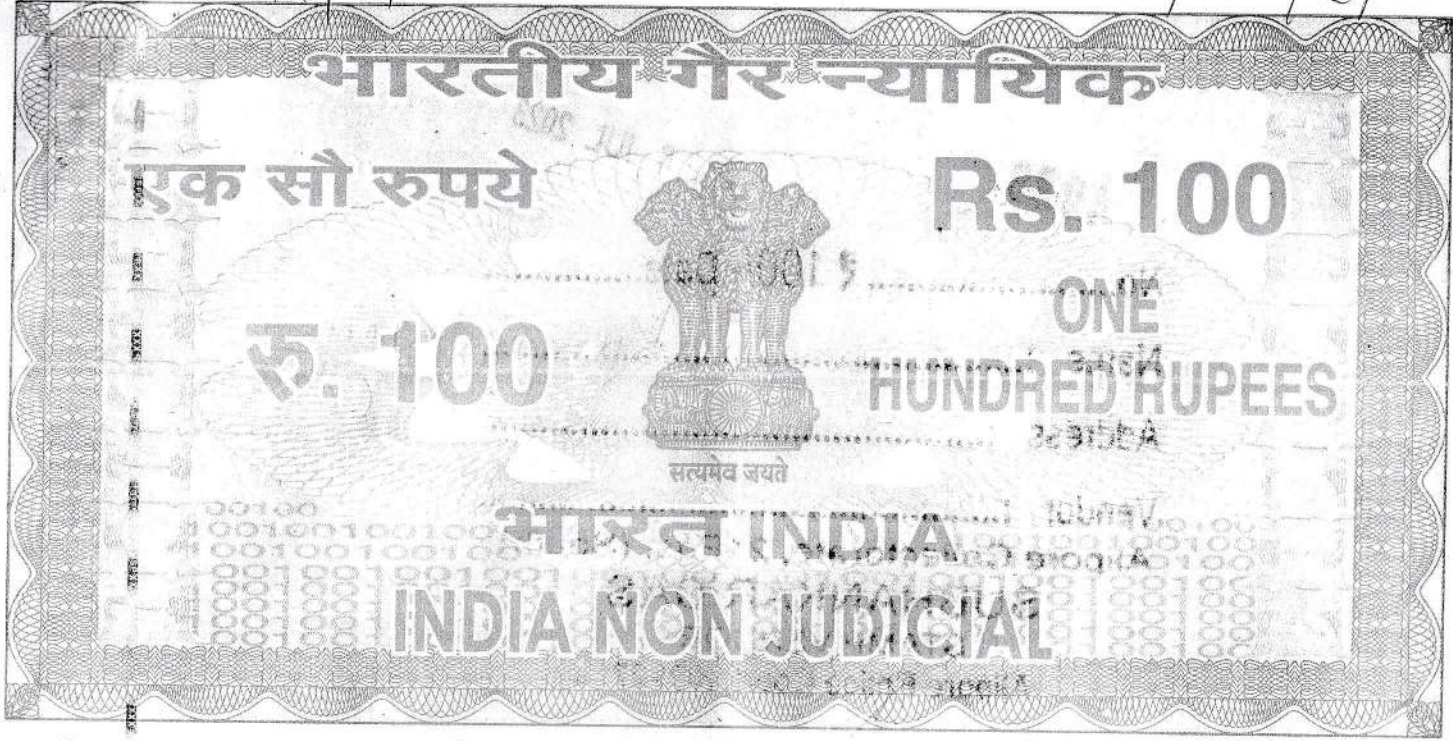


4179/24

I-4016/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 350997

7/3/24
= 4/649042/24

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24 pargana
07/03/2024

DEVELOPMENT POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, I SMT. RATNA GUHA (PAN : AWRPG7374A), (AADHAAR NO. 9392 6189 8607) and (Mobile : 8017370137) wife of Sri Goutam Guha and daughter of Late Bimalendu Das, by Nationality Indian, by religion Hindu, by occupation retired, residing at 103, Kanungo Park, P.O. Garia, P.S. Patuli, Kolkata - 700 084 hereinafter called and referred to as the **PRINCIPAL SENDS GREETINGS**

AND WHEREAS I, the principal herein, is thus absolutely seized and possessed of or otherwise well and sufficiently entitled as an absolute owner of **ALL THAT** piece or parcel of Bastu Land with possessory right as rayat, measuring 04 cottahs, 10 chittaks and 28 sq.ft. lying and situate at Premises No.9, Kanungo Park, within Ward No.110, P.S. Patuli, Kolkata - 700 084 morefully mentioned and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the '**SAID PROPERTY**' free from all encumbrances, charges, mortgages, liens, lispences whatsoever.

AND WHEREAS the above named owner / principal of the aforesaid property has approached the developer offering their proposal of construction of a G + IV storied building at the aforesaid premises, being Municipal Premises No.9, Kanungo Park, within Ward No.110, P.S. Patuli, Kolkata - 700 084, on the basis of sharing of allocation i.e. owners' allocation and developer's allocation in the proposed building to be constructed in terms of the sanctioning building plan of the Kolkata Municipal Corporation, being Plan No.20231100360 dated 26.01.2024.

AND WHEREAS I, the Principal herein, have entered into a Development Agreement on ^{7th}.....**March 2024** with the developer M/S. **GLOBE CONSTRUCTION**, (PAN : **ADFPD1434R**), a sole proprietorship firm having its office at 150, Kanungo Park, P.O. Garia, Kolkata - 700 084, P.S. Patuli, represented by **SRI JAYANTA DEB BISWAS**, (PAN : **ADFPD1434R**), (AADHAAR NO. 2458 0437 2299) and (Mobile : 98310 26073), son of Late Somendra Krishna Deb Biswas, resident of 150, Kanungo Park, P.O. Garia, Kolkata - 700 084, P.S. Patuli consisting of residential apartments in each floor with necessary additional room, pump space, care taker / darwan's room, common toilet etc. as has been sanctioned by the Kolkata Municipal Corporation for construction thereof by the Developer at the cost of the developer and shall include the car parking spaces and other spaces intended for the enjoyment of the building by its occupants.

AND WHEREAS the said Development Agreement inter alia contains owner's allocation and developer's allocation which have been morefully described in the **SCHEDULE B AND C** of the Development Agreement **dated 07.03.2024**

Jayanta Deb Biswas

AND WHEREAS in view of the aforesaid Development Agreement and terms and conditions contained therein in the said Development Agreement **dated 07.03.2024** I do hereby appointing **SRI JAYANTA DEB BISWAS**, son of Late Somendra Krishna Deb Biswas, resident of 150, Kanungo Park, P.O. Garia, Kolkata - 700 084, P.S. Patuli to be my lawful attorney, for construction of the proposed G + IV storied building in terms of the plan already sanctioned by the Kolkata Municipal Corporation can sign the Deed for sale of developer's allocation **TOGETHER WITH** undivided proportionate share of land appurtenant to developer's allocation to the building purchasers by execution and registration of the Deed of Conveyance in terms of the Development Agreement **on 07.03.2024** *via deed No 04013 in the year 2024.*

NOW KNOW ALL MEN AND THESE PRESENTS WITNESSETH THAT I, SMT. RATNA GUHA (PAN : AWRPG7374A), (AADHAAR NO. 9392 6189 8607) and (Mobile : 8017370137) wife of Sri Goutam Guha and daughter of Late Bimalendu Das, by Nationality Indian, by religion Hindu, by occupation retired, residing at 103, Kanungo Park, P.O. Garia, , P.S. Patuli, Kolkata - 700 084, do hereby and hereunder nominate, constitute and appoint **SRI JAYANTA DEB BISWAS**, , son of Late Somendra Krishna Deb Biswas, resident of 150, Kanungo Park, P.O. Garia, Kolkata - 700 084, P.S. Patuli as my true and lawful joint attorney in our names and on my behalf to do, execute and perform inter alia all or any the following acts, deeds, matters and things, only respect of the developers allocated portion namely :-

1. To look after, manage, supervise, conduct and do all and every acts, deed, matter or thing necessary for the purpose of preserving, protecting and / or securing the said property by raising boundary wall around the said property and also for the purpose of developing the said property or by excavating the land comprised within the said property or by filling up the land comprised within the said property and / or by causing all and every kind of construction on the said property and by doing, and executing all or every kind of matters and things relating to the said property.

Sri Jayanta Deb Biswas

2. To ask, demand, use for and enforce payment of and receive and give effectual receipt and discharges for all moneys and compensation of whatsoever nature and description relating to and / or concerning the said property or any portion thereof.
3. To get all existing plan or plans modified, renewed, revised etc. for construction of existing plan or plans regularized after construction or for taking filtered and unfiltered water connection and / or taking drain and sewer connection for the said property from the local authority or from Kolkata Municipal Corporation or any other authority concerned.
4. To do and cause to be done all kinds of matters and things relating to the said property and to enter into and take possession of the said property or any portion thereof as our said authority shall think fit and proper for the purpose of construction, re-construction or development of the said property on such terms and conditions as our said authority shall think fit and proper.
5. To make, alter, renovate, built or rebuilt buildings, erection, structures on the said property or any portion thereof and to complete all such construction, structures, boundary wall, on the said property and to obtain building completion certificate or occupancy certificate and to apply and obtain independent Sewerage, water, electric, telephone connection etc. and other amenities and facilities required for the beneficial use and enjoyment of the said property or the buildings or flats or units to be constructed thereon.
6. To appoint contractors, sub - contractors, labours, labour contractors, Architect, Engineers, Surveyors etc. for the purpose of construction of G + IV storied building on the said property and to make, alter, renovate, built or re-build buildings, erection and structures on the said property or any portion thereof and to complete all such constructions, structures and boundary walls, on the said property on such terms and conditions terms and conditions as our Attorney shall think fit and proper and for this purpose to sign and execute all contracts, agreement etc. as may be required.
7. To apply for and obtain permit and / or quotas of all costs or building materials including cement and / or steel Govt. or Semi Govt. Institutions and accept delivery of the same by signing challan and to make advances, payments etc. therefore as the case may be.

8. To sign, issue, deliver letters, effecting the change of ownership of the flats in the proposed building and / or with regard to construction of building or buildings and / or completion thereof to all Govt. authorities, concerned offices and departments of Govt. Municipal Authorities etc.
9. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permission, consent and / or Certificates from the Kolkata Municipal Corporation, CESC and all other authorities relating to or concerning the said property or relating to the construction of building or buildings on the said property and / or in connection with the supply or electricity and / or water and / or any other amenities for the said property or any portion thereof.
10. To negotiate for sale or and sell and convert into money and / or transfer, assign or lease or exchange the developer's allocation of the said property or any portion thereof on such consideration as our said attorney shall think fit and proper at its sole discretion and to sign and execute agreements for sale, conveyance, assignment, lease, mortgage or any deed or deeds whatsoever in respect of developer's allocation of the said property and to receive payment of advance or consideration money or rent, premium or compensation for the same and to grant and sign receipts for such payments which such receipt shall exonerate the person paying the same without seeing the application thereof.
11. In addition to the Powers as aforesaid *and without restricting or limiting the same* in any manner whatsoever, to agree upon and to enter into any agreement for sale or to cancel and / or repudiate the same, to settle the price and all terms and conditions of any transfer, to receive earnest money and the balance of consideration money by installments and to *grant receipt of acknowledgement* for the same, to execute Deed of Conveyance or Conveyances in favour of the buyers or transferees or his or their nominee or nominees and to book, sell the flat or flats, car parking space proposed to be constructed on the said property in the developer's allocation and take such other step in connection with the said property or any construction proposed to be made thereon as our said attorney shall or may think fit and proper.
12. In addition to the powers as aforesaid and without restricting or limiting the same in any manner whatsoever, to enter into agreement for sale and / to

grant, sell, convey, transfer, assign and assure on ownership basis or otherwise for such consideration as the said attorney shall think fit in their absolute discretion in respect of developer's allocation of the proposed building on the said property or any portion thereof together with undivided proportionate share or interest of land in the said property appurtenant to developer's allocation and together with undivided proportionate share or interest in the common portions and facilities comprised within the said property appurtenant to developer's allocation including path ways, boundary walls, entrances, gates, common passages, lawn, compounds, open spaces, lobbies, stair - case, terrace, common landing, filtered and unfiltered water connection, tube - well, motor pump, lift, electricity and all other easements appurtenances and privileges thereto and other convenience for beneficial use and enjoyment of the flats, units and / or other constructed portion or vacant portion to be transferred and to deliver possession of the developer's allocation in the said building including undivided proportionate share in common portions appurtenances to developer's allocation to the transferee, purchaser or lessee etc. as the case may be.

13. To sign and execute Sale Deed or Deeds or other assurances in respect of developer's allocation of the said property or any portion thereof as constituted attorney on behalf of the principals and also to receive consideration price of the flat and also the earnest money from the purchaser and receipt thereof.

14. To appear and represent us before the Registrar or Addl. - Registrar of Assurance, Calcutta, District Registration office, Alipore, Sub - Registrar Alipore, or other offices of the Govt. having authority to accept conveyance or conveyances Sale Deed or Deeds, instrument or instruments, writing or writings whatsoever so executed by as aforesaid for, in the names of and on behalf of us, for registration of the same and to complete registration formalities of the same by admitting execution thereof.

15. To present for registration and duly register according to law any Agreement or Agreements for Sale, Deed or Deeds, Conveyances or Conveyances or documents, instrument or instruments, writing or writings whatsoever executed by any other person or persons in connection with the developer's allocation of the said property or any portion thereof in terms of the

Development Agreement **dated 7.3.24 vide deed no 4013/2024** and to get them or any of them registered according to law and for the purposes aforesaid or any of them for any other purposes to appear before any Inspector General of Registration, District Registrar, Sub - Registrar, Joint - Sub Registrar of Deeds and Assurances, Registrar of Assurances, Kolkata, Addl. Registrar of Assurances, Kolkata other registration officer or officers as occasion shall or may require to present there and to sign all or any endorsements or other acknowledgements and to do all other acts and things which may be necessary for effecting and completing registration of such Deeds, Documents, Instruments, writings or any of them.

16. To appear and represent us before the State of West Bengal (Land Acquisition Collector), A.D.M, B.L & L.R.O Kolkata Municipal Corporation and other authorities in connection with the said property.

17. To institute, conduct or prosecute any suit or legal proceedings that may be necessary to be filed against adjoining owners of the said property and / or other person or persons in connection with the said property and the building and buildings and structures to be erected thereon and also to defend any suit or proceedings against us and to give necessary instructions on our behalf and also to sign Vakalatnamas, Plaints, Written Statements, Petitions, Affidavits and other pleadings and papers that may be required to be filed in connection with such suit and proceedings and to verify and affirm the same, swear affidavits on our behalf and to do other acts, deeds, matters and things as may be necessary for proper conduct thereof.

18. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal, or legal proceedings in respect of the said property and in connection therewith to make, sign, verify affirm present and file Vakalatnama, warrant of attorney, plaints, written statement, petition including writ petition, affidavit,

Signature

memorandum of appeal, letter of other necessary papers and documents of any description whatsoever in connection therewith.

19. To appear before any Judge, Court, Arbitrator, Tribunal Authority, office, including Municipal officers, Collector, Office, Fire Brigade office, Electricity office, Police Survey or other authorities and to do all things necessary in connection therewith.

20. To serve and accept summons, notices, warrant, subpoenas or other processes of court and authorities concerned including Municipality and do all things necessary in connection therewith.

21. To retain, employ and discharge counsel, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not to pay fees, costs, charges and expenses incurred in connection therewith.

22. To settle, compromise and also to refer to disputes in any such suit and proceedings upon such terms and conditions as our said Attorney shall think fit and proper.

23. To settle terms of compromise, compound, adjust or withdraw suits, cases, proceedings and also to refer to arbitration all disputes or differences, to appoint arbitrator or arbitrators to file statements of facts or counter statements of acts to proceed with or oppose arbitration proceedings and to apply for judgement or award to set aside award.

24. To sign, verify and file all applications for execution of decrees and orders of any courts and to accept satisfaction and / or discharge thereof.

25. To receive, sign and deal with all correspondences on or behalf and in our personal capacity in connection with the said property and to take delivery of

registered or insured letters or parcels sent to us under registered or insured covers of by money orders to grant receipts and discharges for the same.


26. To sign, insure, deliver, serve, accept, acknowledge as the case may be all notices, letters, reply notices, sub - peons, summons from time to time connection with the matters herein contained.

27. To sell, or dispose of any goods and / or stock of building materials, plumbing materials in connection with the construction of the proposed building on the said property and to receive the price or money for the same any party whomsoever.

And we hereby ratify and confirm and agree to ratify and confirm any act or deed that may be done or caused to be done by our said attorney by virtue of the power hereby conferred and all acts or deeds shall be valid and binding upon us as if the same have been done by us personally.

And generally to do, execute and perform any other act or acts, deed or deeds matters or things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to our said property or other concerned affairs ancillary or incidental thereto as fully or effectually as we ourselves could do the same if we were personally present.

And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under the power in that behalf hereinabove contained, shall lawfully do, execute and perform under any by virtue of this deed notwithstanding no express power in that behalf in hereunder provided.



SCHEDULE AS ABOVE REFERRED TO
THE PROPERTY TO BE SOLD
BY THE DEVELOPER AFTER COMPLETION
OF THE BUILDING

The developer is entitled to sale flats on the first floor, second floor and on the fourth floor of the building and entire ground floor of the building (excepting 50% of car parking spaces on the ground floor and 3rd floor of the building) at Premises No.9, Kanungo Park, within Ward No.110 of Kolkata Municipal Corporation P.S. Patuli, Kolkata - 700 084 including common area and facilities after providing owner's allocation **TOGETHERWITH** undivided proportionate share of land in the premises appurtenant to developer's allocation. together with undivided proportionate share of the land of the said premises.

IN WITNESS WHEREOF the Executants/Principals hereto have set and subscribed their respective hands and seals on the 7th day of MARCH, 2024 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. *Goutam Guha*
103, Kanungo Park,
Garia, Kol. - 700084

2. *Putul Nagpur*
Harinani
Kolkata - 700148.

Drafted by :-

Suseej
ADVOCATE

Alipore Judges Court

Regd. No.WB65/1987

Ratna Guha

**EXECUTANTS /
PRINCIPALS**

I accept this Power of Attorney

Jayanta Deb Biswas

For GLOBE CONSTRUCTION

Jayanta Deb Biswas

Proprietor



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RATNA GUHA

Signature Ratna Guha



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name JAYANTA DEB BISWAS

Signature Jayanta Deb Biswas

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

Major Information of the Deed

Deed No :	I-1603-04016/2024	Date of Registration	07/03/2024
Query No / Year	1603-8000649042/2024	Office where deed is registered	
Query Date	07/03/2024 4:27:02 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TARUN KANTI DEY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9775131709, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 69,48,560/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160304013/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



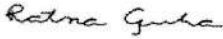
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kanungo Park, , Premises No: 103, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 10 Chatak 28 Sq Ft		66,11,060/-	Width of Approach Road: 28 Ft., , Project Name :
Grand Total :				7.6954Dec	0 /-	66,11,060 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	3,37,500 /-	



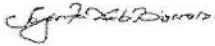
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Ratna Guha Wife of Shri Gautam Guha Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office	 <small>07/03/2024</small>	 Captured <small>LTI 07/03/2024</small>	 <small>07/03/2024</small>
103, Kanungo Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: Awxxxxxx4a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 07/03/2024 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	GLOBE CONSTRUCTION 150, Kanungo Pa, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: Adxxxxxx4r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Jayanta Deb Biswas (Presentant) Son of Late Somendra Krishna Deb Biswas Date of Execution - 07/03/2024 , , Admitted by: Self, Date of Admission: 07/03/2024, Place of Admission of Execution: Office	 <small>Mar 7 2024 4:31PM</small>	 Captured <small>LTI 07/03/2024</small>	 <small>07/03/2024</small>
150, Kangol Park, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxxx4r,Aadhaar No Not Provided Status : Representative, Representative of : GLOBE CONSTRUCTION				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TARUN KANTI DEY Son of Late S C DEY ALIPORE POLICE COURT, City:- , P.O:- ALPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	07/03/2024	07/03/2024	07/03/2024
Identifier Of Smt Ratna Guha, Shri Jayanta Deb Biswas			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Ratna Guha	GLOBE CONSTRUCTION-7.69542 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Ratna Guha	GLOBE CONSTRUCTION-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160304016 / 2024

On 07-03-2024

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 16:29 hrs on 07-03-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Jayanta Deb Biswas ,.

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 69,48,560/-

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

Execution is admitted on 07/03/2024 by Smt Ratna Guha, Wife of Shri Gautam Guha, 103, Kanungo Park, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

Identified by Mr TARUN KANTI DEY, , , Son of Late S C DEY, ALIPORE POLICE COURT, P.O: ALPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-03-2024 by Shri Jayanta Deb Biswas,

Identified by Mr TARUN KANTI DEY, , , Son of Late S C DEY, ALIPORE POLICE COURT, P.O: ALPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4039, Amount: Rs.100.00/-, Date of Purchase: 04/07/2023, Vendor name: S DAS

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 93958 to 93974
being No 160304016 for the year 2024.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2024.03.07 17:06:50 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 07/03/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.