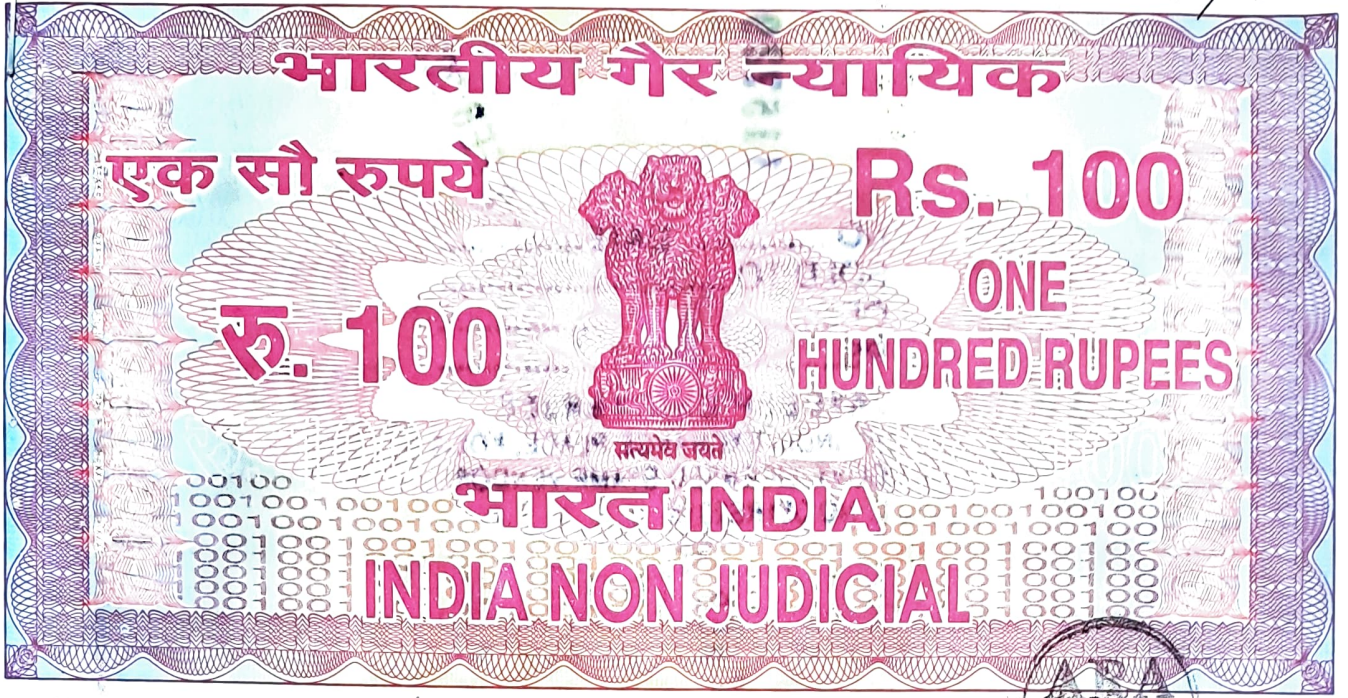


3889/2023

Z- 3332/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1-21
13/03/23

8/664682/2023



Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration in the Office of the Registrar and the
endorsement are the part of this document

Additional Registrar
of Assurances II (Kolkata)

13 MAR 2023

REGISTERED DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, (1) **SRI SANJAY KANSAL**, (PAN: ACKPA0003H), AADHAR NO. 727065005794) son of Late M.P. Kansal, by faith - Hindu, by Nationality - Indian, by occupation - Business and (2) **MRS. SANTOSH KANSAL**, (PAN: AJOPK0887A), AADHAR NO. 815252992059, wife of Sri Sanjay Kansal, by faith - Hindu, by occupation - Business, by Nationality - Indian, both are residing at 403/1, Dakshindari Road, Alcove Gloria, Tower - 2, Flat No. 9H, Post Office - Sreebhumi, P.S. - Lake Town, Kolkata - 700048, District North

115729

2 FEB 2023

NO..... DATE.....
SOLD TO Uttam Singh (Adv.)
OF Sealdah Court
RS. 100/- Kolkata

JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
L. NO 351RS2016

2 FEB 2023

Handwritten signature

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
13 MAR 2023

Uttam K. Singh.
Adv.
s/o of Shri Shankar Singh
Sealdah court complex
Room 10101, 1st floor
Kolkata - 700014

24-Parganas, and we are the Owners of **ALL THAT** piece and parcel of bastu land measuring about an area a little more or less 7 Cottahs 13 Chittacks 40 sq.ft. alongwith structure measuring about 1000 sq. ft. on the ground floor, and 1000 sq. ft. on the first floor totaling 2000 sq. ft. super built up area lying and situated at Premises No. 57, Paikpara Row, under Plot No.50 & 64, of the Paikpara Re-housing Scheme of the Calcutta Improvement Trust, P.O. Belgachia, P.S. – Chitpur, Kolkata - 700037, under Ward No. 004, within the limits of Kolkata Municipal Corporation, which is more fully and particularly described in the Schedule herein below and we have entered into a registered Development Agreement on 13th day of March 2023 with one **SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED 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 & AADHAR NO. 727065005794)** son of Late M P Kansal, by faith - Hindu, by occupation - Business, by Nationality – Indian, at 403/1, Dakshindari Road, Alcove Gloria, Tower – 2, Flat No. 9H, Post Office – Sreebhumi, P.S. – Lake Town, Kolkata – 700048, develop the land of the said premises by construction of a masonry building. The said Development Agreement was executed and registered on 13th day of March, 2023 and duly registered in the Office of the ARA -II, Kolkata and recorded in Book No. I, being Deed No.

Sanjay Kansal

19020 3328 for the year 2023 and in the said Development Agreement dated on 13th day of March, 2023 it has been specifically mentioned that the Owner shall get entire first flooe of the said proposed building 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. Therefore, we the executants do hereby nominate, constitute and appoint **SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED 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 duly represented by its director **SRI SANJAY KANSAL, (PAN: ACKPA0003H & AADHAR NO. 727065005794)** son of Late M P Kansal, by faith - Hindu, by occupation - Business, by Nationality - Indian, at 403/1, Dakshindari Road, Alcove Gloria, Tower - 2, Flat No. 9H, Post Office - Sreebhumi, P.S. - Lake Town, Kolkata - 700048 the constituted attorney of ourselves to do act and perform the following acts on behalf of the executants:-

To look after, manage, control, and supervise my property of which the executants are the Owners in respect of **ALL THAT** piece and parcel of

Sanjay Kansal

bastu land measuring about an area a little more or less 7 Cottahs 13 Chittacks 40 sq.ft. alongwith structure measuring about 1000 sq. ft. on the ground floor, and 1000 sq. ft. on the first floor totaling 2000 sq. ft. super built up area lying and situated at Premises No. 57, Paikpara Row, under Plot No.50 & 64, of the Paikpara Re-housing Scheme of the Calcutta Improvement Trust, P.O. Belgachia, P.S. – Chitpur, Kolkata - 700037, under Ward No. 004, within the limits of Kolkata Municipal Corporation, our behalf.

1. To represent us and appear before the authorities of the Kolkata Municipal Corporation or any other authorities (Govt. or Semi Govt.) in connection with the said premises, on our behalf in connection with all municipal proceedings relating to our aforesaid property.
2. To appear for, to execute, perform, act and to do all necessary and required activities for all purposes and represent us before the concerned Authorities or Govt. Departments including the Kolkata Municipal Corporation in respect of my said property.
3. To apply and obtain to the different Concerned Authorities including the Kolkata Municipal Corporation 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 our 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 me 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 Kolkata Municipal Corporation 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 it

relation to the said premises as the said attorney shall think fit and proper.

7. To appear for and represent us before all statutory body in the office of the Board or Revenue Collector, any District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff, Settlement Offices, Kolkata Municipal Corporation 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 our 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 our said appointed Attorney shall have the absolute right and liberty to sell their 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 owner and the Developer mutually agrees to aforesaid amalgamation of the aforesaid land.
14. To put signature before Kolkata Municipal Corporation Govt./Semi-Govt. for purpose of the amalgamate of the Schedule land with the adjacent plot of land and the said purpose our 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 we would myself do and perform if we are personally present and we 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 we hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever acts our 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 about an area a little more or less 7 Cottahs 13 Chittacks 40 sq.ft. alongwith structure measuring about 1000 sq. ft. on the ground floor, and 1000 sq. ft. on the first floor totaling 2000 sq. ft. super built up area lying and situated at Premises No. 57, Paikpara Row, under Plot No.50 & 64, of the Paikpara Re-housing Scheme of the Calcutta Improvement Trust, P.O. Belgachia, P.S. - Chitpur, Kolkata - 700037, under Ward No. 004, within the limits of Kolkata Municipal Corporation. The said land is butted and bounded in the manner following:

ON THE NORTH : Paikpara Row;

ON THE SOUTH : Plot No. 46A, Paikpara Row;

ON THE EAST : Plot No. 57, Paikpara Row of the said scheme;

ON THE WEST : Plot No. 48A, Paikpara Row of the said scheme;

IN WITNESS WHEREOF, we have set and subscribed my hands and seals upon clear understanding of the contents, meaning and purport of this power on this the 13th day of March, 2023.

SIGNED SEALED AND DELIVERED in the presence of :-

WITNESSES:

1. *Mr. Anand,*
P-890, Laketown
Block-A, Kol-700089,

Sanjay Kansal
Santosh Kansal

SIGNATURE OF THE EXECUTANTS

we accept the power as has been given to us through this Power of Attorney.

Silver Villa Constructions Pvt. Ltd.

Sanjay Kansal
Director

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



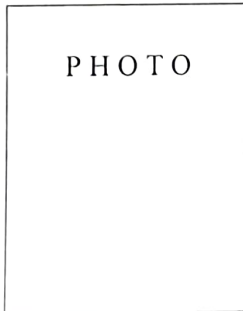
Sanjay Kansal

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

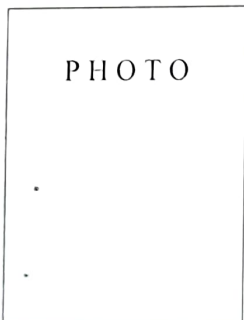


Santosh Kansal

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-1902-03332/2023	Date of Registration	13/03/2023
Query No / Year	1902-8000664682/2023	Office where deed is registered	
Query Date	13/03/2023 6:47:23 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	UTTAM KUMAR SINGH Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830079802, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,69,67,125/-		
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]:- 190203328/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






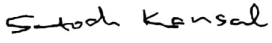
District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Paik Para Row, , Premises No: 57, , Ward No: 004 Pin Code : 700037

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	7 Katha 13 Chatak 40 Sq Ft		2,56,17,125/-	Property is on Road , Project Name :
Grand Total :				12.9823Dec	0 /-	256,17,125 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	13,50,000 /-	



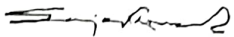
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SANJAY KANSAL Son of Late M P KANSAL Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office	 13/03/2023	 LTI 13/03/2023	 13/03/2023
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 :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt SANTOSH KANSAL Wife of Shri Sanjay Kansal Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office	 13/03/2023	 LTI 13/03/2023	 13/03/2023
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: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx7a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office				



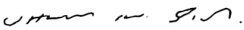
Attorney Details :

Sl 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 Mr Sanjay Kansal (Presentant) Son of Late M P Kansal Date of Execution - 13/03/2023, , Admitted by: Self, Date of Admission: 13/03/2023, Place of Admission of Execution: Office	Photo  Mar 13 2023 0:58PM	Finger Print  LTI 13/03/2023	Signature  13/03/2023
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.:: acxxxxx3h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED (as)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UTTAM KUMAR SINGH Son of Late SHIV SANKAR SINGH SEALDAH COURT COMPLEX, City:- , P.O:- ENTALY, P.S:-Entaly, District:- South 24-Parganas, West Bengal, India, PIN:- 700014	 13/03/2023	 13/03/2023	 13/03/2023
Identifier Of Shri SANJAY KANSAL, Smt SANTOSH KANSAL, Mr Sanjay Kansal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SANJAY KANSAL	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-6.49115 Dec
2	Smt SANTOSH KANSAL	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-6.49115 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri SANJAY KANSAL	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1000.00000000 Sq Ft
2	Smt SANTOSH KANSAL	SILVER VILLA CONSTRUCTIONS PRIVATE LIMITED-1000.00000000 Sq Ft

On 13-03-2023

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 18:53 hrs on 13-03-2023, at the Office of the A.R.A. - II KOLKATA by Mr 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 2,69,67,125/-

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

Execution is admitted on 13/03/2023 by 1. Shri SANJAY KANSAL, Son of Late M P KANSAL, 403/1, DAKSHINDARI ROAD, ALCOVE GLORIA, TOWER 2, FLAT NO.9H, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Smt SANTOSH KANSAL, Wife of Shri Sanjay Kansal, 403/1, DAKSHINDARI ROAD, ALCOVE GLORIA, TOWER 2, FLAT NO.9H, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Indetified by Mr UTTAM KUMAR SINGH, , , Son of Late SHIV SANKAR SINGH, SEALDAH COURT COMPLEX, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, 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 13-03-2023 by Mr Sanjay Kansal, , 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 SANKAR SINGH, SEALDAH COURT COMPLEX, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, 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 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 115729, Amount: Rs.100.00/-, Date of Purchase: 02/02/2023, Vendor name: J CHATTERJEE

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 109514 to 109532
being No 190203332 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.03.15 17:38:31 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2023/03/15 05:38:31 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)