एक सौ रुप्य Rs. 100 ONE **ক. 100** HUNDRED RUPEES भारत INDIA INDIA NON JUDICIAI विका पश्चिम बंगाल WEST BENGAL AC 931445 ceruned that the document is admitted to registration. The signature sheet/s and the endorsment sheets attached with this document are the part of this document

District Sub-Registrar . :

22 NOV 2018

DEVELOPMENT POWER OF ATTORNEY

ENOW ALL MEN BY THESE PRESENTS THAT I, SMT. GITA

DEB, Pan No. CEGPD5796E, Aadhaar No. 2257 0858 2308, wife
of Late Arun Kumar Deb, by faith: Hindu, by Nationality: Indian, by
occupation: Housewife, residing at 86, Chandi Ghosh Road, Post
Office and Police Station: Regent Park, Kolkata: 700040, District:
24-Parganas (South), West Bengal, hereinafter called and referred to
as the PRINCIPAL/EXECUTANTS:

2 0 NOV 2019

NO DATE A TRUE Kumos Spamal (Fiv)

NAME ANDRESS - Huber Sunge Const

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Identified by Frathad Ghosh Sto Shibu ram Ghosh Bushions 4881, u.g. Road Harderpur Kot-82.



District Sub-Hegistrar-4 Alipore, South 24 Parganas

22 NOV 2819

Inon Renkluy,

AND WHEREAS the said executants /Principles, herein entered into an Agreement of Development on 22/11/2019 with MAA DURGA CONSTRUCTION a proprietorship firm, having its office at 1228/1, Mahatma Gandhi Road, Post Office: Haridevpur, Police Station : formerly Thakurpukur at present Haridevpur, Kolkata: 700082, District: 24-Parganas (South), Proprietor of SRI IMAN MUKHERJEE, Pan No. CHGPM7455L, son of Late Pankaj Mukherjee, by religion: Hindu, by occupation: Business, residing at 1228/1, Mahatma Gandhi Road, Post Office: Haridevpur, Police Station: formerly Thakurpukur at present Haridevpur, Kolkata: 700082, District: 24-Parganas (South), West Bengal, therein and herein after referred to as the **DEVELOPER** with terms and conditions incorporated in the said Agreement of Development. The development was executed and registered on 22/11/2019 in the office of the DSR-I, Alipore, 24-Pgs South, recorded in Book No. 1, Srl. being No. 03453 No. 3625/19 for year 2019.

AND WHEREAS as per the terms and conditions of the Agreement of Development, the owners of the said property as above i.e. the Executants herein decided to appoint MAA DURGA CONSTRUCTION a proprietorship firm, having its office at 1228/1, Mahatma Gandhi Road, Post Office: Haridevpur, Police Station: formerly Thakurpukur at present Haridevpur, Kolkata: 700082, District: 24-Parganas (South), Proprietor of SRI IMAN MUKHERJEE, Pan No. CHGPM7455L, son of Late Pankaj



District Sub-registrar-t Alipore, South 24 Parganas

2 2 NOV 2019

Mukherjee, by religion: Hindu, by occupation: Business, residing at 1228/1, Mahatma Gandhi Road, Post Office: Haridevpur, Police Station: formerly Thakurpukur at present Haridevpur, Kolkata: 700082, District: 24-Parganas (South), West Bengal, as her Constituted Attorney who will do all acts, deeds, matters and things in respect of the development work of the said property by way of constructing a new building / buildings upon the said property as per the building plan to be sanctioned by the Kolkata Municipal Corporation in pursuance of the said Agreement of Development.

NOW KNOW ALL BY THESE PRESENTS that I the Executants herein above, do hereby nominate and constitute the said MAA DURGA CONSTRUCTION a proprietorship firm, having its office at 1228/1, Mahatma Gandhi Road, Post Office: Haridevpur, Police Station: formerly Thakurpukur at present Haridevpur, Kolkata: 700082, District: 24-Parganas (South), Proprietor of SRI IMAN MUKHERJEE, Pan No. CHGPM7455L, son of Late Pankaj Mukherjee, by religion: Hindu, by occupation: Business, residing at 1228/1, Mahatma Gandhi Road, Post Office: Haridevpur, Police Station: formerly Thakurpukur at present Haridevpur, Kolkata: 700082, District: 24-Parganas (South), West Bengal, as my true and lawful ATTORNEY for me, in my name and on my behalf to do, execute and perform or cause to be done, execute and perform the following acts, deeds, matters and things in respect of the Property described in the SCHEDULE written hereunder.

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District Sub-Registrar-L Alipore, Soudi 24 Parganas

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- 1. To appoint Plan-maker or Architects, to prepare a building plan/plans for construction of building / buildings on the said property and to sign on my behalf on the plan/plans and all drawings, sketches, maps and all other relevant documents, declarations, deed of gift in favour of the KMC as would be necessary for such sanction and to submit the same before KMC for sanction. To deposit sanction fees and other fees for alteration, amendment, modification and/or to resubmit the same before the competent authorities of KMC for sanction in my name and on my behalf and to collect and receive such building plan/plans after sanction from KMC.
- 2. To represent me, sign and apply for mutation and conversion at offices like B.L. and L.R.O, any public and or government, semi government authorities, authorities under land revenue code, municipal acts, urban land (ceiling and regulation) act 1976 and other provisions of all relevant laws and its departments and to do all acts, deeds, matters and things including an application and undertaking, pay tax, rents and any other statutory imposition in any manner whatsoever in my name and on my behalf, writings as maybe required for the purpose of development of the said property.
- To execute and sign any affidavit, verification, petition, objection, application to the govt. offices in my name and on my behalf relating to my schedule property as my attorney thinks fit and proper.

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Orstnet Sub-Registrar-L Alipore, South 24 Parganes

22 NOV 2018

- 4. To appear and present myself and act on my behalf in all court or courts, civil and criminal, revenue or in the registration office or any other Government authority or Department whatsoever in respect of my property.
- 5. To appear for and represent me before the Board of Revenue, Collector of any District, Sub-Divisional Officer, any Magistrate, Judge Munsiff and in all government office/s, Kolkata Municipal Corporation, Income Tax Office and in any Co-operative Society Ltd. in all matters and things relating to my estate or its affairs and to institute any suits and other legal proceedings and to appoint advocate, solicitor for the purpose of Court cases in my name and on my behalf and to sign any plaint, pleadings, Vakalatnama, objection, and to adduce evidence whatsoever before any Court/s.
- 6. To appear for and represent on my behalf before the C.E.S.C authorities including any statutory body or authorities, Government or Semi-Government concern or concerns for getting the electricity connection in the proposed project on my behalf and also sign necessary documents.
- 7. To enter into an agreement with the tenants and for their shifting and to terminate their tenancy or to file eviction suit and / or to deliver the possession in the new building, etc. and to do necessary steps for the tenants.

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7 District Sub-Hegistrar-1 Alipote, South 24 Parganas

2 2 NOV 2019

- 8. To apply for and obtain temporary or permanent connection of water, drainage, sewage, electricity and power to the said building required for the use and enjoyment of the building and also obtain occupancy certificate and to sign on all such applications/forms and document as shall be required for the above purposed.
- To negotiate and settle terms with the intending buyers / purchasers, for sale and/or transfer the property under Developer's allocation in the proposed building.
- 10. To receive consideration money, sale proceeds and/or any money in connection with the Development Agreement from the prospective buyers and/or person or persons in respect of the Developer's allocation in the proposed building and to grant proper and effectual receipt thereof.
- 11. To enter into agreement of sale and or transfer of flats, unit and car parking space out of Developer's allocation mentioned in the Development Agreement with such intending purchaser/purchasers and to receive advance/earnest money and payment by issuing receipts thereof.
- 12. To sign, execute and register necessary deed/s, documents, agreement, conveyance or conveyances including the Sale Deed in respect of flats, shops, garage and to present any such conveyance or conveyances deeds for registration, to admit execution and receipt of

gita del.

Inan Denluyi



District Sub-Registrar-1 Alipore, South 24 Parganas 22 NOV 2019 consideration before the Sub-Registrar or Registrar having authority for and to have said conveyance registered in favour of the intending purchaser/s and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the building consisting of several flats / shops/garages and/or service area in respect of the Developer's allocation in the proposed building or part thereof as the case may be, as if I personally present.

- 13. The Developers will be bound to deliver Owners allocation as described in the said Development Agreement mentioned therein and thereafter the Developer shall be entitled to transfer/convey only Developer's allocation by sale, gift, lease or by any other lawful means as prescribed in the law of transfer of property act. To apply for and obtain completion certificate from the Kolkata Municipal Corporation.
- 14. And generally to do all acts, deeds and things in connection with the aforesaid property or any part thereof and for better exercise of the Authorities herein contained which I could have lawfully done under my own hands and seals, if I personally present.

And I, hereby ratify and confirm all or whatsoever others lawful act or acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the flats/units under Developer's allocation in the said proposed building to be constructed by the Developer on and upon gita del

Inan Derkugi



District Sub-Registrar-i Alipore, South 24 Parganas

22 NOV 2019



my Scheduled land thereto as per the Development Agreement under and by virtue of this presents.

SCHEDULE OF THE PROPERTY

(Land)

ALL THAT piece and parcel land measuring 1 (one) cottah 11 (eleven) chittaks 15(fifteen) square feet more or less together with fifty years old building with full tenants measuring 700 square feet in the ground floor and 700 square feet on the first floor, cement flooring, within the limits of the Kolkata Municipal Corporation under ward No.97, Premises No. 86, Chandi Ghosh Road, under Police Station: formerly Tollygunge now Regent Park, Additional District Sub-Registration office and District Sub-Registration office at Alipore, Kolkata-700040, in the District of 24 Parganas (South), together with all easement right thereto. The property is butted and bounded by:

ON THE NORTH : 18' wide Chandi Ghosh Road ;

ON THE SOUTH : Property of B.S. Panda and others;

ON THE EAST : 16' wide Chandi Ghosh Road

ON THE WEST : Premises No. 4/5, Chanditala Lane;

gita der.

guan Dewlugni



Userot No Augustania Augore, South 24 Pargarias IN WITNESS WHEREOF we have signed this Development Power of Attorney at on this 22 mg day of November, 2019.

SIGNED, SEALED & DELIVERED

by the <u>PARTIES</u> at Kolkata in the presence of:

22/11/2019
Specimen Signature of the

Attorney

Gita del. EXECUTANT 15

WITNESSES:

1. 126th Lymer Bush
23/A/7 3 hempur Roses
Tolly Jacons
Tolly Jacons
2. Lukta bezunder
116 A. Avenue SoutaLandosk Por
Kalkaha- Hogo H5.

Anup Kumar Syamal)

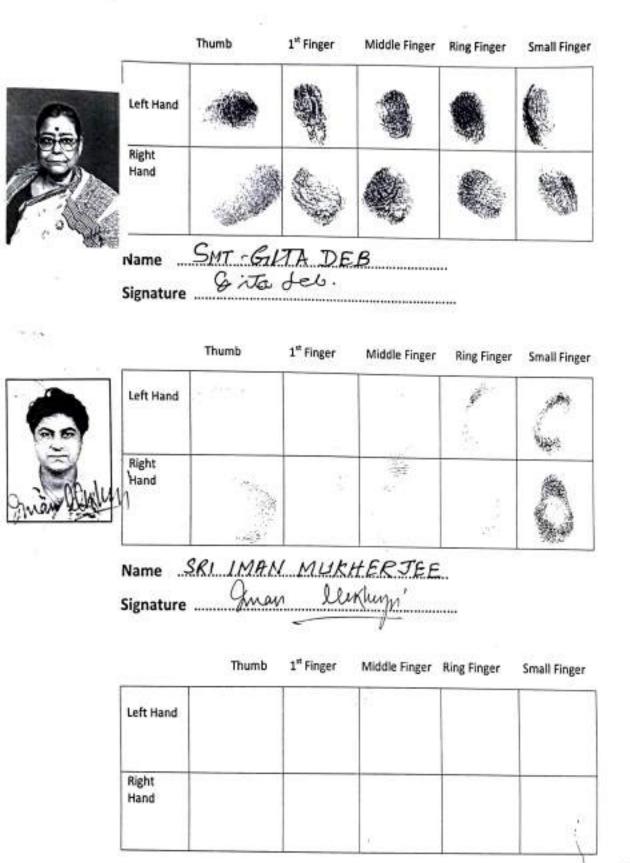
Advocate,
Alipore Judges' Court,

Kolkata: 700027.



District Sub-Registrar-4 Alipore, South 24 Parganas

.22 HOY 2019





Alipore, Soule 2- Parganas 2 2 NOV 2019









আন্ত্ৰীয় বিশিষ্ট পৰিচয় প্ৰাষ্টিকৰণ

ভারত সরকার Joique identification Authority of India Government of India

कारिकाहरित कारे कि/Emistreet No.: 1040/20043/00550

S TIAN (NT COLO DED S & CHANCI GHOSH ROAD REGENT PARK Regent Perk S.C Regent Park Kollete





प्राननात अभार नर्पा/ Your Aadhaar No. :

2257 0858 2308

গ্রন্থার - সাধারণ মানুষের অধিকার



STORE STORE OF STORE



Gits Deb 178 : asset gars (199 Husband : Arun Kurser Deb ans not / Year of Bren i 1848 1787 / Fernale



2257 0858 2308

াবে - সাধারণ মানুষের অধিকার





তথ্য

- অধার পরিচেরে প্রমাণ, নাগরিকরের প্রমাণ নয়।
- পরিক্রের প্রমাণ অনলাইন অমেণ্টিকেশন হারা প্রাপ্ত করুন।

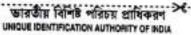
INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- অধার সারা (দাপে মানা)
- আধার ভবিষয়ে সরকারী ও বেসরকারী পরিপের। প্রান্তির সহারক রবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.









টিকাল। ৮৬. মৃতি যোৰ বোড, টিলেট ঘৰ্ক, বিচেটে ঘৰ্ক, কোৰজাত, বহিমবাৰ, 700040

Address: 8. CHANDI GHOSH ROAD, REGENT PARK, Regent Park S.O., Regent Park, Kolkata, West Bengal, 700040











আধার - সাধারণ মানুষের অধিকার



भावपन् व्यक्तिक स्थापन शायिक तथ

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Address: 488 AVI M.G. RGAD, Handevpur, Handevpur, South Twenty Four Pergense, Weet Bengal, 700082

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भारत सरकार ie_identification Authority of India

Enrollment No.: 1452/52686/00834

lman Multherjee

S/O: Pankaj Mukherjee

1228/1 M.G. Road

Thekurpukur Mahestola South 24 Perganas

West Sengal 700052 8017157355

MD185677415FH



आपका आधार क्रमांक / Your Aadhaar No. :

6377 7254 8308

मेरा आधार, मेरी पहचान



्रिमारत सरकार-छ-<u>-</u>-

Government of India 3424

Iman Mukherjee DOB : 12/06/1982

Male



6377 7254 8308



आयकर विमाग NOONETAX DEZARIMENT

IMAN MUKHERJEE

PANKAJ MUKHERJEE

Particular Account November CHGPM7455L







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Major Information of the Deed

| Deed No : | Transaction of the same of the | COORDINATE NO. | | |
|--|--|----------------------------------|--------------------------|--|
| Query No / Year | 1-1601-03457/2019 | Date of Registration | 22/11/2019 | |
| | 1601-1000244060/2019 | Office where deed is r | egistered | |
| Query Date | 22/11/2019 11:45:59 AM | | ARGANAS, District: South | |
| Applicant Name, Address & Other Details | ANUP KUMAR SHYAMAL ALIPORE POLICE COURT, Thana: BENGAL, PIN - 700027, Mobile No. | Alipore, District : South 24- | Parganas, WEST | |
| Transaction | | Additional Transaction | | |
| - Annania Li Brantilalif | Power of Attorney after Registered | [4308] Other than Immo | | |
| Set Forth value | PERMIT TO THE RESERVE OF THE PERMIT OF THE P | | miletic. 11 | |
| Rs. 21,00,000/- | | Market Value | | |
| Stampduty Paid(SD) | | Rs. 41,77,709/- | | |
| | | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | | Rs. 46/- (Article:E, E, M(b), H) | | |
| Remarks | Development Power of Attorney after No/Year]:- 160103453/2019 Receivissuing the assement slip.(Urban are | r Registered Development | Agreement of IDeed | |

Land Details:

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chandi Ghosh Road, , Premises No: 86, , Ward No: 097 Pin Code : 700040

| Sch No | Plot Number | Khatian Number | Land | Use | Area of Land | SetForth | Market Value (In Rs.) | Other Details |
|-----------|----------------|-------------------|-------|-----|----------------------------------|--------------|--------------------------|--|
| L1 | | 25.00 | Bastu | | 1 Ketha 11 Chatak 15 Sq Ft | 15,00,000/- | 32,45,833/- | Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name : |
| | Grand | Total: | | | 2.8188Dec | 15,00,000 /- | 32,45,833 /- | |

Structure Details:

| Sch | Structure | Area of | Setforth | Market value | Other Details |
|-----|------------|-------------|----------------|--------------|---------------------------|
| No | Details | Structure | Value (in Rs.) | (in Rs.) | |
| S1 | On Land L1 | 1400 Sq Ft. | 6,00,000/- | 9,31,876/- | Structure Type: Structure |

Gr. Floor, Area of floor: 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor: 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete

| Total . 1400 ad it [0,00,000 i 0,01,010 i | | Total: | 1400 sq ft | 6,00,000 /- | 9,31,876 /- | |
|---|--|--------|------------|-------------|-------------|--|
|---|--|--------|------------|-------------|-------------|--|

Principal Details :

| No. | Name,Address,Photo,Finger; | orint and Signatur | • | |
|-----|--|--|-------------------------------------|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Smt Gita Deb (Presentant) Wife of Late Arun Kumar Deb Executed by: Self, Date of Execution: 22/11/2019 , Admitted by: Self, Date of Admission: 22/11/2019 ,Place : Office | | | Gita dele |
| | | 22/11/2019 | 22/15/2019 12/15/2019 | 22/1/2019 |
| | Deligal, India, PIN - 700040 | Sex: Female, B 6E, Aadhaar No: 11/2019 | ly Caste: Hindu, 22xxxxxxxxxx230 | rk, District:-South 24-Parganas, West Occupation: House wife, Citizen of: 08, Status :Individual, Executed by: |

Attorney Details:

| SI No | Name,Address,Photo,Finger print and Signature |
|----------|---|
| | MAA DURGA CONSTRUCTION 1228/1, Mahatma Gandhi Road, P.O:- Harldevpur, P.S:- Thakurpukur, District:-South 24-Pargenas, West Beng India, PIN - 700082, PAN No.:: CHGPM7455L, Aadhaar No Not Provided by UIDAI, Status::Organization, Executed by: Representative |

Representative Details:

| 1 Name | Photo | Finger Print | Signature | |
|--|--|---|---|--|
| Mr Iman Mukherjee Son of Late Pankaj Mukherjee Date of Execution - 22/11/2019, , Admitted by: Self, Date of Admission: 22/11/2019, Place of Admission of Execution: Office | | | James Clerkhugsi | |
| | Nov 22 2019 12:08PM | LTI 22/11/2019 | 22/1/2010 | |
| West Bengal, India, PIN - 700 | ld, P.O:- Haridevp 082, Sex: Male, B dhaar No: 63xxxxx | ur, P.S:- Thakur y Caste: Hindu, xxx8308 Status | pukur, District:-South 24-Parganas, Occupation: Business, Citizen of: India : Representative, Representative of : | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|----------------|--------------|---------------|
| Mr PRALHAD GHOSH Son of Mr SHIBU RAM GHOSH 48/1, M G ROAD HARIDEVPUR, P.O:- HARIDEVPUR, P.S:- Thekurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700082 | TA SUPPLIES AT | | Porthad Green |
| Identifier Of Smt Gita Deb. Mr Iman N | 22/11/2019 | 22/11/2019 | 22/11/2019 |

| Transf | er of property for | Literature and the second of t |
|--------|---------------------|--|
| SI.No | From | To, with area (Name-Area) |
| 1 | Smt Gita Deb | MAA DURGA CONSTRUCTION-2.81875 Dec |
| | fer of property for | The state of the s |
| SI.No | From | To. with area (Name-Area) |
| 1 | Smt Gita Deb | MAA DURGA CONSTRUCTION-1400.00000000 Sq Ft |

Endorsement For Deed Number: 1 - 160103457 / 2019

On 22-11-2019

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 12:05 hrs on 22-11-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Smt Gita Deb ,Executant.

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 41,77,709/-

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

Execution is admitted on 22/11/2019 by Smt Gita Deb, Wife of Late Arun Kumar Deb, 86 Chandi Ghosh Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife

Indetified by Mr PRALHAD GHOSH, , , Son of Mr SHIBU RAM GHOSH, 48/1, M G ROAD HARIDEVPUR, P.O: HARIDEVPUR, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Pargenes, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Others

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

Execution is admitted on 22-11-2019 by Mr Iman Mukherjee, Proprietor, MAA DURGA CONSTRUCTION, 1228/1, Mahatma Gandhi Road, P.O.- Haridevpur, P.S.- Thakurpukur, District;-South 24-Parganas, West Bengal, India, PIN -700082

Indetified by Mr PRALHAD GHOSH, , , Son of Mr SHIBU RAM GHOSH, 48/1, M G ROAD HARIDEVPUR, P.O: HARIDEVPUR, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Others

26/11/2019 Query No:-16011000244060 / 2019 Deed No :1-160103457 / 2019, Document is digitally signed.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-Description of Stamp 1. Stamp: Type: Impressed, Serial no 2459, Amount: Rs.100/-, Date of Purchase: 20/11/2019, Vendor name: A K

Samajpati

Maizneyes 6hort

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

26/11/2019 Query No:-16011000244060 / 2019 Deed No :I - 160103457 / 2019, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1601-2019, Page from 171138 to 171159
being No 160103457 for the year 2019.



Digitally signed by MAITREYEE GHOSH Date: 2019.11.26 12:06:39 +05:30 Reason: Digital Signing of Deed.

Maitneyer Ghos

(Maitreyee Ghosh) 26-Nov-19 12:04:26 PM DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS West Bengal.

(This document is digitally signed.)

26/11/2019 Query No:-16011000244060 / 2019 Deed No :I - 160103457 / 2019, Document Is digitally signed.