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पश्चिम बंगाल WEST BENGAL

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certified that the document is admitted for registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-III  
Alipore, South 24-parganas

**DEVELOPMENT POWER OF ATTORNEY**

15 DEC 2023

This DEVELOPMENT POWER OF ATTORNEY made and executed on this 15<sup>th</sup> Day of December 2023.

**KNOW ALL MEN THESE PRESENTS THAT WE, SHRI RAJESHWAR PROSAD MOOKERJEE**, Son of Late Rama Prosad Mookerjee, having my Income Tax Permanent Account No. (CCHPM0529D), Aadhar No. (4013 6745 9317) and OCI No. (A1247565), by Faith Hindu, by Occupation Service, Citizen of United Kingdom, presently residing at 37 Sandy Lodge Lane, Moor Park, Northwood, HA6 2HZ, UK and having an Indian residence at 17 Brabourne Road, Mookerjee House, Dalhousie, Kolkata G.P.O, Kolkata-700001, West Bengal. **AND SMT. ANITA CHATTERJEE** daughter of Late Rama Prosad Mookerjee, having my Income Tax Permanent Account No. (BXIPC5278G), Aadhar No. (8742 0321 4180), and OCI (A1307112), by Faith Hindu, by Occupation Service, Citizen of United Kingdom, presently

05 DEC 2023

59370

DATE.....  
SOLD TO..... RAJIB GHOSH  
Advocate  
ADDRESS..... 6, Old Post Office Street  
5th Floor, Kol-700001  
RS.....

05 DEC 2023

52

CODE NO. (1067)  
LICENCED NO.  
20 & 20A / 1973

ANJUSHREE BANERJEE  
L. S. VENDOR (L.S.)  
HIGH COURT, KOLKATA-700

05 DEC 2023



Identified by me  
Rajib Ghosh  
S/O. Jahan Ghosh  
vill- Bhandra Sukantepully  
P.O. South Garia,  
P.S. Baroipura, PIN- 743613  
West Bengal.

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residing at 25 Faulkner Close, Milton, Cambridge, CB24 OEF, UK, and having an Indian residence at 17 Brabourne Road, Mookerjee House, Dalhousie, Kolkata G.P.O, Kolkata-700001, West Bengal hereinafter conjointly referred to as **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns). of the **FIRST PART**, hereby send Greetings.

**WHEREAS** the **Landowners** herein are the joint and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about 8 Cottahs, 6 Chittaks and 29 sq. ft. more or less together with two residential buildings, the first residential building being three storied with tiles flooring, 27 years old residential building standing thereon measuring about 2000 sq. ft. in the ground floor, 2000 sq. ft in first floor and 850 sq. ft. at the second floor total 4850 sq. ft more or less and the second residential building being two storied with tiles flooring, 27 years old residential building standing thereon measuring about 1164 sq. ft. in the ground floor, 1163 sq. ft in first floor and total 2327 sq. ft more or less both laying and situate at municipal Premises No. 35/6 Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata-700053, being assessee no. 110810402064 under the Ward No. 81, Borough-X, of Kolkata Municipal Corporation within the jurisdiction of Additional District Sub Registrar at Alipore, District-South 24 Parganas, in the state of West Bengal. The ownership of the property is divided in two plots they are as follows:

### **1. FIRST PLOT**

**1A.** One Lila Rani Mukherjee, was the sole and absolute owner of All That piece and parcel of Bastu land measuring about 4 Cottahs, 4 Chittaks and 21 sq. ft. together with residential building sanding thereon laying and situated at municipal Premises No. 35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office- New Alipore, Kolkata-



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700053, District-South 24 Parganas, in the state of West Bengal by a registered deed of conveyance dated 8<sup>th</sup> February 1962 which was duly registered and recorded as being no 1158, for the year 1962.

**1B.** While said Lila Rani Mukherjee was enjoying her aforesaid property free from all sorts an encumbrance died intestate leaving behind her husband Ajit Kumar Mukherjee, two sons namely Ashis Kumar Mukherjee and Ashim Kumar Mukherjee and two daughters namely Swati Bhattacharjee, Sikha Ganguly as her legal heirs to inherit her aforesaid property and after the demise of said Lila Rani Mukherjee her aforesaid legal heirs become the joint and absolute owner of All That 4 Cottahs, 4 Chittaks, and 21 sq. ft. land together with residential building sanding thereon laying and situate at municipal Premises No. 35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053, by virtue of inheritance as per the provision of Indian Succession Act 1954.

**1C.** While said Ajit Kumar Mukherjee, Ashis Kumar Mukherjee, Ashim Kumar Mukherjee, Swati Bhattacharjee and Sikha Ganguly jointly enjoying their aforesaid property along with other properties free from all sorts and encumbrances for the betterment of their usage, executed a registered deed of partition on 9<sup>th</sup> March 1990 which was duly registered at the office of Registrar of Assurances at Calcutta and recorded in Book No- I, Volume No-93, Pages From 29-68, being no 3183 for the year 1990 whereby and whereunder said Ashis Mukherjee was allotted **ALL THAT** 4 Cottahs, 4 Chittaks and 21 sq. ft. Bastu land together the residential building sanding thereon subject to life interest in one Bedroom along with One Bathroom of Ajit Kumar Mukherjee laying and situate at municipal Premises No 35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053.

**1D.** While said Ajit Kumar Mukherjee is in the possession of One Bedroom and One Bathroom in the aforesaid property, died intestate on 11<sup>th</sup> June 1992



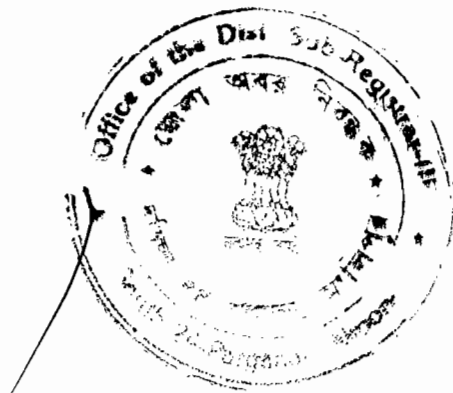
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and thereafter as per the terms and conditions of the partition deed dated 9<sup>th</sup> March 1990 said Ashis Kumar Mukherjee became the sole absolute owner of the aforesaid property.

**1E.** While said Ashis Kumar Mukherjee was enjoying his **ALL THAT** 4 Cottahs, 4 Chittaks and 21 sq. ft. Bastu land together the residential building standing thereon laying and situate at municipal Premises No 35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053, free from all sorts and encumbrances from his personal needs sold, conveyed and transferred his **ALL THAT** aforesaid property to and in favour of Rama Prosad Mookerjee and Maureen Mookerjee by way of a registered deed of conveyance which was duly registered at the office of Additional Registrar of Assurance-I at Kolkata on 25<sup>th</sup> September 2017 which was duly recorded in Book No-I, Volume No-1901-2017, Pages From 217743 to 217779, Being No 06501 for the year 2017.

**1F** While said Rama Prosad Mookerjee and Maureen Mookerjee were enjoying their property free from all sorts of encumbrances said Rama Prosad Mookerjee was died intestate leaving behind his wife Maureen Mookerjee and only son Rajeshwar Prosad Mookerjee and only daughter Anita Chatterjee as his legal heirs to inherit his 50% share over the aforesaid property and after the demise of Rama Prosad Mookerjee his aforesaid Legal heirs become the joint and absolute owner of **ALL THAT** 4 Cottahs, 4 Chittaks and 21 sq. ft. land together the residential building standing thereon laying and situate at municipal Premises No 35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053 and after becoming the owners of the property the said Maureen Mookerjee, Rajeshwar Prosad Mookerjee and Anita Chatterjee have duly applied before the Kolkata Municipal Corporation for recording their name with books of Kolkata Municipal Corporation in respect of their aforesaid property and accordingly their name were duly recorded and a new assessee no. i.e., Assessee No. 110810402052 has been issued in their favour on 4<sup>th</sup>



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SO. 1124/2023, ALIPORE  
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June, 2022 therefore they have started enjoying the aforesaid property by paying regular tax to the concerned Government Authority.

**1G** While said Maureen Mookerjee enjoying her 66.66% share by way of purchase and inheritance in **ALL THAT** 4 Cottahs, 4 Chittaks and 21 sq. ft. Bastu land together the residential building sanding thereon laying and situate at municipal Premises No 35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053, District - South 24 Parganas, in the state of West Bengal for the execution of a Deed of Gift in favour of her only son Rajeshwar Prosad Mookerjee and only daughter Anita Chatterjee execute a power of attorney in favour of Shri Rohit Bajoria which was duly notarised before the Notary Public of United Kingdom and duly stamped before the treasury of West Bengal.

**1H** By virtue of the aforesaid Power of Attorney said Rohit Bajoria on behalf of Smt. Maureen Mookerjee has executed a Deed of Gift in favour of the land owners in respect of **ALL THAT** 66.66% share of Smt. Maureen Mookerjee in All that 4 Cottahs, 4 Chittaks and 21 sq. ft. Bastu land together the residential building sanding thereon laying and situate at municipal Premises No 35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053, District - South 24 Parganas, in the state of West Bengal which was duly registered in the office of Additional District Sub Registrar- III, Alipore and recorded in Book No- I, Volume No-1603-2022, pages from 537519 - 537558 Being No. 16667 for the year 2022.

**1I** Thus by virtue of the aforesaid deed of gift dated 25<sup>th</sup> October, 2022 the land owners herein become the joint and absolute owner of **ALL THAT** 4 Cottahs, 4 Chittaks, and 21 sq. ft. Bastu land together the residential building sanding thereon laying and situate at municipal Premises No 35/5, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053, District - South 24 Parganas, in the state of West Bengal.



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**2. SECOND PLOT**

**2A.** One Debi Prosad Mookerjee was the sole and absolute owner of All That piece and parcel of land measuring about 2 bighas, 1 Cottahs laying and situated at 35 and 35-A Tollygunge Circular Road, the then Police Station - Tollygunge, Kolkata - 700053, District - South 24 Parganas, in the State of West Bengal.

**2B.** While said Debi Prosad Mookerjee enjoyed his aforesaid properties free from all sorts of encumbrances died intestate leaving behind his wife Nirjharani Mookerjee and his four sons Hara Prasad Mookerjee, Guru Prasad Mookerjee, Rama Prasad Mookerjee and Shyama Prasad Mookerjee as his only legal heirs to inherit his aforesaid property and after demise of said Debi Prasad Mookerjee his aforesaid legal heirs become the owner of All That piece and parcel of land measuring about 2 bighas, 1 Cottahs laying and situated at 35 and 35-A Tollygunge Circular Road, the then Police Station - Tollygunge, Kolkata - 700053, District - South 24 Parganas, in the State of West Bengal.

**2C.** While the said Nirjharani Mookerjee, Hara Prasad Mookerjee, Guru Prasad Mookerjee, Rama Prasad Mookerjee and Shyama Prasad Mookerjee jointly enjoyed the aforesaid property said Hara Prasad Mookerjee, Guru Prasad Mookerjee, Rama Prasad Mookerjee institute a suit in High Court Calcutta being Suit No. 394 of 1997 against Nirjharani Mookerjee and Shyama Prasad Mookerjee for partition of the aforesaid property as a result a preliminary decree of partition has passed on 6<sup>th</sup> February 1963 wherein all the legal heirs of the Late Debi Prasad Mookerjee become 1/5<sup>th</sup> equal owner of the aforesaid property.

**2D.** While they were enjoying their aforesaid property said Nirjharani Mookerjee and Shyama Prasad Mookerjee sold conveyed and transferred their 2/5<sup>th</sup> share in All That piece and parcel of Bastu land measuring about 4 Cottahs, 2 Chittaks and 8 sq. ft. more or less laying and situated at premises No. 35 and 35-A Tollygunge Circular Road, presently known as 35/6,



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Somnath Lahiri Sarani, the then police station - Tollygunge now New Alipore, Kolkata- 700053 to and in favour of Hara Prasad Mookerjee, Guru Prasad Mookerjee and Rama Prasad Mookerjee by virtue of a registered deed of conveyance dated 18<sup>th</sup> March 1967 which was duly registered at the office of Registered Assurance of Calcutta and recorded in Book No- I, Volume No. 47, pages from 192 to 199 being no. 1396 for the year 1967.

**2E.** Thus by virtue of the Deed Of Conveyance Dated 18<sup>th</sup> March 1967, and by way of inheritance said Hara Prasad Mookerjee, Guru Prasad Mookerjee and Rama Prasad Mookerjee are become the joint and absolute owner of All That piece and parcel of Bastu land measuring about 4 Cottahs, 2 Chittaks and 8 sq. ft. more or less laying and situated at premises no.35 and 35-A Tollygunge Circular Road, presently known as Premises No. 35/6, Somnath Lahiri Sarani, Police Station the then Tollygunge, Kolkata- 700053.

**2F** while said Hara Prasad Mookerjee and Guru Prasad Mookerjee were jointly enjoying their 2/3<sup>rd</sup> Share in All That piece and parcel of Bastu land measuring about 4 Cottahs, 2 Chittaks and 8 sq. ft. more or less laying and situated at Premises No. 35 and 35-A Tollygunge Circular Road, presently known as premises no. 35/6, Somnath Lahiri Sarani, Police Station the then Tollygunge, Kolkata- 700053, due to their personal need sold, conveyed and transferred All That 2/3<sup>rd</sup> share to and in favour of Rama Prasad Mookerjee on 17<sup>th</sup> November 1970 by virtue of a registered deed of conveyance which was duly registered at the office of Joint Sub-Registrar at Alipore and recorded in Book No.-I, Volume No. 87, pages from 182 to 188 Being No. 4758 for the year 1970. Thus, by virtue of the deed of the aforesaid deed of conveyance and inheritance said Rama Prasad Mookerjee becomes the sole and absolute owner of All That piece and parcel of Bastu land measuring about 4 Cottahs, 2 Chittaks and 8 sq. ft. more or less laying and situated at Premises No. 35 and 35-A Tollygunge Circular Road, presently known as premises no. 35/6, Somnath Lahiri Sarani, Police Station the then Tollygunge, now New Alipore, Kolkata- 700053, District - South 24 Parganas, in the state of West Bengal.



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**2G** While said Rama Prosad Mookerjee was enjoying his property free from all sorts of encumbrances said Rama Prosad Mookerjee died intestate leaving behind his wife Maureen Mookerjee and only son Rajeshwar Prosad Mookerjee and only daughter Anita Chatterjee as his legal heirs to inherit his aforesaid property and after the demise of Rama Prosad Mookerjee his aforesaid Legal heirs become the joint and absolute owner of **ALL THAT** 4 Cottahs, 2 Chittaks and 8 sq. ft. Bastu land laying and situate at municipal Premises No 35/6, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053 and after becoming the owners of the property the said Maureen Mookerjee, Rajeshwar Prosad Mookerjee and Anita Chatterjee have duly applied before the Kolkata Municipal Corporation for recording their name with books of Kolkata Municipal Corporation in respect of their aforesaid property and accordingly their name were duly recorded and a new assessee no. i.e., Assessee No. 110810402064 has been issued in their favour on 4<sup>th</sup> June, 2022 therefore they have started enjoying the aforesaid property by paying regular tax to the concerned Government Authority.

**2H** While said Maureen Mookerjee enjoying her 33.33% share by way of inheritance in **ALL THAT** 4 Cottahs, 2 Chittaks and 8 sq. ft. Bastu land together the residential building sanding thereon laying and situate at municipal Premises No 35/6, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053, District - South 24 Parganas, in the state of West Bengal for the execution of a Deed of Gift in favour of her only son Rajeshwar Prosad Mookerjee and only daughter Anita Chatterjee execute a power of attorney in favour of Shri Rohit Bajoria which was duly notarized before the Notary Public of United Kingdom and duly stamped before the treasury of West Bengal.

**2I** By virtue of the aforesaid Power of Attorney said Rohit Bajoria on behalf of Smt. Maureen Mookerjee has executed a Deed of Gift in favour of the land owners in respect of **ALL THAT** 33.33% share of Smt. Maureen Mookerjee in



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All that 4 Cottahs, 2 Chittaks and 8 sq. ft. Bastu land laying and situate at municipal Premises No 35/6, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053, District - South 24 Parganas, in the state of West Bengal which was duly registered in the office of Additional District Sub Registrar- III, Alipore and recorded in Book no- I, Volume No-1603-2022, pages from 537463 to 537499, Being No- 16666 for the year 2022.

**2J** Thus by virtue of the aforesaid deed of gift dated 25<sup>th</sup> October, 2022 the land owners herein become the joint and absolute owner of **ALL THAT** 4 Cottahs, 2 Chittaks and 8 sq. ft. Bastu land laying and situated at municipal Premises No 35/6, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata - 700053, District - South 24 Parganas, in the state of West Bengal.

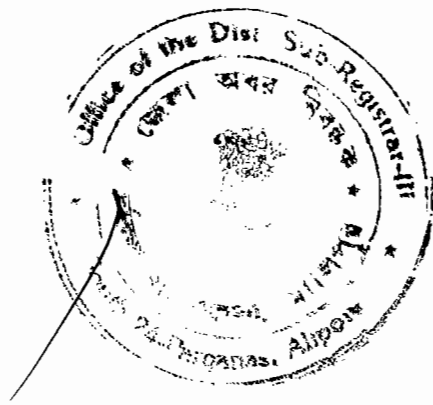
**AND WHEREAS** while said **Land Owners** were absolutely sized and possessed or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring about 8 Cottahs, 6 Chittaks and 29 sq. ft. more or less together with two residential buildings, wherein the first residential building is a three storied with tiles flooring, 27 years old residential building standing thereon measuring about 2000 sq. ft. in the ground floor, 2000 sq. ft in first floor and 850 sq. ft. at the second floor total 4850 sq. ft more or less laying and situate at municipal Premises No. 35/5 Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office- New Alipore, Kolkata - 700053, and wherein the second residential building is two storied with tiles flooring, 27 years old residential building standing thereon measuring about 1164 sq. ft. in the ground floor, 1163 sq. ft in first floor, total 2327 sq. ft more or less laying and situate at municipal Premises No. 35/6 Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office- New Alipore, Kolkata- 700053, (out of which All That piece and parcel of Bastu land measuring about 4 Cottahs, 4 Chittaks and 21 sq. ft. more or less together with the aforesaid three storied residential building



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laying and situate at municipal Premises No 35/5, Somnath Lahiri Sarani being Assessee No. 110810402052 and **ALL THAT** piece and parcel of Bastu land measuring about 4 Cottahs, 2 Chittaks and 8 sq. ft. more or less together with the aforesaid two storied residential building laying and situate at municipal Premises No 35/6, Somnath Lahiri Sarani (previously known as Tollygunge Circular Road Assessee No. 110810402064) under the Ward No.81 of Kolkata Municipal Corporation within the jurisdiction of Additional District Sub Registrar at Alipore, District-South 24 Parganas, in the state of West Bengal, free from all sorts and encumbrances whatsoever and how so ever in nature, having good marketable title in respect of the said premises which is more fully described in the First Schedule hereunder written being desired to construct a Multi-Storied to permissible law of the Kolkata Municipal Corporation, together with modern taste, design and architecture in accordance with the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation.

**AND WHEREAS** while absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises free from all shorts and encumbrances whatsoever or howsoever in nature, having good and marketable title in respect of the said premises the Land Owners herein being desirous of promoting and developing the said premises which is morefully particularly described in the First Schedule hereunder written and accordingly approached the **DEVELOPER** to develop the said premises by constructing multistoried and/building/thereon consisting of several self-sufficient residential flats, car parking spaces, shops as per the plan sanctioned by the Kolkata Municipal Corporation and the developer herein also agreed with the proposal of the owners. As such the owner herein has entered into a registered Development Agreement on 25<sup>th</sup> October 2022 with **M/S TANIAN MANSIONS** the Second Part herein to develop the First Schedule mentioned property on the terms and conditions and stipulations contained in the said Agreement which was duly registered in the office of the District Sub Registrar III at



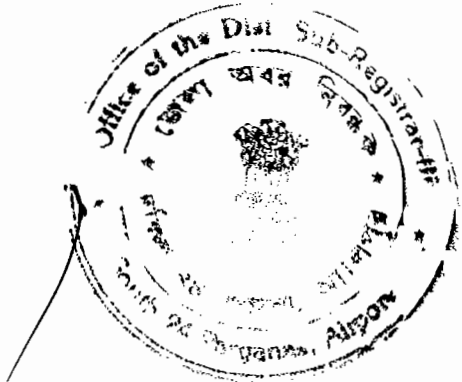
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Alipore and recorded in Book No. I, Volume No.1603-2022, pages from 537559 to 537630, Being No. 16668 for the year 2022.

**AND WHEREAS** After execution of the development agreement on 25<sup>th</sup> October 2022 the developer has duly amalgamated the aforesaid two premises into a single premise which is known and number as 35/6 Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata-700053, under the Ward No. 81, Borough-X, of Kolkata Municipal Corporation within the jurisdiction of Additional District Sub Registrar at Alipore, District-South 24 Parganas, in the state of West Bengal, vide KMC Order and the new KMC Assessee No being: 110810402064 for the entire amalgamated property.

**AND WHEREAS** The Developer After Amalgamation of the property applied for obtaining a sanction plan for construction of the multi-stored building over the First Schedule mentioned property subsequently the developer Obtained the Sanction Building plan from Kolkata Municipal Corporation being plan Number 2023100139 dated 10.10.2023 for construction of the Building.

**AND WHEREAS** one of the conditions contained in the said agreement is that we shall grant Power of Attorney in favour of the one of the Partner of the Developer after amalgamation of the property and over the amalgamated property in order to carry out the Development work and also for transfer of the flats/units to the intending Purchaser/s from the Developer's Allocation only as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore, appoint **SHRI RANJIT ROY**, son of Late Ajit Kumar Roy, having his Income Tax Permanent Account No. **(AFBPR 5530G)**, Aadhaar No (3835 6737 8748), by faith Hindu, by occupation Business, residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Kolkata -700075, Post Office - Survey park, Police Station - Jadavpur, District - South 24 Parganas, West Bengal, as our true and lawful Attorney for the



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purpose hereinafter mentioned and vesting her with the power and authorities to act and to perform as herein contained.

1. To enter into the said premises with contractors, architects, and other workmen for construction of the said new building and to do all necessary work in connection herewith and to hold and defend possession of the premises and every part thereof or any part thereof and also manage, maintain and administer the premises and all buildings constructions thereof and every part thereof.
2. To develop the premises by construction of buildings and/or structure or structures thereon from her own financial sources and for the said purpose to demolish, soil testing, excavation and all other works if required at the costs and expenses of the Attorney.
3. To sign and apply for and obtain such quotations/permission as be necessary for obtaining steel, cement, bricks, and other construction and building materials and Construction equipment and to appoint architects and contractors for the purpose of construction and/ or development of the premises.
4. To sign and apply for obtaining the building sanctioned plan from the Kolkata Municipal Corporation and also for modification of the same if required and completion certificate in respect of the same.
5. To give boundary declaration over the property as per physical measurement done by the surveyor.
6. To sign and apply for and obtain temporary and/ or permanent electricity, water, gas, sewerage, and/or connection of any other utilities and also the completion or other certificates from the Kolkata Municipal Corporation and/or other concerned Govt. Office or Authority.
7. That the said attorney shall dig place, lay plinth and foundation make boundary walls and shall do each and every other works as may be necessary for doing such construction work without any hindrances whatsoever for



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raising such buildings as per sanctioned plans from beginning to end unto completion of the same.

**8.** To warn and prohibit and, if necessary, proceed against in due form of law against all or any trespassers on the premises or any part thereof to take appropriate steps whether by action or otherwise and to abate all nuisance

**9.** To put and or affix signboard on the premises displaying the particulars of the building to be' constructed and to publish notifications in the daily newspaper s for inviting applications for booking the flats/car parking spaces etc. to be constructed in the said premises.

**10.** To negotiate for sale, lease and/ or transfer of the premises and/ or undivided share or shares thereof and/ or structures thereon and portions thereof together with the rights appurtenant thereof as be in the Developer's Allocation only under the said agreement and to enter into Agreement including sale agreement containing such provisions and with such person and /or other persons as our attorneys may deem fit and to receive earnest money and/or part and/or full consideration there under and also to fulfill and enforce mutual obligations there under.

**11.** To apply for and obtain such certificates and other permission and clearance including certificates and/ or permissions under the Urban Land (Ceiling and Regulations) Act, 1976 or other laws relating to land or under the Income Tax Act or under any other Act or Acts as may be required for execution and/ or registration of any documents of transfer in respect of the Developer's Allocation only in the premises.

**12.** To sign, execute, enter into, modify, cancel, alter, draw, approve and consent for registration of the said agreement and agreements for sale, lease or transfer for the Developers Allocation only, and all papers, documents, applications, returns, confirmations, consents, and other documents as may in any way be required to be so done for or in connection with the development of the premises or any part thereof and to receive consideration,



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rents, services, charges, taxes and other amounts therefore and grant valid receipts and discharge for the same.

**13.** To deliver possession of the flats, car parking spaces, etc. (Save and except the Owner's allocation) as per agreement to the intending purchaser or purchasers either before or at the time of execution and registration of the Deed of Conveyance / Conveyances.

**14.** To execute, sign, admit and present for registration the Deeds of Conveyance, Deeds of Lease and/or Deeds of Transfer, in respect of Developer's Allocation more fully mentioned in the supplementary allocation agreement above referred to as may be required by the Attorney.

**15.** Take necessary financial assistance/loans from any nationalized bank and other banks and state or other statutory concerns and/or financial institution in respect of the developer's allocation more fully mentioned in the supplementary allocation agreement by mortgage the same by executing deed of mortgage or any other things.

**16.** To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings including arbitration proceedings and demands touching any of the matters aforesaid or any other matters relating to the premises or any part thereof and also if thought fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any court, civil, criminal, or revenue, including rent controller and small causes court.

**17.** To accept notices and service of papers from any court, tribunal, postal and /or other authority and /or persons.

**18.** To receive, pay, refund and/or deposit all money including court fees and grant valid receipts and discharges in respect thereof.

**19.** To appear before the Kolkata Municipal Corporation and other authorities and Government Department and/or officers and also all other state executives, judicial, or quasi-judicial, Municipal, and other authorities and



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15 DEC 2023

also all courts and tribunals for all matters connected with the development and construction of the building and/or buildings on the premises and in connection of utilities and sanctioning or revisioning or any modification of sanctioned plan and/or plans and other matters relating to the premises and to sign thereof. To pay all outgoings, taxes including Municipal Tax, Urban Land Tax, rent, revenue, and other charges whatsoever payable for on account of the premises and receive a refund, and other money including compensation of any nature from, requisition, and/or acquisition authorities and to grant valid receipts and /or discharge thereof.

**20.** To employ solicitors, advocates, chartered accountants, income tax practitioners and /or agents.

**21.** To give undertakings, assurances and indemnities as may be required for the purpose aforesaid.

**22.** To appear and represent me before all authorities, commitments, and give undertakings as may be required for all or any of the purposes herein contained.

And Generally, the said Attorney shall have the power to do all such other acts, deeds, and things in connection with the development, maintenance, and transfer by way of sale or lease of the Developer's Allocation only, in the said premises along with a proportionate share of land on our behalf as if we could have lawfully done if personally present.

And we, do hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done in or about the said premises as aforesaid and construct multi-storied building/s on the said premises have approached the DEVELOPER for develop the 'said premises' by constructing multi-storied, multi phases Grand Project thereon consisting of several self-sufficient residential flats, car parking spaces, office, Commercial Space as per the plan sanctioned by the Kolkata Municipal Corporation and the DEVELOPER herein also agreed with the proposal of the OWNER.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
15 DEC 2023

**THE SCHEDULE ABOVE REFERRED TO****(DESCRIPTION OF THE LAND)**

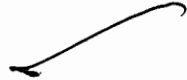
**ALL THAT** piece and parcel of Bastu land measuring about 8 Cottahs, 6 Chittaks, and 29 sq. ft. more or less together with two residential buildings, the first residential building being three stories with tiles flooring, 27 years old residential building standing thereon measuring about 2000 sq. ft. in the ground floor, 2000 sq. ft in first floor and 850 sq. ft. at the second floor total 4850 sq. ft more or less and the second residential building being two storied with tiles flooring, 27 years old residential building standing thereon measuring about 1164 sq. ft. in the ground floor, 1163 sq. ft in first floor and total 2327 sq. ft more or less both laying and situate at municipal Premises No. 35/6 Somnath Lahiri Sarani (previously known as Tollygunge Circular Road) Police Station & Post Office - New Alipore, Kolkata-700053, being assessee no. 110810402064 under Ward No. 81, Borough-X, of Kolkata Municipal Corporation within the jurisdiction of Additional District Sub Registrar at Alipore, District-South 24 Parganas, in the state of West Bengal, which is butted and bounded as follows :

**ON THE NORTH:** By premises No. 67, Block - "P" and By vacant plot of land and private Road;

**ON THE SOUTH:** By Partly Premises No. 35/4, Somnath Lahiri Sarani, Kolkata, and Partly by 20" feet Common Road;

**ON THE EAST:** By Vacant Land

**ON THE WEST:** By Premises No. 35B, Tollygunge Circular Road, Kolkata;





DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS., ALIPORE  
**15 DEC 2023**



**IN WITNESS WHEREOF** the **PARTIES** herein put their respective signatures on the day, month, and year first above written.

**SIGNATURE OF THE LAND OWNERS**

  
A. Uatterjee

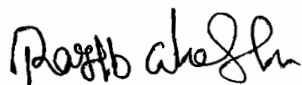
**SIGNED, SEALED & DELIVERED** by within named **ORIGINAL LAND OWNER AND DEVELOPER** in presence of **WITNESSES** at Kolkata.

1. Suman Sen  
93 1/2 B.K. Road, (Kolkata-700009)

**ACCEPTED BY ME SIGNATURE OF THE ATTORNEY**



**DRAFTED BY ME AS PER INSTRUCTION AND DOCUMENTS PROVIDED BY THE CLIENT**



RAJIB GHOSH

Advocate

High Court Calcutta  
6, Old Post Office Street, 5<sup>th</sup> Floor  
Kolkata-700001.F/2190/2005/2019

2. Joydeep Chatterjee  
25 FAULKNER Close  
MILTON  
CAMBRIDGE  
UK CB 24 6EF



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARGANAS, ALIPORE  
**15 DEC 2023**

SPECIMEN FROM FOR TEN FINGERPRINTS



RAJESHWAR PRASAD MOOKERJEE	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature



ANITA CHATTERJEE	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature  (Ranjit Roy)



DISTRICT SUB REGISTRAR-III  
SOUTH 24 P.S., ALI-PURE

15 DEC 2023



ভারত সরকার  
Government of India



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

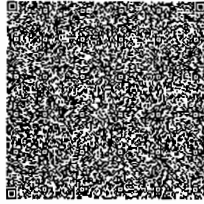
তালিকাভুক্তির নম্বর/ Enrolment No.: 0013/15006/17347

Download Date: 15/07/2021

To  
রাজীব ঘোষ  
Rajib Ghosh  
Bhanta  
South Garia  
South 24 Parganas West Bengal - 743613  
9073475197

Issue Date: 11/07/2021

Signature Not Verified  
Digitally signed by Rajib Ghosh  
Unique Identification Authority of India  
Date: 2021.07.11 15:06:47  
UTC



আপনার আধার সংখ্যা / Your Aadhaar No. :

XXXX XXXX 7925

VID : 9176 9289 6976 1712

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



রাজীব ঘোষ  
Rajib Ghosh  
জন্মতারিখ/DOB: 30/05/1997  
পুরুষ/ MALE

Issue Date: 11/07/2021

Download Date: 15/07/2021

8571 7233 7925

VID : 9176 9289 6976 1712

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজ তৈরী পত্র

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিসেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

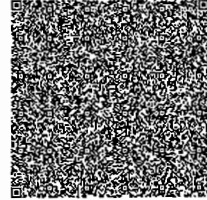


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
ভাটা, দক্ষিণ ২৪ পরগনা,  
পশ্চিম বঙ্গ - 743613

Address:  
Bhanta, South 24 Parganas,  
West Bengal - 743613



8571 7233 7925

VID : 9176 9289 6976 1712

1947 | help@uidai.gov.in | www.uidai.gov.in

*Rajib Ghosh*

### Major Information of the Deed

Deed No :	I-1603-19539/2023	Date of Registration	15/12/2023
Query No / Year	1603-8003090991/2023	Office where deed is registered	
Query Date	15/12/2023 5:18:22 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RAJIB GHOSH Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9073475197, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 4,87,71,792/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160319527/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Somnath Lahiri Sarani, Road Zone : (Petrol Pump -- Tolly Nala (Premises not mentioned in zone 2 and 3)) , , Premises No: 35/6, , Ward No: 081 Pin Code : 700053






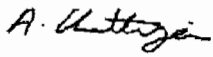
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	8 Katha 6 Chatak 29 Sq Ft	1/-	4,36,00,566/-	Property is on Road Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				<b>13.8852Dec</b>	<b>1 /-</b>	<b>436,00,566 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L1	4850 Sq Ft.	1/-	36,18,040/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 27 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2000 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 27 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 850 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 27 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S3	On Land L1	2327 Sq Ft.	1/-	15,53,186/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 1164 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 27 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1163 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 27 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					

	<b>Total :</b>	<b>0 sq ft</b>	<b>2 /-</b>	<b>51,71,226 /-</b>	
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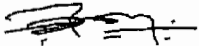
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Rajeshwar Prosad Mookerjee</b> Son of Late Rama Prosad Mookerjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	 15/12/2023	 Captured LTI 15/12/2023	 15/12/2023
37, Sandy Lodge Lane, Moor Park, Block/Sector: North Wood, HA6 2HZ, City:- , P.O:- CB, England, United Kingdom, PIN:- 986565 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: United Kingdom, PAN No.:: CCxxxxxx9D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt Anita Chatterjee</b> Daughter of Late Rama Prosad Mookerjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	 15/12/2023	 Captured LTI 15/12/2023	 15/12/2023
25, Faulkner Close,, Block/Sector: Milton, Cambridge, CB24 OEF, City:- , P.O:- CB, England, United Kingdom, PIN:- 656565 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: United Kingdom, PAN No.:: BXxxxxxx8G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				



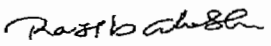
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Tanian Mansions</b> Block/Sector: Kalikapur, 583, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx1R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Ranjit Roy (Presentant )</b> Son of Late Ajit Kumar Roy Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office	<b>Photo</b>  Dec 15 2023 5:48PM	<b>Finger Print</b>  Captured LTI 15/12/2023	<b>Signature</b>  15/12/2023
Udita Complex, Flat No: UD-080807, 1050/1, City:- , P.O:- Survey Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx0G,Aadhaar No Not Provided Status : Representative, Representative of : Tanian Mansions (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJIB GHOSH</b> Son of Mr JAHAR GHOSH City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 15/12/2023	 Captured 15/12/2023	 15/12/2023
Identifier Of Shri Rajeshwar Prosad Mookerjee, Smt Anita Chatterjee, , Shri Ranjit Roy			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Rajeshwar Prosad Mookerjee	Tanian Mansions-6.9426 Dec
2	Smt Anita Chatterjee	Tanian Mansions-6.9426 Dec

**Transfer of property for S2**

SI.No	From	To. with area (Name-Area)
1	Shri Rajeshwar Prosad Mookerjee	Tanian Mansions-2425.00000000 Sq Ft
2	Smt Anita Chatterjee	Tanian Mansions-2425.00000000 Sq Ft

**Transfer of property for S3**

SI.No	From	To. with area (Name-Area)
1	Shri Rajeshwar Prosad Mookerjee	Tanian Mansions-1163.50000000 Sq Ft
2	Smt Anita Chatterjee	Tanian Mansions-1163.50000000 Sq Ft



**Endorsement For Deed Number : I - 160319539 / 2023**

**On 15-12-2023**

**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 17:38 hrs on 15-12-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Ranjit Roy .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,87,71,792/-

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

Execution is admitted on 15/12/2023 by 1. Shri Rajeshwar Prosad Mookerjee, Son of Late Rama Prosad Mookerjee, 37, Sandy Lodge Lane, Moor Park, Sector: North Wood, HA6 2HZ, P.O: CB, England, United Kingdom, PIN - 986565, by caste Hindu, by Profession Service, 2. Smt Anita Chatterjee, Daughter of Late Rama Prosad Mookerjee, 25, Faulkner Close,, Sector: Milton, Cambridge, CB24 OEF, P.O: CB, England, United Kingdom, PIN - 656565, by caste Hindu, by Profession Service

Indetified by Mr RAJIB GHOSH, , , Son of Mr JAHAR GHOSH, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-12-2023 by Shri Ranjit Roy, Partner, Tanian Mansions, Block/Sector: Kalikapur, 583, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr RAJIB GHOSH, , , Son of Mr JAHAR GHOSH, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 59370, Amount: Rs.50.00/-, Date of Purchase: 05/12/2023, Vendor name: A BANERJEE



**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 35725 to 35749**

**being No 160319539 for the year 2023.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.01.30 16:24:26 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 30/01/2024**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**