbour Road) Block - N, New Alipore, **Kolkata - 700053 under Police Station - New Alipore;** within the jurisdiction of Kolkata Municipal Corporation; **Ward No. 081, Assessee No. 110811400543** delineated in the map or plan annexed hereto and bordered in red colour therein and the said land and building is butted and bounded in the following manner: -

On the North : By 30' Ft wide KMC Road named as Biplabi Dinesh Majumder Sarani;

On the South : By Plot Nos P-547 and P-548.

On the East : By Premises P-561, Block - N, New Alipore, Kolkata - 700053;


Debasin Mukerjee
Debjyoti Mukerjee

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On the West : By Premises P-563, Block - N, New Alipore,
Kolkata - 700053;

OR HOWSOEVER OTHERWISE the same may be butted and bounded known, numbered called described and/or distinguished and which is more fully and particularly mentioned and described in the Schedule hereunder written and for the sake of brevity hereinafter referred to as the **"said Property"**.

AND WHEREAS we have entered into an Development Agreement in respect of the said property with **ASR PROJECTS AND VENTURES LLP, LLP Identification Number AAV-2350**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 2C, Mahendra Road, Ground Floor, Kolkata, West Bengal - 700 025, having **Income Tax Pan ABTFA7082L**, within Post Office - Bhowanipur, Police Station - Bhowanipur, represented by its Authorised Signatory **Mr. Amitava Singha Roy**, Son of Sri Binoy Kumar Singha Roy, by Occupation Service, (having **Income Tax Pan ATXPS6554K, & Aadhaar No. 4902 8610 4063**), residing at 119, Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034, on 15/03/2023 which was registered in the office of The DSR - II, South 24 Parganas, Being No. I-160203297 of 2023 upon such terms and condition as mentioned therein which hereinafter referred to as the **"said Development Agreement"**.

NOW KNOWN TO ALL BY THESE PRESENTS WITNESSETH We, (1) **LT. COL. DILIP KUMAR MUKERJEE**, Son of Late Dulal Gopal Mukerjee, by Nationality - Indian, by Faith - Hindu, by Occupation - Retired Defence Official, (having **Income Tax Pan AFXPM5776R, and AADHAAR No. 7357 9000 9215**), resident of D - 4 Sainagari, Housing Society, 200/1A, Kalyaninagar, P.O. Yerawada, Police Station Yerawada, Pune-411006, Maharashtra, (2) **SHRI DEBASIS MUKERJEE**, Son of Late Dulal Gopal Mukerjee by Nationality - Indian, by faith Hindu, by Occupation Retired PSU Official, (having **Income Tax Pan ACNPM3628F & AADHAAR No. 7978 9044 8076**), resident of 6D, Block - E; Jai Shree Green City, Argora, P.O. Doranda, Police Station Argora, Ranchi - 834002, Jharkhand, and (3) **SHRI DEBJYOTI MUKERJEE**, son of Son of Late Dulal Gopal Mukerjee by Nationality - Indian, by Faith - Hindu, by Occupation -

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Debjyoti Mukerjee

Amitava Singha Roy

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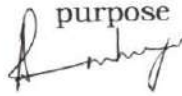
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Amitava Singha Roy
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Private Business, (having **Income Tax Pan AKBPM7722N**, & **AADHAAR No. 9883 8647 3102**), resident of P – 562, Block – N, P.O. - New Alipore, Police Station - New Alipore, Kolkata – 700053, West Bengal, do hereby appoint nominate and constitute the said Developer **ASR PROJECTS AND VENTURES LLP, LLP Identification Number AAV-2350**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at 2C, Mahendra Road, Ground Floor, Kolkata, West Bengal – 700 025, **having Income Tax Pan ABTFA7082L**, within Post Office – Bhowanipur, Police Station – Bhowanipur, represented by its Authorised Signatory **Mr. Amitava Singha Roy**, Son of Sri Binoy Kumar Singha Roy, by Occupation Service, (having **Income Tax Pan ATXPS6554K**, & **Aadhaar No.4902 8610 4063**), residing at 119, Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034, as our **True And Lawful Constituted Attorney** for ourselves and on our behalf to look after, manage and to do and perform or caused to be done and performed all or any of the acts, matters, deeds, and things for development in respect of the said Property as follows :-

1. To make application for mutation of the said Property before Kolkata Municipal Corporation.
2. To enter into, hold and defend possession of the said Property as the said Attorney may deem fit and also to deliver possession of the Developer's entitlements, as per the Development Agreement in the proposed new multi-storied building which is to be constructed upon the said Property or upon any part and portion thereof together with undivided proportionate share in land attributable thereto forming part of Developer's Allocation and/or Developer's Entitlements to its prospective buyers and also to manage, maintain, and administer the said Property and construction thereon and every part thereof.
3. To prepare plans for the construction of the new building or buildings upon the said Property and to appoint Architect or Architects for that purpose as our Attorney thinks fit and proper and also appoint R.C.C.


Debasis Mukherjee
Debjyoti Mukherjee

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Consultants, Contractors and other personnel and workmen to carry out the development of the said Property as also construction of the new multi-storied building thereon and to pay their fees, considerations monies salaries and/or wages.

4. To submit such plan or plans to Kolkata Municipal Corporation or any other local or statutory body or bodies for approval and obtain sanction thereof and also apply for and obtain revised sanction or renewals or amendments of the plans for construction of the building on the said Property or any part thereof.
5. To supervise the development work in respect of the construction on the said Property and to carry out or get carried out through contractors or sub-contractors in any such manner as the Attorney may deem fit and proper and convenient, the construction of structures on the said Property in accordance with the plans and specifications as sanctioned by the Kolkata Municipal Corporation and other concerned authorities and in accordance with all applicable rules and regulations made by the Government of West Bengal, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Kolkata Municipal Corporation, Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016, Town Planning Authorities Police Authorities, Fire Fighting Authorities and Authorities of Traffic, BSNL, Airport Authority or any other authority or Authorities concerned in that behalf for the time being.
6. To raise and complete construction upon the said Property as per building rules bye laws of Kolkata Municipal Corporation and working plans stipulated and agreed terms as per the said Development Agreement in the said Property and to engage supervise and control the work of Architect, Contractors, engineers, to sign and make all applications affidavits to act before the Kolkata Municipal Corporation or any other Government or statutory authority or authorities whatsoever and to sign submit and get the plans of the building sanctioned from Kolkata Municipal Corporation, to pay the requisite fees, to receive the sanctioned



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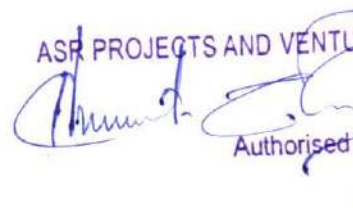
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plan, and for such purpose to sign, make execute and submit application, affidavit, undertaking, indemnity bond etc. through its office bearers as our said attorney thinks fit and proper for and on our behalf.

7. To manage control and supervise the affairs of the said Property and for the purpose to have the physical possession thereof, to represent us and appear on our behalf in respect of the said Property before any office/authority of any State/Central Government or local body or concerned Competent Authority or Authorities including any Local Authority or Statutory Bodies or authorities having jurisdiction over the said Property including the Kolkata Municipal Corporation, Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016, , Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and Authorities of Traffic, BSNL, Airport Authority, Competent Authority under the West Bengal Apartment Ownership Act, 1972 or any similar statute, any other Planning Authority, any other Development Authority, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Pollution Control Authorities, CESC Ltd., courts and also all other State Executives Judicial or Quasi-Judicial, Municipal and other authorities and shall also include any Government Company and to make any statement, application, affidavit, undertaking etc. for and on our behalf and in our name in respect of the said Property or any matter incidental thereto.
8. To get water /sewer/power connections and other services in the said Property and for the purpose to do all acts deeds and things which is/are necessary for the same.
9. To make additional vertical constructions on the Said Property after obtaining permission from the Kolkata Municipal Corporation/ Competent Authority in this regard and for the purpose, to apply for and get the revised plans sanctioned, if required and get the authorized quotas of building materials & engage any Labour / Contractor / Architect etc. for the purpose.

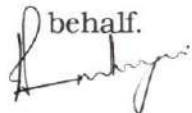
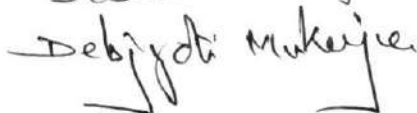

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10. To erect and construct additional floor area bearing self-contained Flats/Apartment upon the ultimate roof of the proposed G+IV storied building at any later stage subject to sanction from the competent authority.
11. To get the said property assessed for House Tax, to pay the same in respect of the Share of Developer, viz: ASR PROJECTS AND VENTURES LLP and to get the refund thereof, if paid in excess.
12. To let out in full or in part of the entire Developer's entitlements, with right to park the cars of any intending tenant(s), to receive rents in its own name, issue receipts thereof, under his/her/their own signature and to deal with the tenants in any lawful manner.
13. To negotiate with the intending purchaser(s) and enter into agreement to sell, lease, rent, license, etc. in respect of the Developer's Allocations/entitlements in the said Project or any part and portion thereof including the additional construction over the ultimate roof of the G+IV storied building post sanction from the competent authority, in the newly built building along with proportionate undivided, indivisible and impartible land rights/shares in the said Property including the common areas, car parking spaces, together with the common right over the common passages, staircase, underground / overhead water tanks, spaces for electric and water meters etc. and all other common facilities and / or amenities attached to the said Property, at such terms, which our attorney may in its sole discretion deem fit and proper, with any person/company/firm, whosoever, and to receive earnest money / full and final payment in its own name or in the name of its nominee(s) and give receipts thereof.
14. To transfer the Developers Allocation including the additional constructed space/area in the said Property arranged under the Development Agreement dated 15/03/2023 by way of Sale, Gift, Lease, or License or any other mode to any person/Company/Firm/Institution in any manner, the said Attorney in his absolute discretion think fit and proper on our


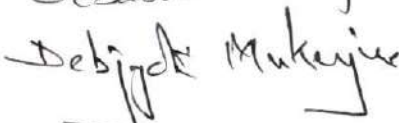
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15. To sign, execute and register on our behalf Sale Deed, Conveyance Deed, Lease Deed, etc. for conveying our rights, titles, interests, in the said property pertaining to the Developer's allocation including Developers share in the additional constructed area, and/or any part thereof, in favour of the intending purchaser/purchasers and for the purpose of conveying the same absolutely and forever, in favour of the intending purchaser/purchasers or his/her nominees and to do all acts, deeds and things which is are necessary for the purpose i.e. to receive the consideration thereof, and to admit the receipt thereof, and deliver the possession thereof, to the said purchaser/purchasers or his/her nominee(s), either physical or constructive, as may be feasible.
16. To receive from the intending purchaser or purchasers the earnest money or advance or advances and also the balance of sale proceeds or full consideration amount on completion of such sale or sales pertaining to the Developers allocation in the said property.
17. To receive from the intending purchaser or purchasers the earnest money or advance or advances and also the balance of sale proceeds or full consideration amount on completion of such sale or sales pertaining to the additional constructed areas over the ultimate roof of the G+IV storied building in the said property.
18. To receive, accept compensation, cheque, draft, pay order, NEFT/RTGS in its name from any financial institution / banks or from the intended purchaser and on receiving of such amount to give good and valid receipt and discharge for the same under its own signature in respect of the said Developers Allocation under the Development Agreement.
19. To sign, execute, register, and deliver any Deed of Sale, Deed of Conveyance, mortgage, Gift, exchange, lease and license in respect of the Developer's Allocation, in favour of any such purchasers/Company/Bank or person or persons or his nominee or nominees or assignee after completion of the building.
20. To sign, execute and register all relevant deeds, instruments and assurances in respect of the Developer's Allocation together with the


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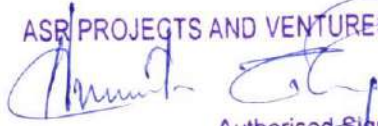


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additional constructed areas stated in the Development Agreement which he/they shall consider necessary and to enter into and /or agree to such covenants and conditions, as may be required for fully and effectually conveying our right title and interest attributable for the Developer's Allocation including the additional constructed areas stated in the Development Agreement on our behalf.

21. To present any such deed, agreement for sale or deeds of sale, conveyance, mortgage, gift, exchange, lease, license or other document or documents for registration in favour of its prospective buyers/nominees/assigns, in respect of the Developer's Allocation or any part thereof including the additional constructed areas stated in the Development Agreement including our rights, interests, liens and titles in the said property attributable for the Developers allocation on our behalf before the concerned Sub-Registrar/Registrar having authority for and to have it registered according to law and to do all other acts, deeds and things which the said Attorney consider necessary for the transferring and/or conveying its entitlements under the said development agreement or part thereof to such purchaser, purchasers effectively in all respects.
22. To file /defend any suit in any court of law in any matter concerning the said Property or any matter incidental thereof and for the purpose to appoint any advocate, pleader, vakil, attorney etc. And to make any statements, applications, affidavits, undertakings, etc. for and on our behalf and in our name.
23. To compromise, compound or withdraw the cases, to appoint arbitrator, to proceed in arbitration proceedings, to deposit and withdraw the money, to execute the decree, to receive and recover the amount of decree, to issue receipts, and to take any step for the same.
24. To sign, execute, register, file any Declaration including Boundary Declaration and Declaration under the West Bengal Apartment Ownership Act, 1976, Declaration before the Regulatory Authority under Real Estate (Regulation and Development) Act, 2016, or before any competent


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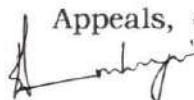
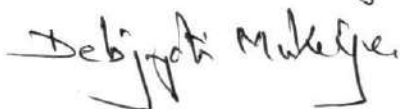


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authority/authorities as may be required and to present the same for registration to the Competent Registering Authority, to admit the execution thereof and to get the same registered.

25. To mortgage its entitlements in the said project, sign on all relevant documents, to receive the mortgage amount and to complete all other formalities in this regard.
26. To execute and register any rectification deed / deed(s) in respect of its entitlement envisaged under the said Development Agreement dated 15/03/2023 and to get the same registered with any registering authority having jurisdiction over the said Property, if required.
27. To carry on necessary correspondence with all concerned authorities and bodies including the Government of West Bengal and with all Government Departments and other concerned authorities in connection with the development of the said property.
28. To pay various deposits to Kolkata Municipal Corporations and other concerned Authorities as may be necessary for the purpose of carrying out the Development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our names and our behalf in connection with the refund of such deposits.
29. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of Kolkata Municipal Corporations for the purpose of obtaining various permissions and other services connections including water connection for carrying out and completing the development of the said property and construction of building(s) thereon and also to obtain water connection and service connections to the building constructed.
30. To make necessary applications to the CESC Limited and other concerned authorities for obtaining electric Power for the said property and the buildings constructed thereon.
31. To make necessary representations including filing of complaints.

Appeals, etc. before the Assessor and Collectors of Kolkata Municipal


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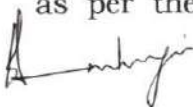

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Corporations and or other concerned Authorities in regards to the fixation of ratable value in respect of the building(S) on the said property and/or any portion thereof by the Assessor and the Collector of Kolkata Municipal Corporations or any statutory authorities.

32. To give such letters and writings and/or undertakings as may be required from time to time by Kolkata Municipal Corporations and the Fire Brigade Departments for occupying the said buildings and/or obtaining necessary No-Objection Certificate (NOC) from the Department in respect of the said building(s).
33. To approach the Government of West Bengal and all its Departments in all its departments as also the Kolkata Municipal Corporation and all other concerned authorities for the purpose of obtaining NOC and/or permission and/or sanction with regard to the carrying out the constructions of the said building(S) and completion thereof and for obtaining Occupation and/or Completion Certificates in respect of the said building(s) in connection with running and establishing units therefrom.
34. To do all other acts matters and things in respect of the said property including to represent before and correspond with the Kolkata Municipal Corporations and/or any other concerned authorities for any of the matters relating to the sanctioning of plans, obtaining the Floor Space Index(F.S.I) for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.
35. To enter into agreement for sale pertaining to its entitlements recorded under the said Development Agreement dated 15/03/2023 with intending Purchasers or any other persons on such terms as may be deemed fit by the Attorney and to receive Earnest Money and/or the part Consideration or any part payment of the consideration and also to fulfill and enforce the mutual obligations thereunder obviously in respect of its entitlements as per the terms and conditions laid down in the said Development


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Agreement executed on 15/03/2023 Being No. I-160203297 for the Year 2023.

Debasim Mukherjee

36. To do all needful actions related to the development of premises, including soil testing, providing 2 Nos. of 3 BHK alternative accommodations for the Owner's, shifting of the belongings to alternative accommodations and later back to the newly allocated flats of the Owner's, dismantling of impediments and demolition of existing structure, obtaining sanction for the flats and building from all concerned statutory bodies/Departments, procuring sanction for building additional floor above G+IV multi-storied building, if permitted, full exploitation of F.A.R (Floor Area Ratio) and/or any additional F.A.R that may get sanctioned, safe construction of the premises by strictly adhering to sanctioned plans, disposal and sale of Developer's allocation to prospective buyers, identification of buyer and sale of additional floor above G+IV as per relevant clauses laid down in the Development Agreement (executed on 15/03/2023 Being No. 1-160203297 for the Year 2023), obtaining completion certificates for the entire newly constructed building, handing over identified flats/units along with garage space to the Owner's and to the buyers of the Developer's allocation and to the buyers of the additional floor in accordance with the terms of the said Development Agreement executed on 15/03/2023 Being No. 1-160203297 for the Year 2023.

Debasim Mukherjee

37. To sign, execute, present for registration and admit execution of the Agreement for Sale or Deed of Sale and any other documents for transfer on our behalf for proper and effective sale of Developer's entitlements in the proposed new building and thus to appear before any Registrar of Assurance, District Registrar, Sub Registrar, Metropolitan Magistrate, Notary Public and other office or Authority(s) having its respective jurisdiction and to acknowledge and present for registration and to have all the conveyance deed agreements registered fully and effectually in all respects on our behalf and in the manner as we could do the same and also registered and perfected all the said Deeds Documents Instruments

Debasim Mukherjee
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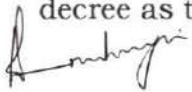
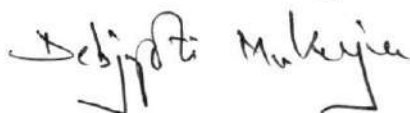
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and Writings for Sale executed signed and made by the Attorney by virtue of the Power herein conferred.

38. To insure the said property against damage, fire tempest, riots, civil commotions floods earthquakes or otherwise as our said Attorney may think fit and proper.
39. To accept for us in our name the services of any writ of summons or other legal process in respect of the said Property and appear on behalf of us in any court of law both civil and criminal , tribunals, Magistrates or Judicial Authorities or other Officers whatsoever in this connection as the said Attorney shall deem advisable and to commence any action or other proceedings in any Court of Law and to proceed with such actions and to prosecute or discontinue as the said Attorney think fit and also to take such other lawful steps and means for the recovery and getting in any such money or other things whatsoever which shall by the said Attorney be conceived to be due, owing or belonging to us by any person, firm or body corporate and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the promises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.
40. To sign verify and execute Plaints, Written Statements, Counter Claims, Appeals, Reviews, Applications, Affidavits, Authorizations and papers of every descriptions that may be necessary to be signed, verified and executed for the purpose of nay suit, action, appeal, or proceedings of any kind whatsoever in any Court of Law or Equity whether of original or Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such Court or Courts as aforesaid in any such suit, action appeal or proceedings brought or commenced and to defend answer or oppose the same or suffer judgments or Decree to be had given taken or pronounced in any such suit, action appeal or proceedings and to execute decree as the said Attorney shall advised.


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Alipore, South 24 Parganas
15 MAR 2023

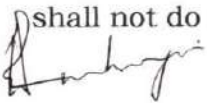
41. To settle and compound all disputes with all persons on and from the execution of these presents,
42. To do all other acts, deeds, things, and matters that may be necessary to be done on our behalf for the rendering these presents valid and effectual to all intents and purposes according to Laws and Customs of India and particularly in West Bengal.
43. That the Attorney shall have no Power to sell and/or in any way transfer or deal with the Owners' Allocations in the said new building except otherwise agreed under the said Development Agreement.
44. That this Power of Attorney shall become automatically cancelled after the developer's entire right under development agreement is completely fulfilled in terms of the said Development Agreement.
45. That all the dues and payable (if any) to the Principal in terms of the said Development Agreement must be paid to them in due course.

And Generally to do and perform all and every such further and other act deed and thing concerning and relating to the acts deeds and things mentioned above and necessary to do them fully and effectively as we could have done the same personally.

And we hereby declare that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the Powers Conferred upon him.

And we hereby declare that the Power and Authorities hereby granted shall become automatically revoked when the Property shall be treated developed and the Developers entire right title and interest in the said property as per terms of the said Development Agreement dated 15/03/2023 transferred and conveyed in favour of the Prospective/Ultimate Purchaser/Transferee.

And we do hereby ratify and confirm and agree to ratify and confirm all whatsoever our said Attorney shall lawfully do or cause to done in respect of the said property by virtue of this Instrument and further we hereby declare that we shall not do anything inconsistent with the said Power of Attorney.


Debasis Mukherjee
Debjyoti Mukherjee

ASR PROJECTS AND VENTURES LLP

Authorized Signatory



District Sub Registrar-II
Alipore, South 24 Parganas
15 MAR 2023

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

"THE SAID PROPERTY"

ALL THAT THE piece and parcel of Bastu land admeasuring **5.88 Katha** equivalent to **5 (Five) Katha 14 (Fourteen) Chattack 3 (Three) Sq. Ft.** be the same a little more or less as per Deed but as per physical measurement **5 (Five) Katha 13 (Thirteen) Chattack 29.814 (Twenty Nine point eight one four) Sq. Ft.** be the same a little more or less along with 50 years old G + I storied and/or partly two or partly three storied residential building bearing more or less 1653.284 Sq. Ft. built up area in totality having cemented flooring situated and lying at **Premises No. 41 Biplabi Dinesh Majumder Sarani**, (formerly known as P-562 , Block - N, New Alipore, having postal address 23A/P562 Diamond Harbour Road) Block - N, New Alipore, **Kolkata - 700053 under Police Station - New Alipore**; within the jurisdiction of Kolkata Municipal Corporation; **Ward No. 081, Assessee No. 110811400543** delineated in the map or plan annexed hereto and bordered in red colour therein and the said land and building is butted and bounded in the following manner: -

On the North : By 30' Ft wide KMC Road named as Biplabi Dinesh Majumder Sarani;

On the South : By Plot Nos P-547 and P-548.

On the East : By Premises P-561, Block - N, New Alipore, Kolkata - 700053;

On the West : By Premises P-563, Block - N, New Alipore, Kolkata - 700053;

OR HOWSOEVER OTHERWISE the same may be butted and bounded known, numbered called described and/or distinguished.

The Colour Passport Photographs, finger print of the parties and Site Plans hereto are attached which shall always be treated as part and parcel of the Deed.



Debasish Mukherjee

Debjyoti Mukherjee

ASR PROJECTS AND VENTURES LLP


Authorised Signatory



District Sub Registrar-II
Alipore, South 24 Parganas
15 MAR 2023

IN WITNESS WHEREOF, we have signed this General Power of Attorney on this 15th day of March, 2023 (Two Thousand and Twenty Three) at Kolkata in presence of following person as witness.

WITNESS :

1.

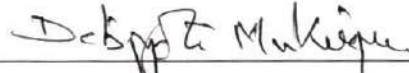
Ashmit Chakrabarty
88B Sarat Bose Rd,
Kolkata 700026



DILIP KUMAR MUKERJEE



DEBASIS MUKERJEE



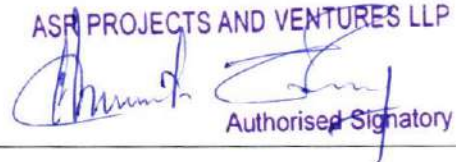
DEBJYOTI MUKERJEE

**SIGNATURE OF THE
PRINCIPAL / EXECUTENTS**

2.

Amita Dutta
S/O ACHINTY DUTTA
33/68 NAZIRLANE
KHANDER POUR
KOLKATA 700023.

**POWER ACCEPTED BY ME
ASR PROJECTS AND VENTURES LLP**



Authorised Signatory

AMITAVA SINGHA ROY

**AUTHORISED SIGNATORY OF
ASR PROJECTS AND VENTURES LLP**

**SIGNATURE OF THE
CONSTITUTED ATTORNEY**

Drafted by :



Advocate
High Court Calcutta
Enrollment No.

WB/dt 5A/95



District Sub Registrar-II
Alipore, South 24 Parganas
15 MAR 2023

Debas M. Roy
 Debas M. Roy
 Debas M. Roy



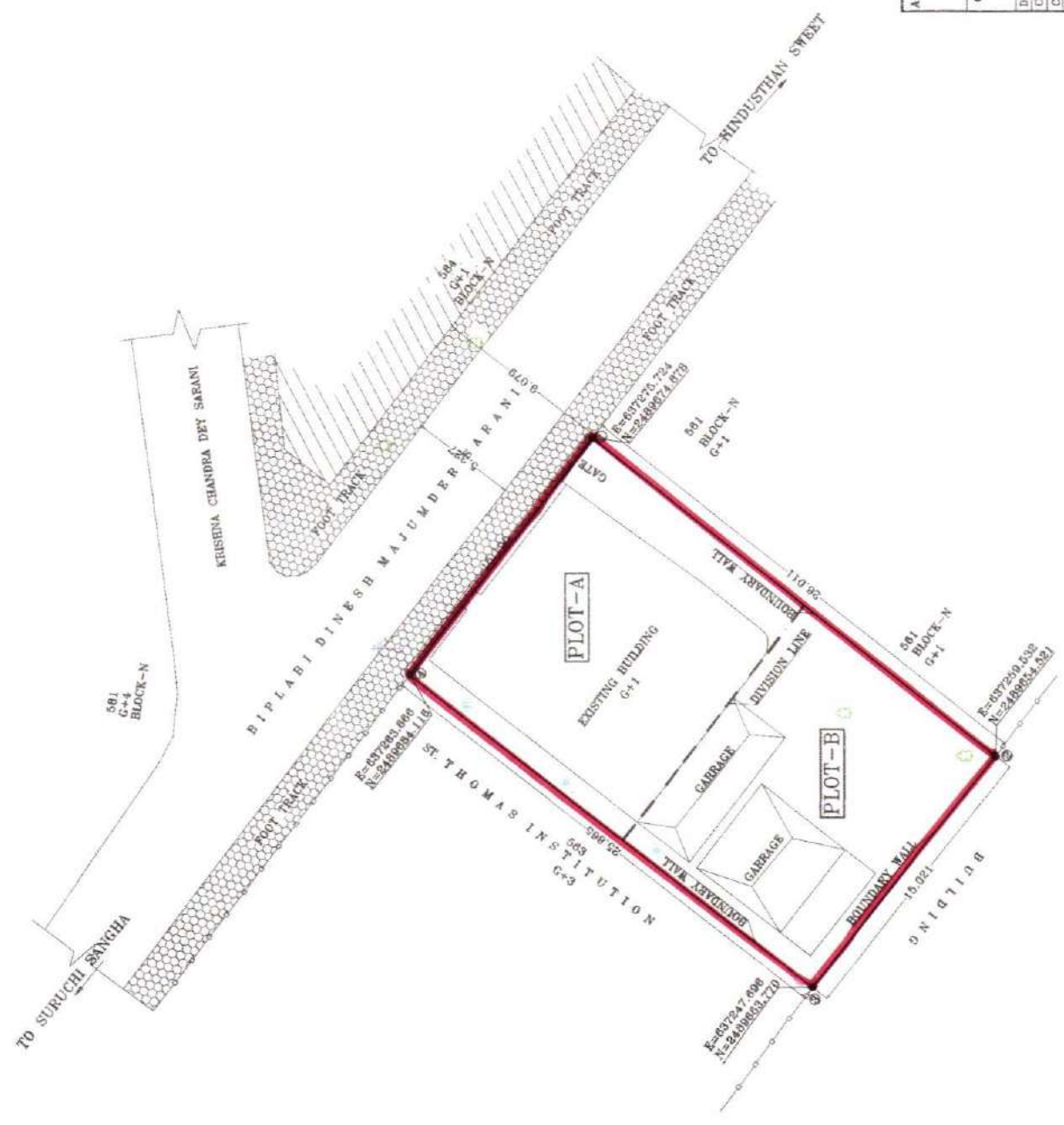
LEGEND

S.L. NO.	SYMBOL	DESCRIPTION
1		TREE
2		GATE
3		MANHOLE
4		LIGHT POST
5		ELECTRIC POST
6		BUILDING
7		WALL
8		BOUNDARY WALL

S.L. NO.	Bearing	Northing	Long	LAT
1	60°20'4.69"	2489874.878	60°20'4.69"	22°30'26.80"
2	83°25'9.532"	2489854.531	83°25'9.532"	22°30'26.31"
3	63°24'7.690"	2489863.770	63°24'7.690"	22°30'26.60"
4	63°26'3.885"	2489884.118	63°26'3.877"	22°30'26.25"

NOTES:-

1. ALL DIMENSIONS ARE IN METRES.
2. TOTAL AREA OF THE PLOT IS =
 391.7842 SQ.M.=4214.814 SQ.FT.=
 5 KATHA 13 CHATAK 29.814 SQ.FT.
3. AREA OF THE PLOT A =207.2962 SQ.M.=
 2228.985 SQ.FT.=3 KATHA 1 CHATAK
 24.985 SQ.FT.
4. AREA OF THE PLOT B =184.4980 SQ.M.=
 1984.829 SQ.FT.=2 KATHA 12 CHATAK
 4.829 SQ.FT.
5. BUILT UP AREA OF THE BUILDING IS=
 153.6795 SQ.M.=1653.284 SQ.FT. =



AGENCY:-	S. S. P. E. 3/173/A/1, E.C. ROY SARANI RISHRA, HOOGHLY
CLIENT:-	PROJECT:-
DRAWN	A.B.A.G.
CHECKED A	A.B.A.G.
CHECKED B	G. DAS
PASSED BY	S.KOLEY
SURVEY BY	S.KOLEY
SHEET	AS
DATE	06.01.2020
SCALE	1 : 200
DRG. NO.	SUV/19-20/081
SHEET NO.	1/1
REV.	01

TITLE:-	DETAILS TOPOGRAPHICAL SURVEY WORK AT P 582, BLOCK-N, NEW ALIPUR, KOLKATA-700053
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District Sub Registrar-II
Alipore, South 24 Parganas

15 MAR 2023

ADDITIONAL SHEET FOR TEN FINGER PRINTS OF EXECUTANTS & CLAIMANTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
L E F T					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					

Signature..... (D.K. MUKERJEE)



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
L E F T					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					

Signature..... (DEBASIS MUKERJEE)



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
L E F T					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					

Signature..... (DEBJYOTI MUKERJEE)



Handwritten signature or mark.

District Sub Registrar-II
Alipore, South 24 Parganas
15 MAR 2023

ADDITIONAL SHEET FOR TEN FINGER PRINTS OF EXECUTANTS & CLAIMANTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
L E F T					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					

Handwritten signature in blue ink

Signature.....



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
L E F T					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					

Signature.....



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
L E F T					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
R I G H T					

Signature.....



District Sub Registrar-II
Alipore, South 24 Parganas
15 MAR 2023

Major Information of the Deed

Deed No :	I-1602-03317/2023	Date of Registration	15/03/2023
Query No / Year	1602-8000690112/2023	Office where deed is registered	
Query Date	15/03/2023 11:54:21 AM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Amitava Singha Roy 119,bamacharan Roy Road,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 9875848888, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,25,97,691/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160203297/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






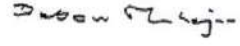


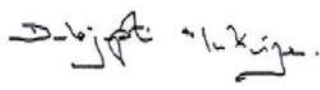
District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Biplabi Dinesh Mazumdar Sarani, , Premises No: 41, , Ward No: 081 Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 14 Chatak 3 Sq Ft	1/-	3,18,44,543/-	Property is on Road
Grand Total :					9.7006Dec	1 /-	318,44,543 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1653.28 Sq Ft.	1/-	7,53,148/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 153.284 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1653.284 sq ft	1 /-	7,53,148 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DILIP KUMAR MUKERJEE Son of Late DULAL GOPAL MUKERJEE Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office			
	15/03/2023	LTI 15/03/2023	15/03/2023	SAINAGARI,HOUSING SOCIETY, D-4, City:- , P.O:- YERAWADA, P.S:-YERWADA, District:-Pune, Maharashtra, India, PIN:- 411006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx6R, Aadhaar No: 73xxxxxxxx9215, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office
2	Name Shri DEBASIS MUKERJEE Son of Late DULAL GOPAL MUKERJEE Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office			
	15/03/2023	LTI 15/03/2023	15/03/2023	JAI SHREE GREEN CITY, Block/Sector: E, 6D, City:- , P.O:- DORANDA, P.S:-ARGORA, District:-Ranchi, Jharkhand, India, PIN:- 834002 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx8F, Aadhaar No: 79xxxxxxxx8076, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office
3	Name Shri DEBJYOTI MUKERJEE Son of Late DULAL GOPAL MUKERJEE Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office			
	15/03/2023	LTI 15/03/2023	15/03/2023	Block/Sector: N, P-522, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx2N, Aadhaar No: 98xxxxxxxx3102, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ASR PROJECTS AND VENTURES LLP 2C, Mahendra Road, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal India, PIN:- 700025 , PAN No.:: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMITAVA SINGHA ROY (Presentant) Son of Mr BINOY KUMAR SINGHA ROY Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 12:42PM	 LTI 15/03/2023	 15/03/2023
119, Bama Charan Roy Road(Jayashree park), City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx4K, Aadhaar No: 49xxxxxxxx4063 Status : Representative, Representative of : ASR PROJECTS AND VENTURES LLP (as As Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Alok Dutta Son of Mr Achintya Dutta 33/6E,NAZIR LANE, City:- Kolkata, P.O:- KHIDDIRPORE, P.S:-Ekbalpore, District:- South 24-Parganas, West Bengal, India, PIN:- 700023	 15/03/2023	 15/03/2023	 15/03/2023
Identifier Of Mr DILIP KUMAR MUKERJEE, Shri DEBASIS MUKERJEE, Shri DEBJYOTI MUKERJEE, Mr AMITAVA SINGHA ROY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR MUKERJEE	ASR PROJECTS AND VENTURES LLP-3.23354 Dec
2	Shri DEBASIS MUKERJEE	ASR PROJECTS AND VENTURES LLP-3.23354 Dec
3	Shri DEBJYOTI MUKERJEE	ASR PROJECTS AND VENTURES LLP-3.23354 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR MUKERJEE	ASR PROJECTS AND VENTURES LLP-551.09466700 Sq Ft
2	Shri DEBASIS MUKERJEE	ASR PROJECTS AND VENTURES LLP-551.09466700 Sq Ft
3	Shri DEBJYOTI MUKERJEE	ASR PROJECTS AND VENTURES LLP-551.09466700 Sq Ft

On 15-03-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:35 hrs on 15-03-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr AMITAVA SINGHA ROY ,.

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 3,25,97,691/-

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

Execution is admitted on 15/03/2023 by 1. Mr DILIP KUMAR MUKERJEE, Son of Late DULAL GOPAL MUKERJEE, SAINAGARI,HOUSING SOCIETY, D-4, P.O: YERAWADA, Thana: YERWADA, , Pune, MAHARASHTRA, India, PIN - 411006, by caste Hindu, by Profession Retired Person, 2. Shri DEBASIS MUKERJEE, Son of Late DULAL GOPAL MUKERJEE, JAI SHREE GREEN CITY, Sector: E, 6D, P.O: DORANDA, Thana: ARGORA, , Ranchi, JHARKHAND, India, PIN - 834002, by caste Hindu, by Profession Retired Person, 3. Shri DEBJYOTI MUKERJEE, Son of Late DULAL GOPAL MUKERJEE, Sector: N, P-522, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Mr Alok Dutta, , , Son of Mr Achintya Dutta, 33/6E,NAZIR LANE, P.O: KHIDDIRPORE, Thana: Ekbalpore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Others

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

Execution is admitted on 15-03-2023 by Mr AMITAVA SINGHA ROY, As Authorised Signatory, ASR PROJECTS AND VENTURES LLP (LLP), 2C, Mahendra Road, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Mr Alok Dutta, , , Son of Mr Achintya Dutta, 33/6E,NAZIR LANE, P.O: KHIDDIRPORE, Thana: Ekbalpore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 116998, Amount: Rs.100.00/-, Date of Purchase: 13/03/2023, Vendor name: Mousumi Ghosh



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 123611 to 123637
being No 160203317 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.03.23 11:54:05 -07:00
Reason: Digital Signing of Deed.

(Suman Basu) 2023/03/23 11:54:05 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)