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certified that the documents as submitted to registration. The stamp, fee sheet, and the endorsement stamp attached with this document are the part of this document

AG 277369
 C. Case No. 203 D. 12/04/2021
 J (I) Rs. 250/-
 J (II) Rs. 250/-
 Total Rs. 500/-
 Realised on 12/04/2021
 D.S/R-I
 Alipore South 24 Pgs

District Sub-Registrar-
 Alipore South 24 Pargana
 13 APR 2021

GENERAL POWER OF ATTORNEY

(AFTER REGISTRATION OF DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENTS that SRI BHUDEB NATH BANERJEE (also known as BHUDEB NATH BANDOPADHYAY) (PAN ADKPB 9699 F) (ADHAAR NO. 5736 3865 9184) (MOBILE NO. 9831145368), son of Late Manmatha Nath Banerjee, by religion Hindu, by nationality Indian, a retired person, of 190, Brahmapur, Post Office Brahmapur, Police Station Bansdrani, Kolkata 700096, District : South 24- Parganas, West Bengal and presently residing at 401, Barakhola, Mukundapur, ' Avidipta I ', Block 2G, Flat No. 1001, 10th Floor, Post Office Kalikapur, Police Station Furba Jadavpur, Kolkata : 700099, District : South 24 - Parganas, West Bengal,

Bhubdeb Nath Banerjee

hereinafter called & referred to as the PRINCIPAL, does hereby give & grant this GENERAL POWER OF ATTORNEY to & in favour of SRISTI CONSTRUCTION (PAN ACKFS 3575 L) (REF. MOBILE NO. 9831512883), a Partnership Firm, having it's Office at 101, Brahmapur, Post Office Brahmapur, Police Station Bansdroni (previously Regent Park), Kolkata 700096, District : South 24- Parganas, West Bengal and being represented by it's Partners namely (1) SRI BIMAN MALLICK (PAN AGUPM 3674 L) (AADHAAR NO. 3935 9769 7306) (MOBILE NO. 9830677049), (2) SRI BIDYUT MALLICK (PAN AHOPM 8558 L) (AADHAAR NO. 6890 3997 3801) (MOBILE NO. 9831240287), -- both are sons of Late Santosh Mallick, by religion Hindu, by nationality Indian, by occupation Business, residing at A/78, Gostotala, New Scheme, Garia, Post Office Garia, Police Station Bansdroni (previously Regent Park), Kolkata 700084, District : South 24- Parganas, West Bengal AND (3) MD. TOFIQ ALAM (PAN ANAPA 7105 M) (AADHAAR NO. 9068 9746 1617) (MOBILE NO. 9831512883), son of Late Md. Yasin Ansari, by faith Islam, by nationality Indian, by occupation Business, residing at Kasturi Park, Kumrokhali South, Kolkata 700103, Post Office : Narendrapur, , Police Station Narendrapur (previously Sonarpur), District : South 24- Parganas, West Bengal, hereinafter called & referred to as the ATTORNEY - FIRM.

WHEREAS the Principal herein named is the sole & absolute Owner & Possessor in respect of ALL THAT the Land Property measuring about 1506.186 Sq. Mt. { i.e. 22 (Twenty Two) Cottah 08 (Eight) Chittack 13 (Thirteen) Sq. Ft. } along with the Structure standing thereon, within the District : South 24-Parganas, Police Station Bansdroni (formerly Regent Park), under Mouja Brahmapur, J. L. No. 48, Touji No. 60, R. S. No. 169, appertaining to the C. S. Khatian No. 484, corresponding to the R. S.

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Khatian No. 646, comprising in C. S. & R. S. Dag No. 819, within the ambit of the Kolkata Municipal Corporation Ward No. 111 and being known as the Premises No. 190, Brahmapur (local address D-1, Brahmapur More), Kolkata 700096 and having the Assessee No. 31-111-06-0190-0, as more-fully mentioned under the Schedule herein.

The Owner herein named, being desirous of developing and exploiting commercially the property specifically mentioned above, approached the above-named SRISTI CONSTRUCTION (the Attorney - Firm herein named), to take the charge in respect of the Project on the basis of various Terms & Conditions to be settled mutually among the Parties.

AND WHEREAS the Partners of the above-named Firm, after considering the proposal of the Land Owner above-named, have agreed to take charge of the Project, to raise or construct a Multi-Storied Building (depending upon the sanction to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation), comprising several self-contained residential Flats or Units and other Spaces at the costs & expenses of the Developer Firm, upon the Land as described in the Schedule below, as per the Plan to be sanctioned by the Competent Authority of the Kolkata Municipal Corporation, on the basis of certain Terms & Conditions to which the Principal herein named (being the Land Owner) has agreed for the mutual benefit of the Parties.

AND WHEREAS after being satisfied with the discussion, the Parties herein named have ultimately decided to enter into an Agreement for Development on the basis of various mutually settled Terms & Conditions and ultimately a Development Agreement has been executed on 12.06.2019 among the Parties, considering the same as the Primary Agreement so that the Partners of the Developer Firm can be able to take charge of the Project and to settle all it's related records, papers & documents so that the Property

Bhudeb Nath Banerjee

must become fit to materialize the Development Project by raising a Multi Storied Building thereon and to facilitate the Partners of the Developer Firm with the Power & Authority to perform the needful & required acts, deeds & jobs, the Land Owner herein named also executed a General Power of Attorney appointing the Partners of the Developer Firm herein named as the Constituted Attorneys to act and/or perform all necessary acts, deeds & performances on the basis of the terms as detailed therein the said General Power of Attorney. The said General Power of Attorney was executed on 12.06.2019 and registered at the Office of the District Sub-Registrar I at Alipore and recorded in Book No. IV, Volume No. 1601-2019, from 3162 to 3181 Pages and Being No. 160100130 for the year 2019.

By virtue of the authority under the said Development Agreement dated 12.06.2019 and on the basis of the Power and/or Authority availed through the General Power of Attorney dated 12.06.2019, the Partners of the Developer Firm started to take necessary steps to regularize the Property as also it's related papers & documents to make the Property fit for Development by raising a Multi-Storied Building thereon, after demolishing the old & existing structure standing thereon.

After making the Property and it's papers & documents regularized to make the Property fit for Development by raising a Multi-Storied Building thereon, the Partners of the Developer Firm have further proceeded to prepare a Building Plan through a Competent Engineer & Architect, appointed by the Firm, to get the same sanctioned from the Competent Authority of the Kolkata Municipal Corporation and towards the same as per the provision of the acts & rules of the Kolkata Municipal Corporation, the required Boundary Declaration, Strip of Land Declaration and Splayed Corner Declaration have been executed & registered at the initiation, arrangement & cost of the Developer Firm.

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Afterwards getting the satisfactory consent from the Land Owner herein named in respect of the proposed Building Plan, prepared by the deputed competent architect & engineer of the Developer Firm, the Building Plan had been submitted before the Concerned Authority of the Kolkata Municipal Corporation to avail the required Sanction of the Building Plan. And after compliance of all the provisions & procedures as per the acts & rules of the Kolkata Municipal Corporation and specifically Building Department, the required Building Plan has been sanctioned by the Competent Authority of the Kolkata Municipal Corporation vide Building Permit No. 2020110178, dated 13.10.2020 of Borough No. XI, under the Plan Case No. 2019110360.

After availing the sanction of the required Building Plan the Partners of the Developer Firm as also the Land Owner herein named had final discussion among themselves, towards their specific Allotment in respect of the Flats & the Car Parking Spaces, as also on other various related issues and on the basis of mutual settlement among them, the Land Owner above named has already entered into a detailed AGREEMENT FOR DEVELOPMENT, on the basis of several mutually settled Terms & Conditions, with above named SRISTI CONSTRUCTION, a Partnership Firm, being represented by it's Partners namely SRI BIMAN MALLICK, SRI BIDYUT MALLICK & MD. TOFIQ ALAM on 09.03.2021. The said AGREEMENT FOR DEVELOPMENT has been registered at the Office of the District Sub-Registrar 1, at Alipore and recorded in Book No. 1, Volume No. 1601-2021, from 36347 to 36430 and being No. 160100745 for the year 2021.

On the basis of the terms of the said Agreement, the Land Owner & the Developer Firm will be provided with the Allocation in the following manner :

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(THE RESPECTIVE ALLOCATION)
PART I : ALLOCATION OF THE LAND OWNER
BLOCK - 'A'
 (FLATS)

FLOOR	FLAT NO.	SIDE OPEN	AREA (SQ. FT.) (BUILT-UP) (ROUNDED OFF)	AREA (SQ. FT.) (SUPER BUILT-UP) (ROUNDED OFF)
First	A	North-West	761 Sq. Ft.	989 Sq. Ft.
First	B	South-West	747 Sq. Ft.	971 Sq. Ft.
Third	G	North - West	761 Sq. Ft.	989 Sq. Ft.
Third	H	South - West	747 Sq. Ft.	971 Sq. Ft.
Third	I	North - East -South	934 Sq. Ft.	1214 Sq. Ft.
Fourth	L	North - East -South	934 Sq. Ft.	1214 Sq. Ft.

(CAR PARKING SPACES)

PARKING NO.	DIMENSION (FT.)	AREA (SQ. FT.) (ROUNDED OFF)
CP 01	14.27 Ft. X 10.25 Ft.	147 Sq. Ft.
CP 02	08.69 Ft. X 14.27 Ft.	124 Sq. Ft.
CP 05	08.61 Ft. X 14.00 Ft.	121 Sq. Ft.
CP 06	08.61 Ft. X 14.00 Ft.	121 Sq. Ft.
CP 09	07.38 Ft. X 13.98 Ft.	103 Sq. Ft.
CP 10	07.26 Ft. X 14.76 Ft.	107 Sq. Ft.
CP 13	09.43 Ft. X 15.54 Ft.	147 Sq. Ft.

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BLOCK - 'B'
(FLATS)

FLOOR	FLAT NO.	SIDE OPEN	AREA (SQ. FT.) (BUILT-UP) (ROUNDED OFF)	AREA (SQ. FT.) (SUPER BUILT-UP) (ROUNDED OFF)
First	4	South - East	654 Sq. Ft.	851 Sq. Ft.
First	5	South - East	777 Sq. Ft.	1010 Sq. Ft.
First	6	North - East	782 Sq. Ft.	1017 Sq. Ft.
Third	13	North - West	1026 Sq. Ft.	1334 Sq. Ft.
Third	14	South - West	729 Sq. Ft.	948 Sq. Ft.
Third	15	South - West	954 Sq. Ft.	1240 Sq. Ft.
Third	16	South - East	654 Sq. Ft.	851 Sq. Ft.
Third	17	South - East	777 Sq. Ft.	1010 Sq. Ft.
Third	18	North - East	782 Sq. Ft.	1017 Sq. Ft.
Fourth	19	North - West	1026 Sq. Ft.	1334 Sq. Ft.
Fourth	20	South - West	729 Sq. Ft.	948 Sq. Ft.
Fourth	21	South - West	954 Sq. Ft.	1240 Sq. Ft.

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(CAR PARKING SPACES)

PARKING NO.	DIMENSION (FT.)	AREA (SQ. FT.) (ROUNDED OFF)
CP 03	08.28 Ft. X 12.73 Ft.	105 Sq. Ft.
CP 04	19.19 Ft. X 14.03 Ft.	129 Sq. Ft.
CP 07	13.29 Ft. X 14.44 Ft.	192 Sq. Ft.
CP 11	8.53 Ft. X 13.95 Ft.	119 Sq. Ft.
CP 12	08.61 Ft. X 12.14 Ft.	105 Sq. Ft.

CP 14	07.05 Ft. X 18.94 Ft.	134 Sq. Ft.
CP 16	08.37 Ft. X 14.44 Ft.	121 Sq. Ft.
CP 17	08.28 Ft. X 14.28 Ft.	118 Sq. Ft.
CP 20	08.61 Ft. X 15.19 Ft.	131 Sq. Ft.
CP 21	08.12 Ft. X 21.58 Ft.	175 Sq. Ft.
CP 22	08.20 Ft. X 14.11 Ft.	116 Sq. Ft.

**PART II : ALLOCATION OF THE DEVELOPER FIRM
BLOCK - "A"
(FLATS)**

FLOOR	FLAT NO.	SIDE OPEN	AREA (SQ. FT.) (BUILT-UP) (ROUNDED OFF)	AREA (SQ. FT.) (SUPER BUILT-UP) (ROUNDED OFF)
First	C	North - East - South	933 Sq. Ft.	1214 Sq. Ft.
Second	D	North - West	761 Sq. Ft.	989 Sq. Ft.
Second	E	South - West	747 Sq. Ft.	971 Sq. Ft.
Second	F	North - East - South	933 Sq. Ft.	1214 Sq. Ft.
Fourth	J	North - West	761 Sq. Ft.	989 Sq. Ft.
Fourth	K	South - West	747 Sq. Ft.	971 Sq. Ft.

(CAR PARKING SPACES)

PARKING NO.	DIMENSION (Ft.)	AREA (Sq. Ft.) (ROUNDED OFF)
CP 03	08.69 Ft. X 14.27 Ft.	124 Sq. Ft.
CP 04	08.69 Ft. X 14.27 Ft.	124 Sq. Ft.
CP 07	08.61 Ft. X 14.00 Ft.	121 Sq. Ft.
CP 08	07.38 Ft. X 13.98 Ft.	103 Sq. Ft.
CP 11	7.26 Ft. X 14.76 Ft.	107 Sq. Ft.
CP 12	9.43 Ft. X 15.54 Ft.	147 Sq. Ft.

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BLOCK - "B"
(FLATS)

FLOOR	FLAT NO.	SIDE OPEN	AREA (SQ. FT.) (BUILT-UP) (ROUNDED OFF)	AREA (SQ. FT.) (SUPER BUILT-UP) (ROUNDED OFF)
First	1	North - West	1026 Sq. Ft.	1334 Sq. Ft.
First	2	South - West	729 Sq. Ft.	948 Sq. Ft.
First	3	South - West	954 Sq. Ft.	1240 Sq. Ft.
Second	7	North - West	1026 Sq. Ft.	1334 Sq. Ft.
Second	8	South - West	729 Sq. Ft.	948 Sq. Ft.
Second	9	South - West	953 Sq. Ft.	1240 Sq. Ft.
Second	10	South-East	654 Sq. Ft.	851 Sq. Ft.
Second	11	South - East	777 Sq. Ft.	1010 Sq. Ft.
Second	12	North - East	782 Sq. Ft.	1017 Sq. Ft.
Fourth	22	South - East	654 Sq. Ft.	851 Sq. Ft.
Fourth	23	South - East	777 Sq. Ft.	1010 Sq. Ft.
Fourth	24	North - East	782 Sq. Ft.	1017 Sq. Ft.

(CAR PARKING SPACES)

PARKING NO.	DIMENSION (FT.)	AREA (SQ. FT.) (ROUNDED OFF)
CP 01	08.12 Ft. X 14.03 Ft.	114 Sq. Ft.
CP 02	07.46 Ft. X 12.80 Ft.	95 Sq. Ft.
CP 05	09.11 Ft. X 14.03 Ft.	128 Sq. Ft.
CP 06	13.11 Ft. X 14.44 Ft.	189 Sq. Ft.
CP 08	08.70 Ft. X 16.00 Ft.	139 Sq. Ft.

Shubhendra Banerjee

CF 09	08.70 Ft. X 13.95 Ft.	121 Sq. Ft.
CF 10	08.53 Ft. X 13.95 Ft.	119 Sq. Ft.
CF 13	08.61 Ft. X 12.14 Ft.	105 Sq. Ft.
CF 15	08.53 Ft. X 13.19 Ft.	113 Sq. Ft.
CF 18	08.28 Ft. X 14.28 Ft.	118 Sq. Ft.
CF 19	08.12 Ft. X 20.75 Ft.	168 Sq. Ft.
CF 23	10.01 Ft. X 16.41 Ft.	164 Sq. Ft.

The Ground Floor Arrangement of Block "A" & "B" is shown in the separate Plans annexed with the Development Agreement dated

Be it mentioned here that the respective Allocation of the Land Owner and the Developer Firm will be coupled with the proportionate share & interest of the Entire Land under the Project, together with all the common rights, facilities & amenities along with the duties to be performed and liabilities to be carried out and the stair-case, lift and the roof of the Building will remain common to both the Parts herein or their subsequent transferee/s.

The Developer Firm will have the Right to change the Arrangement of the Common Services and/or it's Areas at the Ground Floor for providing better facility to the Owners & occupiers of the Project.

It has been specifically settled by & between the Parties herein that the arrangement of Car Parking Space will be made as per the availability of arrangement upto the maximum level over and above the arrangement as may be shown in the Building Sanction Plan as the allotment of the Car Parking Space will be guided under the terms of the Agreement as may be entered into by & between the Parties herein as also the subsequent Transferee/s and there will be no subsequent claim and/or demand in respect of the area of the Car Parking Space in any manner whatsoever. The agreed saleable Car Parking Space, the area of which will be offered & accepted by the Parties will remain final & binding on the Parties

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irrespective of the statutory area of Car Parking Space or revenue payable area to be considered by the Registering Authority. —

-- The Roof of the Building will remain common to every Owners & subsequent Purchasers in respect of any portion of the said Building. —

In order to avoid personal and physical presence and avoid daily involvement, whenever & wherever required for the purpose of various acts & jobs required to look-after, manage, maintain & execute the various day-to-day requirement for peaceful & better use, enjoyment and execution of various acts and/or deeds in respect of the said property, as also the building to be raised at the Schedule mentioned property and hence SRI BHUDEB NATH BANERJEE (also known as BHUDEB NATH BANDOPADHYAY) (the PRINCIPAL herein) is hereby authorizing, nominating & constituting the above-named SRISTI CONSTRUCTION, being represented by it's Partners namely (1) SRI BIMAN MALLICK , (2) SRI BIDYUT MALLICK AND (3) MD. TOFIQ ALAM , to be his true & lawful Attorney to act for him and in his name and on his behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things :-

1) To represent the Principal before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.

2) To make various applications & deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including the KMC, KMDA, CESC/WBSEDCL etc. in respect of taking permission/s, connection/s etc. as may be required for the project at the Schedule mentioned property and also to get refund for any excess payment and to issue proper & valid receipt for the same.

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3) To approach and/or make applications before various Concerned Authorities of KMC & others (including signing on the required papers and/or documents) for getting necessary permission, sanction, re-sanction and connections like water, electric supply etc. in the name of the Principal and/or on behalf of him and to take delivery of the said permission, sanction, re-sanction etc. from the Concerned Departments and/or Authorities of the Kolkata Municipal Corporation & others. The Attorney Firm is hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before the Kolkata Municipal Corporation or any other Concerned Authority/s, including Layout Plan for water supply & drainage, as also for the purpose of regularizing of the deviation plan and/or D. Case Plan and/or to sign and submit regularizing application, Rule 25 or 26 matter as also any matter related with the Commencement Certificate and the Completion Certificate.

4) To do all acts, , matters & things in respect of the property mentioned in the Schedule here-below and to represent the Principal before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.

5) To do and/or perform any necessary and required acts, , matters for the purpose of better use & enjoyment of the property under the Schedule herein.

6) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.

7) To represent the Principal before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer) in relation with the property, as the occasion may require.

Shreejit Kumar Banerjee

In this context it should be mentioned here that the Attorney Firm will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered specific to the entire Allocation of the Developer Firm, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized/consumed by the Firm as per all of it's Partners' desire.

8) Pursuant to this Power of Attorney the Principal does hereby undertake & agree that he shall not in any way write any letter and/or correspond with the Government in all it's Departments, Municipal Corporation of Kolkata in all it's Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the Attorney Firm unless any of the act, deed, matter or thing executed by the Attorney Firm is hurting the interest of the Principal. The Principal does hereby expressly agree & undertake if any such instruction/s is/are issued by him, the same shall not affect the acts, deeds, matters and things done by the said Attorney Firm and all the Concerned Authorities shall be entitled to disregard all such instructions given by him, in respect of the property under the Schedule here below except in case all or any of the acts, deeds or things go against the interest or claims of him.

9) To accept for the Principal and in his name or on his behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney Firm shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney Firm shall see cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the Developer

Shubhendra Raneyee

Firm be convinced & conceived to be due/owing/belonging or payable to it, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions may arise either in their names or in the name of the Attorney Firm in relation with the Schedule mentioned property.

10) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in his place and stead in relation with the Schedule mentioned property.

11) To sign, verify & execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney Firm shall be advised or think proper.

12) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due & payable to the Principal on any account whatsoever and to give, sign & execute all papers, receipts,

Bhaskar Nath Banerjee

release & discharge the same in respect of the Scheduled mentioned property.

13) To do all other acts, deeds, matters & things, which may be necessary to be done for rendering these presents valid & effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.

14) By virtue of this Power, the Attorney Firm will remain entitled to complete the Project by raising construction upon the Schedule mentioned property and to sell out and/or transfer all the units out of the Developer's Allocation and to consume the consideration amount to be realized there from.

15) AND THE PRINCIPAL DOES HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney Firm and accordingly the said Attorney Firm shall be entitled to exercise independently the Powers conferred upon by this Power, in respect of the matters related with the Schedule mentioned Property and to do whatever necessary towards the successful materialization of the Development Work, without prejudicing any right and/or interest of the Principal (being the Principal in respect of the Project) and the Firm and/or it's Partners will remain solely responsible for any work done in respect of the Project on the basis of the instant Power.

16) AND THE PRINCIPAL DOES HEREBY DECLARE to ratify & confirm whatsoever the said Developer Firm shall do for the betterment of the property by virtue of these presents and the Principal will not act adversely in respect of the instant Power. Unless any of the work/act/transaction will go against the interest of the Principal (i.e. the Land Owner of the Project) and the Attorney Firm (i.e. the Developer of the Project) will remain under the obligation to keep the Land Owner of the Project intimated through the email facility of his son Sri Partha Pratim Banerjee (being parthapratim@hoymail.com) in respect of the acts/actions done on the

Shubhendra Banerjee

basis of this Power in relation with the Project (except any matter in respect of the exclusive Allocation of the Developer Firm).

SCHEDULE ABOVE REFERRED TO

ALL THAT the Land Property measuring about 1506.186 Sq. Mt. { i.e. 22 (Twenty Two) Cottah 08 (Eight) Chittack 13 (Thirteen) Sq. Ft. }, within the District : South 24-Parganas, Police Station Bansdroni (formerly Regent Park), under Mouja Brahmapur, J. L. No. 48, Touji No. 60, R. S. No. 169, appertaining to the C. S. Khatian No. 484, corresponding to the R. S. Khatian No. 646, comprising in C. S. & R. S. Dag No. 819, within the ambit of the Kolkata Municipal Corporation Ward No. 111 and being known as the Premises No. 190, Brahmapur (local address D-1, Brahmapur More), Kolkata 700096 and having the Assessee No. 31-111-06-0190-0.

The entire property is butted & bounded by :

ON THE NORTH : 3742 mm to 5537 mm wide KMC Road ;

ON THE EAST : Premises No. 24, Brahmapur ;

ON THE SOUTH : Premises No. 24/2, Brahmapur ;

ON THE WEST : 5990 mm to 6313 mm wide KMC Road.

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof. THIS THE 12TH DAY OF APRIL, 2021.

Bluedeb Nath - Raverpud

IN THE PRESENCE OF :

(1) Partha Pratap Banerjee
 Advocate 1 Block 2 G
 K 1 - 70099
 C 10 Block 2 G - A Buz

Bhudeb K. Banerjee
 SIGN. OF THE PRINCIPAL

(2) Ruba Banerjee
 Wife of Partha Pratap Banerjee
 Block 2 G Flat No - 1001
 Auidipta I.
 K 01 - 700099

Accepted the Power & undertake to
 act accordingly, without prejudicing
 or affecting the interest of the
 Principals herein-named :

(1) SRISTI CONSTRUCTION
Biman Mallik

Partner

(2) SRISTI CONSTRUCTION
Bidyut Mallik

Partner

(3) SRISTI CONSTRUCTION
Md. Tofig Islam

Partner

REP. OF THE ATTORNEY FIRM

DRAFTED BY :

Sabyasachi Arnab

SABYASACHI ARNAB (ADV.)
 Enrol. No. WB/948/99

JUDGES' COURT, ALIPORE,
 KOLKATA 700027.

PREPARED BY :

Anurkha Ghosh
 ADV.

JUDGES' COURT, ALIPORE,
 KOLKATA 700027.

Representation of the Attorney - Firm
 is hereby attested by the Principal :

Bhudeb K. Banerjee
 SIGN. OF THE PRINCIPAL







Government of West Bengal






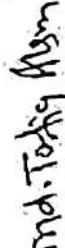



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16018000731779/2021

I. Signature of the Person(s) admittng the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BHUDEB NATH BANERJEE Alias Mr BHUDEB NATH BANDOPADHYAY 190, BRAHMAPUR, P.O:- BRAHMAPUR, P.S:- Bansdrani, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700096	Principal <i>Banergee</i>			<i>Bhudeb Nath Banerjee</i> 12.4.2021
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr BIMAN MALLICK A/78, GOSTOTALA NEW SCHEME GARIA, P.O:- GARIA, P.S:- Bansdrani, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700084	Represent ative of Attorney [SRISTI CONSTR UCTION]			<i>Biman Mallick</i> 12.4.21

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr BIDYUT MALLICK A/78, GOSTOTALA NEW SCHEME GARIA, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700084	Representative of Attorney [SRISTI CONSTRUCTION]			 12/14/21
4	MOHAMMED TOFIQ ALAM KASTURI PARK KUMROKHALI SOUTH. P.O:- NARENDRAPUR, P.S:- Sonarpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700103	Representative of Attorney [SRISTI CONSTRUCTION]			 12/14/2021
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUJIT DUTTA Son of Late B K DUTTA ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Mr BHUDEB NATH BANERJEE, Mr BIMAN MALLICK, Mr BIDYUT MALLICK, MOHAMMED TOFIQ ALAM			 12/14/2021

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

Major Information of the Deed

Deed No / Year	1-1601-01027/2021	Date of Registration	13/04/2021
Date	1601-8000731779/2021	Office where deed is registered	
Registration Date	07/04/2021 11:15:53 AM	1601-8000731779/2021	
Grantor Name, Address & Details	SABYASACHI ARNAB ALIPORE JUDGES COURT, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830464205, Status : Advocate		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Market Value	Rs. 3,23,92,567/-		
Registration Fee Paid	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100745/2021 Received Rs. 50/- (FIFTY only) from the applicant for Issuing the assement slip.(Urban area)		

Plot Details :

Location: South 24-Parganas, P.S:- Bansdroni, Corporation; KOLKATA MUNICIPAL CORPORATION, Road: Bapukur, Premises No: 190, Ward No: 111 Pin Code : 700096

Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
		Bastu	22 Katha 8 Chatak 13 Sq Ft	36,00,000/-	2,38,92,567/-	Property is on Road, Project Name :
Grand Total :			37.1548Dec	36,00,000 /-	238,92,567 /-	

Structure Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1	10000 Sq Ft.	1,00,000/-	85,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 10000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
Total :	10000 sq ft	1,00,000 /-	85,00,000 /-	

Transfer of property for L1	
From	To. with area (Name-Area)
Mr BHUDEB NATH BANERJEE	SRISTI CONSTRUCTION-37.1548 Dec
Transfer of property for S1	
From	To. with area (Name-Area)
Mr BHUDEB NATH BANERJEE	SRISTI CONSTRUCTION-10000.00000000 Sq Ft

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr BHUDEB NATH BANERJEE, (Allas: Mr BHUDEB NATH BANDOPADHYAY) (Presentant) Son of Late MANMATHA NATH BANERJEE 190, BRAHMAPUR, P.O:- BRAHMAPUR, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx9F, Aadhaar No: 57xxxxxxxx9184, Status :Individual, Executed by: Self, Date of Execution: 12/04/2021 . Admitted by: Self, Date of Admisslon: 12/04/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/04/2021 . Admitted by: Self, Date of Admission: 12/04/2021 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SRISTI CONSTRUCTION 101, BRAHMAPUR, P.O:- BRAHMAPUR, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700096 , PAN No.:: ACxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr BIMAN MALLICK Son of Late SANTOSH MALLICK A/78, GOSTOTALA NEW SCHEME GARIA, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4L, Aadhaar No: 39xxxxxxxx7306 Status : Representative, Representative of : SRISTI CONSTRUCTION (as PARTNER)</p>
2	<p>Mr BIDYUT MALLICK Son of Late SANTOSH MALLICK A/78, GOSTOTALA NEW SCHEME GARIA, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx8L, Aadhaar No: 68xxxxxxxx3801 Status : Representative, Representative of : SRISTI CONSTRUCTION (as PARTNER)</p>
3	<p>MOHAMMED TOFIQ ALAM Son of Late MD YASIN ANSARI KASTURI PARK KUMROKHALI SOUTH, P.O:- NARENDRAPUR, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx5M, Aadhaar No: 90xxxxxxxx1617 Status : Representative, Representative of : SRISTI CONSTRUCTION (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SUJIT DUTTA Son of Late B K DUTTA ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, Indla, PIN - 700027</p>			
Identifier Of Mr BHUDEB NATH BANERJEE, Mr BIMAN MALLICK, Mr BIDYUT MALLICK, MOHAMMED TOFIQ ALAM			

2021

Category 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 of Indian Stamp Act 1899.

Payment of Fees

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

Payment of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

Stamp: Type: Impressed, Serial no 179, Amount: Rs.100/-, Date of Purchase: 05/04/2021, Vendor name: T DUTTA

Maitreyee Ghosh

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

Endorsement For Deed Number : I - 160101027 / 2021

On 07-04-2021

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 3,23,92,567/-

Maitreyee Ghosh

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

On 12-04-2021

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

Presented for registration at 18:40 hrs on 12-04-2021, at the Private residence by Mr BHUDEB NATH BANERJEE Alias Mr BHUDEB NATH BANDOPADHYAY,Executant.

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

Execution is admitted on 12/04/2021 by Mr BHUDEB NATH BANERJEE, Alias Mr BHUDEB NATH BANDOPADHYAY, Son of Late MANMATHA NATH BANERJEE, 190, BRAHMAPUR, P.O: BRAHMAPUR, Thana: Bansdrani, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Retired Person

Indetified by Mr SUJIT DUTTA, . . Son of Late B K DUTTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . City/Town: KOLKATA, 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 12-04-2021 by Mr BIMAN MALLICK, PARTNER, SRISTI CONSTRUCTION (Partnership Firm), 101, BRAHMAPUR, P.O:- BRAHMAPUR, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700096

Indetified by Mr SUJIT DUTTA, . . Son of Late B K DUTTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-04-2021 by Mr BIDYUT MALLICK, PARTNER, SRISTI CONSTRUCTION (Partnership Firm), 101, BRAHMAPUR, P.O:- BRAHMAPUR, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700096

Indetified by Mr SUJIT DUTTA, . . Son of Late B K DUTTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-04-2021 by MOHAMMED TOFIQ ALAM, PARTNER, SRISTI CONSTRUCTION (Partnership Firm), 101, BRAHMAPUR, P.O:- BRAHMAPUR, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700096

Indetified by Mr SUJIT DUTTA, . . Son of Late B K DUTTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Maitreyee Ghosh

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 52722 to 52760

Deed No 160101027 for the year 2021.



Digitally signed by MAITREYEE GHOSH
Date: 2021.04.19 14:25:06 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

Maitreyee Ghosh) 2021/04/19 02:25:06 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)