

Cemija

6884/2022

I-6895/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A.R.A
IV

AL 191120

certified that the Document is admitted for Registration. The Registration Sheet and the endorsement stamp attached to this document are the part of this document.

Additional Registrar of Assurances-IV, Kolkata

20 APR 2022

Additional Registrar of Assurances-IV, Kolkata

REGISTERED DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **SRI SAMYA BISWAS** alias **SAMYA BISWAS (PAN -AOYPB8985P) & AADHAR NO. 6782 6994 3747** son of Late Sunip Biswas, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at 42A, Bangur Avenue, Block - B, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata -

38927

Uttam Singh (Adv)
Sardar court

1 MAR 2002

PARTHA SARATHI CHOWDHURY
Bayera, ...
#7, Chowringhee Square
Kolkata - 700013
Date: ...



[Handwritten signature]

2002 MAR 24

700055 and I am the Owner of **ALL THAT** piece and parcel of Bastu Land measuring **02** Cottahs, **01** Chittaks and **00** sq.ft, be the same a little more or less, along with a tin shed dilapidated structure standing thereon, having built up area 150 sq.ft more or less, lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza Shyamnagar, (formerly Krishnapur), J.L. No. 32/20 (formerly 17, R. S. No. 180, Touzi No. 228/229 comprised in C.S. Dag No. 220 (part) appertaining to C.S. Khatian No. 738 corresponding to R.S. Dag No. 173 (part) appertaining to R.S. Khatian No. 638 corresponding to R.S. & L.R. Dag No. 173 appertaining to L.R. Khatian No. 313 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21, which is more fully and particularly described in the Schedule hereinbelow and I have entered into a registered Development Agreement on 27th day of September, 2021 with one **SILVER VILLA CONSTRUCTIONS PVT. LTD.** PAN: AALCS5185L a company incorporated under Companies Act, 1956 and having its registered office at P-17, New CIT Road, 1st Floor, P.O. & P.S. Bowbazar, Kolkata-700073, represented by its one of the Director **SRI SANJAY KANSAL**, (PAN: ACKPA0003H) son of Late M.P. Kansal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 403/1, Dakshindari Road, Alcove Gloria, Tower - 2, Flat No. 9H, Post Office - Sreebhumi, P.S. - Lake Town, Kolkata - 700048, District North 24-Parganas, develop the land of the

said premises by construction of a masonry building. The said Development Agreement was executed and registered on 27th day of September, 2021 and duly registered in the Office of the ARA -IV, Kolkata and recorded in Book no. I, being Deed no. 190410353, for the year 2021 and in the said Development Agreement dated on 27th day of September, 2021 it has been specifically mentioned that the Owners shall get (1) 8692 Sq.ft (Built up area including proportionate share of Stair, Lift, Lobby and Passage) in the Project upto G+7 storied in the new building and the said area shall be comprised in the Second Floor and Third Floor Front side of the new building i.e. the site abutting the main road together with the undivided proportionate share in the land and 770 Sq.ft (Built up Area including proportionate share of Stair, Lift, Lobby and Passage) of the new building on Rear side on any floor at the option of the Developer (2) 3 (three) Covered Car Parking space on the Ground Floor together with undivided proportionate share of land of the proposed building shall be regarded as the owner's allocation and the rest constructed area of the said proposed building along with proportionate share of land shall be regarded as developer's allocation. In the event of any additional construction over the Ground plus Seven Building, the Owner shall be entitled to 385 sq.ft. (Built Up including proportionate share of Stair, Lift, Lobby and Passage) area in each floor constructed over and above (G+7). Subsequently a supplementary development agreement was executed by the parties on 20-04-2022 duly registered in the office of the ARA -IV,

Sanjay Kumar
Soma Bhowmik

Kolkata and recorded in Book No.I, being Deed no. 190406880 for the year 2022 and he was agreed by and between the parties that after construction the executant/ owner will get **8392 Sq.ft (Built up area including proportionate share of Stair, Lift, Lobby and Passage) in the Project in the new building and the said area shall be comprised in the 3rd Floor and 4th Floor instead of second and third floor AND remaining area if any shall be allotted by the Developer at his choice on any floor on the rear side of the new building and 2 (Two) Covered Car Parking space on the Ground Floor** as owner's allocation in the earlier developer's agreement dated 27.09.2021 other terms and conditions and stipulations of the aforesaid developer's agreement dated 27.09.2021 will remain unchanged. That to dispose of entire developer allocation the executant to give a fresh development power of attorney in favour of attorney Therefore, I the executant do hereby nominate, constitute and appoint **SRI SANJAY KANSAL**, (PAN: ACKPA0003H) son of Late M.P. Kansal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 403/1, Dakshindari Road, Alcove Gloria, Tower - 2, Flat No. 9H, Post Office - Sreebhumi, P.S. - Lake Town, Kolkata - 700048, District North 24-Parganas being the director SILVER VILLA CONSTRUCTIONS PVT. LTD. PAN: AALCS5185L, a company incorporated under Companies Act, 1956 and having its registered office at P-17, New CIT Road, 1st Floor, P.O. & P.S. Bowbazar, Kolkata-700073, the constituted attorney of myself to do act and perform the following acts

Sanjay Kansal
Sanjay Kansal
Sanjay Kansal

on behalf of the executant:-

To look after, manage, control, and supervise my property of which the executants are the Owner in respect of **ALL THAT** piece and parcel of Bastu Land measuring 02 Cottahs, 01 Chittaks and 00sq.ft, be the same a little more or less, along with a tin shed dilapidated structure standing thereon, having built up area 150 sq.ft more or less, lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza Shyamnagar, (formerly Krishnapur), J.L. No. 32/20 (formerly 17, R. S. No. 180, Touzi No. 228/229 comprised in C.S. Dag No. 220 (part) appertaining to C.S. Khatian No. 738 corresponding to R.S. Dag No. 173 (part) appertaining to R.S. Khatian No. 638 corresponding to R.S. & L.R. Dag No. 173 appertaining to L.R. Khatian No. 313 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21, on my behalf.

1. To represent me and appear before the authorities of the South Dum Dum Municipality or any other authorities (Govt. or Semi Govt.) in connection with the said premises, on my behalf in connection with all municipal proceedings relating to my aforesaid property.
2. To appear for, to execute, perform, act and to do all necessary and required activities for all purposes and represent me before the

concerned Authorities or Govt. Departments including the South Dum Dum Municipality in respect of my said property.

3. To apply and obtain to the different Concerned Authorities including The South Dum Dum Municipality and CESC/WBSEDCL for the purpose of water connection, Electricity, Drainage, Sewerage connection, drainage connection, completion certificate in respect of the said property and other basic amenities for residential and other purposes for the aforesaid Premises and for the said purposes to sign, execute and submit all necessary applications, papers and documents before concerned authorities and to do all acts, deeds, matters and things as the attorney shall think proper.
4. To appoint on my behalf, pleader, Advocate or Solicitor, whenever my said Attorney shall think fit and proper to do so for the purposes of management of the said property and discharge and/or terminate his or other appointment.
5. To settle adjust, compound, compromise or submit to all complaint actions, suits, accounts, plaints and disputes between us and other person or persons to compound compromise and same if arising of the said property or any agreement or deed relating to the same.

6. From time to time to assign, execute, register, affirm and verify all or any petition application to the South Dum Dum Municipality and to obtain water, drainage, plans and occupancy certificate, declarations, affidavits, indemnities and such other papers and documents as from time to time be necessary or required in relation to the said premises as the said attorney shall think fit and proper.
7. To appear for and represent me before all statutory body in the office of the Board or Revenue Collector, any District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff, Settlement Offices, South Dum Dum Municipality and CESC/WBSEDCL Government or any Non-Government or Semi-Government Authorities for permission to transfer and all other purpose relation to the said premises and before any Magistrate and in all other department or office in connection with the said land/premises.
8. To give valid and effective receipts and discharge for all payments as may be receive and/or realized by my said Attorney from any person or persons.
9. To apply for and obtain telephone, electricity, water, sewerage, drainage, plan, completion certificate of this property, gas and other public utility services in the said premises in the name of

the Owner and for the said purposes to sign, execute and submit all necessary applications, papers, plans and documents and to all acts, deed, matters and things as the property shall think proper.

10. To enter into any agreement for sale with any intending purchaser/purchasers for sale of the aforesaid property to the extent of share of the attorney in the said property along with proportionate land interest and excepting the entire owner's allocation as stated above and to that effect receive earnest money from the intending purchaser or purchasers and the balance of the consideration money for completion of such sale or sales and to give good valid receipts and discharges for the same which will project the purchaser or purchasers and to sign and execute and register the Deed of Conveyance/ Deed of Sale in favour of the purchaser or purchasers on my behalf and/or transfer the developer's allocation on my behalf in any way excluding the Owner's allocation, in respect of the schedule mentioned property.
11. That by virtue of this Power of Attorney my said appointed Attorney shall have the absolute right and liberty to sell his share in the aforesaid property at any price or consideration as my said ATTORNEY shall things fit and better, in respect of the schedule mentioned property.

12. To appoint Engineer/Engineers and/or Supervisors for preparation of such plans and/or for sanction of the said building at the cost and expenses of the Attorney, in respect of the schedule mentioned property.
13. To amalgamate the said land with any other adjacent land purchased or entered into joint Development Agreement or otherwise by the developer at the expenses of the developer and the Developer have right to amalgamated the aforesaid land without permission of the executant.
14. To put signature before South Dum Dum Municipality/ Govt./ Semi-Govt. for purpose of the amalgamate of the Schedule land with the adjacent plot of land and the said purpose my attorney also execute Deed of Amalgamation before any registry office, if necessary
15. To apply for and acquire building materials such as cement, iron, steel, sand and bricks, etc. and to delivery of the necessary permits for the same at the cost and expenses of the Attorneys, in respect of the schedule mentioned property.
16. To appoint and discharge building constructor, masons, workers etc at the cost and expenses of the Attorney, in respect of the schedule mentioned property.

17. To purchase and/or to take delivery of all types and kinds of building materials, sands, stone chips, bricks, steel materials, sanitary fittings, pipes and/or other fixtures, doors, windows, lifts, electrical goods as may be necessary for the work of the said building and to complete the same and to make the same habitable, in respect of the schedule mentioned property.
18. To apply for and obtain connection for water sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said buildings, in respect of the schedule mentioned property.
19. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection, in respect of the schedule mentioned property.
20. To sign, acknowledge all registered or insured letters notices, summons and/or money orders and to receive delivery of the same, which are the relation to work of the said premises, in respect of the schedule mentioned property.

AND WHEREAS do all such acts, deeds, things and transaction and/or all such business for me and effectually as I would myself do and perform if I am personally present and I do hereby ratify and confirm whatsoever other acts my said attorney shall do or caused to be done lawfully by

virtue of these presents and I hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever acts my said attorney appointed under this Power hereby granted shall lawfully do or cause to be done in the exercise of this right or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO:

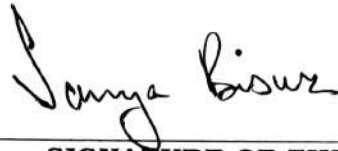
ALL THAT piece and parcel of Bastu Land measuring **02**Cottahs, **01**Chittaks and **00**sq.ft, be the same a little more or less, along with a tin shed dilapidated structure standing thereon, having built up area 150 sq.ft more or less, lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza Shyamnagar, (formerly Krishnapur), J.L. No. 32/20 (formerly 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 (part) appertaining to R. 3. Khatian No. 638 corresponding to R.S. & L.R. Dag No. 173 appertaining to L. R. Khatian No. 313 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21, together with all rights of easements and appurtenances civil amenities and facilities in the said premises which is further butted and bounded by

ON THE NORTH	:	R.S. & L.R. Plot no. 173/196;
ON THE SOUTH	:	R.S. & L.R. Plot no. 173;
ON THE EAST	:	118' wide Jessore Road;
ON THE WEST	:	R.S. & L.R. Plot no. 173;

IN WITNESS WHEREOF, I have set and subscribed my hands and seals upon clear understanding of the contents, meaning and purport of this power on this the 20th day of April, 2022.

SIGNED SEALED AND DELIVERED in the presence of :-
WITNESSES:

1. *Yash Kumar Pal*
930 Sakinagar Hemanti Khand
Dusse Serrani, Kalkati-700074.



SIGNATURE OF THE EXECUTANT

2. *Mr. Awaish*
P-890. Larkietown
Block -A. Kol-700089.

I accept the power as has been given to me through this Power of Attorney.



SIGNATURE OF THE ATTORNEY

Drafted by me:

Uttam Kumar Singh

UTTAM KUMAR SINGH
Advocate
Sealdah Court Complex,
Room No. 101, 1st Floor,
Kolkata-700014
Enrolment No.: F/26/199/07

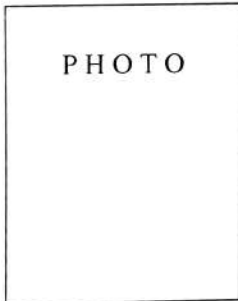
SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Sanjaykumar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Sanjay Kumar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1904-06895/2022	Date of Registration	20/04/2022
Query No / Year	1904-8001197867/2022	Office where deed is registered	
Query Date	20/04/2022 1:34:17 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH SEALDAH COURT COMPLEX,Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 9830079802, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 93,21,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190406880/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



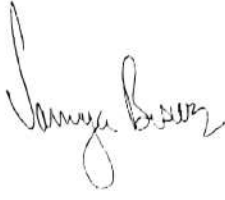
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 509/1, , Ward No: 021, Holding No:1 Pin Code : 700055

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	LR-173	LR-313	Bastu	Bastu	2 Katha 1 Chatak		92,81,250/-	Width of Approach Road: 118 Ft., , Project Name :
Grand Total :					3.4031Dec	0 /-	92,81,250 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	0/-	40,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		150 sq ft	0 /-	40,500 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SAMYA BISWAS, (Alias: Shri Samyya Biswas) Son of Late SUNIP BISWAS Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office			
	20/04/2022	LTI 20/04/2022		20/04/2022
42A, Bangur Avenue, Block -B, City:- , 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.:: AOxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office				



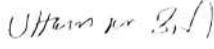
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED			
	P-17, New CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx5L,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
	Shri SANJAY KANSAL (Presentant) Son of Late M P Kansal Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office			
	Apr 20 2022 2:13PM	LTI 20/04/2022		20/04/2022
403/1, Dakshindari Road, Alcove Gloria, Tower - 2, Flat No. 9H, City:- , 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.:: ACxxxxxx3H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UTTAM KUMAR SINGH Son of Late SHIV SHANKAR SINGH , SEALDAH COURT COMPLEX, ROOM- 101, 1ST FLOOR, City:- Kolkata, P.O:- ENTALLY, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014			
	20/04/2022	20/04/2022	20/04/2022

Identifier Of Shri SANJAY KANSAL, Shri SAMYA BISWAS

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SAMYA BISWAS	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-3.40313 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri SAMYA BISWAS	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-150.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 509/1, , Ward No: 021, Holding No:1 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 173, LR Khatian No:- 313		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190406895 / 2022

On 20-04-2022

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

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

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

Presented for registration at 14:09 hrs on 20-04-2022, at the Office of the A.R.A. - IV KOLKATA by Shri SANJAY KANSAL ,.

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 93,21,750/-

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

Execution is admitted on 20/04/2022 by Shri SAMYA BISWAS, Alias Shri Samyya Biswas, Son of Late SUNIP BISWAS, 42A, Bangur Avenue, Block -B, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr UTTAM KUMAR SINGH, , , Son of Late SHIV SHANKAR SINGH, , SEALDAH COURT COMPLEX. ROOM- 101, 1ST FLOOR, P.O: ENTALLY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-04-2022 by Shri SANJAY KANSAL, Director, SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED, P-17, New CIT Road, 1st Floor, City:- Kolkata, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata. West Bengal, India, PIN:- 700073

Indetified by Mr UTTAM KUMAR SINGH, , , Son of Late SHIV SHANKAR SINGH, , SEALDAH COURT COMPLEX. ROOM- 101, 1ST FLOOR, P.O: ENTALLY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- .M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38927, Amount: Rs.100/-, Date of Purchase: 01/03/2022, Vendor name: P S Chowdhury



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 523123 to 523143
being No 190406895 for the year 2022.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.05.04 17:17:31 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/05/04 05:17:31 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)