

14489/2023

I-12499/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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12-10
14/09/23
ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the document is admitted to
Registration The Stamp Sheet and the
endorsement thereon are the parts
of the document.

Additional Registrar
of Assurances II, Kolkata

14 SEP 2023

GENERAL POWER OF ATTORNEY

WE, (1) **SRI KANAK KUMAR GHOSH** (PAN No.BIRPG8200Q)
(AADHAAR No.422338458946), (Mobile No.9230675840) son of
Late Ashok Kumar Ghosh (2) **SRI AMIT KUMAR KUNDU** son of Amar
Krishna Kundu (PAN No.BXNPK7011C) (AADHAAR
No.716036704760), (Mobile No.9051370262) both by Faith

019282

Sl. No.....Date.....
Name.....
Add.....
AMT.....50.....

13 SEP 2023

13 SEP 2023

Aparajita Ghosh
Advocate
High Court, Calcutta

[Signature]

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

Identified By me
Aparajita Ghosh
Advocate
City Civil Court Calcutta



Hindu, by Nationality - Indian, by Occupation - Service and are permanently residing at 7A Kambulia Tola Lane, P.S. Shyampukur, P.O. Hatkhola, Kolkata - 700 005, District Kolkata SEND GREETINGS:-

WHEREAS we, the Executants/Principals hereto are the joint lawful owners and absolutely seized and possessed and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land admeasuring an area 08 (Eight) Cottahs 11 (Eleven) Chittacks 13 (Thirteen) Sq.ft lying and situated at Premises No.7A, Kambulia Tola Lane (previously Premises No.7A & 7B, Kambulia Tola Lane), Kolkata - 700 005, P.S. Shyampukur, within the ward No.10 of the Kolkata Municipal Corporation together with old dilapidated brick built messuge tenament or dwelling house standing thereon more fully mentioned in the schedule hereunder written and hereinafter for the sake of brevity referred to as 'the said property' each having undivided 2/3rd and 1/3rd respective share or interest thereof.

AND WHEREAS (1) **ALOKE KUMAR GHOSH (Since Deceased)** (2) **SRI KANAK KUMAR GHOSH** both sons of Late Ashok Kumar Ghosh and (3) **BAISAKHI GHOSH KUNDU (Since Deceased)** wife of Amar Krishna Kundu and daughter of Late Ashok Kumar Ghosh being joint lawful owners and absolutely seized and possessed and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land admeasuring 05 (Five) Cottahs 11 (Eleven) Chittacks 26 (Twenty six) Sq.ft more or less



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lying and situated at Premises No.7B, Kambulia Tola Lane, Kolkata - 700 005 and **ALL THAT** piece and parcel of land admeasuring an area 02 (Two) Cottahs 12 (Twelve) Chittacks 32 (Thirty two) Sq.ft lying and situated at Premises No.7A, Kambulia Tola Lane, Kolkata - 700 005, P.S. Shyampukur, within the ward No.10 of the Kolkata Municipal Corporation together with old dilapidated brick built messuge tenament or dwelling house standing thereupon had entered into **Agreement for Development Being No.3771 for the year 2015**, registered at Additional Registrar of Assurances-II, Kolkata and recorded in Book No.I, CD Volume No.21, Pages 2006 to 2049 and thereafter executed a **Development Power of Attorney after Registration of Development Agreement on 1st day of April, 2015 Being No.1859 for the year 2015** and registered at Additional Registrar of Assurances-III, Kolkata and recorded in Book No.IV, CD Volume No.5, Pages 95 to 116 in favour of **M/s STRUCTURES INDIA**, a Partnership Firm having its office at 100/12, Bhagabati Colony, Ground Floor, P.O. & P.S. Dumdum, Kolkata - 700 074, represented by it's Partners (1) Sri Chiranjib Saha son of Late Chitta Ranjan Saha residing at 234/1, Gopal Lal Thakur Road, P.O. & P.S. Baranagar, Kolkata - 700 036 (2) Sri Debabrata Bhattacharya son of Nripendra Nath Bhattacharjee residing at 8R, Roy Para Bye Lane, P.O. & P.S. Sinthi, Kolkata - 700 050 to develop the said property under terms and condition mentioned therein.

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AND WHEREAS Baisakhi Ghosh (Kundu) wife of Amar Krishna Kundu and daughter of Late Ashoke Kumar Ghosh died on 1st September, 2017 after publishing her last Will and Testament dated 22nd July 2017, being No.748 of 2017, registered at ARA - III, Kolkata and recorded in Book-III, Volume No.1903-2017, Page from 10830 to 10844 whereby bequeathing her 1/3rd share in **ALL THAT** piece and parcel of land admeasuring 05 (Five) Cottahs 11 (Eleven) Chittacks 26 (Twenty six) Sq.ft more or less lying and situated at Premises No.7B, Kambulia Tola Lane, Kolkata - 700 005 and **ALL THAT** piece and parcel of a land measuring an area 02 (Two) Cottahs 12 (Twelve) Chittacks 32 (Thirty two) Sq.ft lying and situated at Premises No.7A, Kambulia Tola Lane, Kolkata - 700 005, P.S. Shyampukur, within the ward No.10 of the Kolkata Municipal Corporation together with old dilapidated brick built messuage tenement or dwelling house standing thereon to her only son Amit Kumar Kundu.

AND WHEREAS Amit Kumar Kundu the sole executor of the will made by Baisakhi Ghosh (Kundu) was duly granted Probate on 4th August, 2018 by the Court of Ld Chief Judge, City Civil Court, Calcutta in Probate Case No.70 of 2017 for the last Will and Testament of Baisakhi Ghosh (Kundu) dated 22nd July 2017, being No.748 of 2017, registered at ARA - III, Kolkata.

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GOVERNMENT OF WEST BENGAL
14 SEP 1952

AND WHEREAS Amit Kumar Kundu became one of the joint owners having 1/3rd share in **ALL THAT** piece and parcel of land admeasuring 05 (Five) Cottahs 11 (Eleven) Chittacks 26 (Twenty six) Sq.ft more or less lying and situated at Premises No.7B, Kambulia Tola Lane, Kolkata - 700 005 and **ALL THAT** piece and parcel of a land measuring an area 02 (Two) Cottahs 12 (Twelve) Chittacks 32 (Thirty two) Sq.ft lying and situated at Premises No.7A, Kambulia Tola Lane, Kolkata - 700 005, P.S. Shyampukur, within the ward No.10 of the Kolkata Municipal Corporation together with old dilapidated brick built messuge tenament or dwelling house standing thereon.

AND WHEREAS Alope Kumar Ghosh (Since deceased), Kanak Kumar Ghosh and Amit Kumar Kundu had also executed a Development Power of Attorney dated 9th December, 2017 in Being No.6953 for the year 2017, registered at ARA-III, Kolkata, recorded in Book -IV, Volume No.1903-2017, Pages 181798 to 181836 favour of M/s STRUCTURES INDIA, a Partnership Firm represented by it's Partners Sri Chiranjib Saha and Sri Debabrata Bhattacharya for above mentioned property.

AND WHEREAS Alope Kumar Ghosh (Since deceased), Kanak Kumar Ghosh, Amit Kumar Kundu through M/s STRUCTURES INDIA (erstwhile Developer) amalgamated both the land lying and situated at Premises No.7A, Kambulia Tola Lane being all that brick built messuge tenament

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or dwelling house together with piece and parcel of land measuring 02 (Two) Cottahs 12 (Twelve) Chitacks and 32 (Thirty two) Sq.Ft. little more or less and Premises No.7B, Kambulia Tola Lane being all that brick built messuge tenament or dwelling house together with piece and parcel of land measuring 05 (Five) Cottahs 11 (eleven) Chitacks and 26 (Twenty six) Sq.Ft. little more or less.

AND WHEREAS after amalgamation of Premises No.7A, Kambulia Tola Lane and Premises No.7B, Kambulia Tola Lane the amalgamated Premises is numbered in the records of Kolkata Municipal Corporation as 7A, Kambulia Tola Lane, P.S. Shyampukur, Kolkata - 700 005 within the ward No.10 of the Kolkata Municipal Corporation P.S. Shyampukur, Kolkata - 700 005 within the ward No.10 of the Kolkata Municipal Corporation and upon physical measurement found to be admeasuring 08 (Eight) Cottahs 11 (Eleven) Chittacks 13 (Thirteen) Sq.ft more or less morefully and particularly described in Schedule hereunder.

AND WHEREAS Alope Kumar Ghosh (Since deceased), Kanak Kumar Ghosh, Amit Kumar Kundu have cancelled the Agreement for Development dated 1st April, 2015 Being No.3771 for the year 2015, registered at ARA-II, Kolkata vide Deed of Cancellation of Agreement for Development Being No.3976 for the year 2020, registered at ARA - II, Kolkata and also revoked the Development Power of Attorney dated 9th



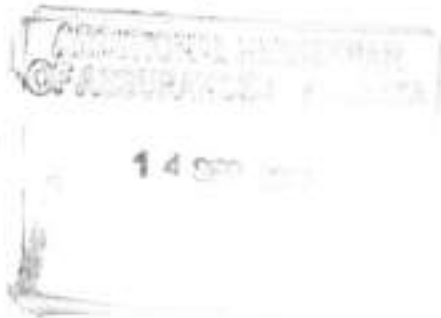
December, 2017 Being No.6953 for the year 2017, registered at ARA-III, Kolkata vide Revocation of Development Power of Attorney Being No.640 for the year 2020, registered at ARA- III, Kolkata.

AND WHEREAS said (1) Sri Alope Kumar Ghosh (Since Deceased) (2) Sri Kanak Kumar Ghosh and (3) Sri Amit Kumar Kundu being joint lawful owners and became absolutely seized and possessed and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a land admeasuring an area 08 (Eight) Cottahs 11 (Eleven) Chittacks 13 (Thirteen) Sq.ft together with old dilapidated brick built messuge tenament or dwelling house standing thereon lying and situated at Premises No.7A, Kambulia Tola Lane, Kolkata - 700 005, P.S. Shyampukur, within the ward No.10 of the Kolkata Municipal Corporation each having undivided 1/3rd respective share or interest thereof.

AND WHEREAS (1) Sri Alope Kumar Ghosh (Since Deceased) (2) Sri Kanak Kumar Ghosh and (3) Sri Amit Kumar Kundu had entered into a **Development Agreement** Being No.3979 for the year 2020 duly registered with the office of Additional Registrar of Assurances -II, Kolkata, recorded in Book No. I, CD Volume No.1902-2020, Pages from 187894 to 187967 with **STRUCTURE INDIA**, a Partnership Firm having its office at Chatterjee International Centre, 33A Chowringhee Road Kolkata - 700 071, P.S. Shakespeare Sarani , P.O. Park Street, represented by it's



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Partners (1) Sri Chiranjib Saha son of Late Chitta Ranjan Saha residing at 234/1, Gopal Lal Thakur Road, P.S. Baranagar, Kolkata - 700 036 (2) Sri Debabrata Bhattacharya son of Nripendra Nath Bhattacharjee residing at 8R, Roy Para Bye Lane, P.S. Sinthi, Kolkata - 700 050 for completion of development and construction of multi storied building(s) on the above mentioned land under terms and condition mentioned therein and also executed a **Development Power of Attorney** dated 21st October, 2020 Being No.4833 for the year 2020, registered at ARA-II, Kolkata recorded in Book No.I, CD Volume No.1902-2020, Pages from 158837 to 158882, in favour of STRUCTURE INDIA, a Partnership Firm represented by it's Partners Sri Chiranjib Saha and Sri Debabrata Bhattacharya for above mentioned property.

AND WHEREAS STRUCTURE INDIA, a Partnership Firm represented by it's Partners Sri Chiranjib Saha and Sri Debabrata Bhattacharya in pursuance of the said development agreement obtained sanction of building plan B.P. No.2022020012 dated 21.06.2022 from the Kolkata Municipal Corporation for construction of two residential buildings (Tower I & Tower II) upon the land at Premises No.7A, Kambulia Tola Lane, Kolkata - 700 005, P.S. Shyampukur and in accordance with the said plan has already started construction work of the complex by constructing buildings in the said premises.



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SECRETARY OF DEFENSE
WASHINGTON, D.C. 20301
14 SEP 2002

AND WHEREAS said Alope Kumar Ghosh son of Late Ashoke Kumar Ghosh died intestate bachelor on 2nd June, 2023 leaving behind his only younger brother Sri Kanak Kumar Ghosh as his sole legal heir and successor as per laws of Hindu Succession.

AND WHEREAS presently (1) **Sri Kanak Kumar Ghosh** and (2) **Sri Amit Kumar Kundu** are joint lawful owners and became absolutely seized and possessed and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a land admeasuring an area 08 (Eight) Cottahs 11 (Eleven) Chittacks 13 (Thirteen) Sq.ft together with old dilapidated brick built messuge tenament or dwelling house standing thereon lying and situated at Premises No.7A, Kambulia Tola Lane, Kolkata - 700 005, P.S. Shyampukur, within the ward No.10 of the Kolkata Municipal Corporation each having undivided $2/3^{\text{rd}}$ and $1/3^{\text{rd}}$ respective share or interest thereof.

AND WHEREAS the Executants/Principals hereto are not in a position to look after manage and supervise the work of construction and development of our said property personally for lack of expertise and knowledge and it has become necessary and expedient to appoint attorney to look after and manage the whole affairs regarding the completion of construction of the multi storied building(s) upon the said land morefully mentioned in the first schedule hereunder written as per



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KEMENTERIAN KESEHATAN
REPUBLIK INDONESIA
14 SEP 2017

the sanctioned building Plan obtained from Kolkata Municipal Corporation, hence we do hereby appoint **STRUCTURE INDIA**, a Partnership Firm (PAN No.AEBFS4815A) having its office at Chatterjee International Centre, 33A Chowringhee Road Kolkata - 700 071, P.S. Shakespeare Sarani , P.O. Park Street, District Kolkata represented by it's Partners (1) **Sri Chiranjib Saha** son of Late Chittaranjan Saha (PAN No.ALAPS0926L) (AADHAAR No.990981792205), residing at 234/1, Gopal Lal Thakur Road, P.O & P.S. Baranagar, Kolkata - 700 036, District North 24 Parganas (2) **Sri Debabrata Bhattacharya** son of Nripendra Nath Bhattacharjee (PAN No.AFNPB5701P) (AADHAAR No.311882453802), residing at 8R, Roy Para Bye Lane, P.O. & P.S. Sinthi, Kolkata - 700 050, District North 24 Parganas to be our true and lawful Attorney to act for us in our names and on our behalf hereinafter referred to as "Attorneys"

NOW KNOW ALL MEN BY THESE PRESENTS THAT WE, the said (1) **SRI KANAK KUMAR GHOSH** son of Late Ashok Kumar Ghosh (2) **SRI AMIT KUMAR KUNDU** son of Sri Amar Krishna Kundu both by Faith - Hindu, by Nationality - Indian, by Occupation - Service and permanent resident of 7A Kambulia Tola Lane, P.S. Shyampukur, Kolkata - 700 005 do hereby nominate, constitute and appoint **STRUCTURE INDIA**, a Partnership Firm having its office at Chatterjee International Centre, 33A Chowringhee Road Kolkata - 700 071, P.S. Shakespeare Sarani, P.O. Park Street,



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 SEP 2007

District Kolkata represented by it's Partners (1) **Sri Chiranjib Saha** son of Late Chitta Ranjan Saha residing at 234/1, Gopal Lal Thakur Road, P.O. & P.S. Baranagar, Kolkata - 700 036, District North 24 Parganas (2) **Sri Debabrata Bhattacharya** son of Nripendra Nath Bhattacharjee residing at 8R, Roy Para Bye Lane, P.O. & P.S. Sinthi, Kolkata - 700 050 District North 24 Parganas both by faith Hindu, by Nationality Indian, by Occupation Business, as our true and lawful ATTORNEYS and / or AGENTS in our names and on our behalf. We do hereby authorize and empower our said Attorneys/Agents to do or execute or cause to be done and executed all acts, deeds, matters and things in respect of our said property fully mentioned in the schedule hereunder written in our names and on our behalf viz:-

1. To enter hold and defend possession of the said land and every part thereof and manage, maintain and administer the said land and every part thereof.
2. To enter upon the said property for the purpose of commencing the construction works on the scheduled said property.
3. To develop the said property by making construction of building/s thereon as per plan to be approved and sanctioned by Kolkata Municipal Corporation and for that purpose to demolish and remove the existing house building and/or structure if any whatsoever in the nature on the schedule premises and remove the entire building materials and to sale the same.

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 SEP 2022

4. To prepare the building plan for the pupose of construction of the multistoried building/s proposed to be constructed upon schedule property in confirmity with the Kolkata Municipal Corporation Building Rules as ammended upto date and supplementary plans thereto.
5. To pay fees to obtain such order or orders and permission from the appropriate authorities as to be expedient for sanction of the Building Plan and to submit and take delivey of the title deed concerning the schedule premises and also othe papers and documents as may be required by the concerned authorities.
6. To receive the excess amount of fees, if any paid for the purpose of the sanction, modification and/or alteration of the building plan to any authority or authorities.
7. To appear and represent us before any authority and/or authorities including Kolkata Municipal Corporation, The Calcutta Metropolitan Development Authority, Fire Brigade, Kolkata Police, The competent Authority under Urban Land (ceiling and regulation)Act, 1976 and Government of West Bengal and/or any other authority in connection of sanction and/or modification and/alteration of the sanctioned building plan/s.
8. To sign the building plan or any supplementary plan thereto.



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
14 SEP 2022

9. To appoint Architect, Engineer, Mason, Plumber, Electrician or any person or worker as required for the purpose of construction of the building upon the scheduled premises.
10. To use, shift or re-adjust the existing electricity and water connection in the said premises in such manner, as the said Attorney may deem fit and proper.
11. To represent us before all the courts civil and/or criminal, revenue office, Kolkata Municipal Corporation or any other Govt., Semi-Govt. and/or Public/Private offices, Registration offices or any local authority and to do all acts, deeds and things in our names and on our behalf in respect of our said property or any part thereof.
12. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of schedule premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and /or licence fee from occupants thereof and including the price of the demolished building materials, door, windows, grill and other fitting of the existing structure to be demolished as per development agreement.
13. To affix sign board or install any hoarding on the said premises in the name of Attorney.
14. To look after and manage all affairs relating to our said property fully mentioned in the schedule hereunder written and preserve,



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14 SEP 2021

- protect and discharge all and whatsoever administrative power hereby conferred upon them by this Deed of Power of Attorney.
15. To appoint any advocate, revenue agent and/or any other person legally authorised to do any act.
 16. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said premises and/or make alteration thereon and to close down and/or have discontinued the same and for that purpose to sign, execute and commit all the papers, application, documents and plans and to do acts, deed and things as may be deemed fit and proper by the said Attorney.
 17. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said Attorney in any manner concerning the said premises subject to the condition mentioned under various clauses in the said development agreement.
 18. To negotiate relating to any office or any property affair and to take decision.
 19. To make advertisement in respect of sale of Developer's Allocation in terms of the said registered development Agreement and invite offer



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14 SEP 2007

for sale from proposed purchasers of flats/unit/apartments/space etc., make negotiation with them, collect purchase consideration for the units of the proposed building/s comprising of flats/unit/apartments/space etc. to be constructed in the said property full or in part from prospective purchaser, to sign and grant effectual receipt and discharge for the same.

20. To enter into all Agreement for sale with the prospective purchaser/s regarding Developer's allocation in the said building to be constructed upon the said premises and to receive all consideration money or earnest money or deposit in respect of any portion/s or unit/s of the said premises and also receive, realize and obtain payment of all or any monies which may hereafter payable to us said Attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as our Attorney shall think fit and proper.
21. That the Developer as our Constituted Attorney having received the full and final consideration money towards sale of unit/s of proposed 53% (Fifty three percent) Developer's allocation shall be entitled to execute Deed of conveyances in favour of intending purchaser/s and hand over peaceful vacant possession of the unit/s within Developer's Allocation as referred to in the registered Development Agreement and present the same before the Registrar Office put signature on our behalf as and when required and



discharge our obligation in such lawful manner deliver registered deed to the purchaser as we could have done if personally present.

22. That Developer shall be entitled in any manner to Sale/Transfer any portion/s or unit/s of the said premises regarding Developer's Allocation only, Developer shall not be entitled to Sale, Transfer or Mortgage any portion/s or unit/s of the said premises regarding Owner's Allocation
23. To appear before any Registrar, Sub-Registrar having Jurisdiction to present all deeds and documents including sale deeds for registration and present the same under law and sign all receipts and other documents as may be required as per law and equity for completion of Registration of Developer's Allocation only as mentioned in Development Agreement.
24. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of intending purchaser and to present the said conveyance for registration before the competent registering authority for Developer's Allocation only as mentioned in Development Agreement.
25. To instruct the Advocate/s for preparing drafting such deed, agreements, documents and other such papers necessary for the purpose of booking and/or selling any part and/or portion and/or any unit of the schedule premises regarding Developer's Allocation only.



14 SEP 2004

26. To ask, demand sue for and recover and receive from any person, firm or Govt. whomsoever or whatsoever all money, debts, dues, damages, compensation, awards in respect of our said property which now are or is or which at any time hereafter shall or may become due and payable to us and grant valid receipt and discharge thereof in our names and on our behalf which our said Attorneys shall think fit and proper severally / individually.
27. To file and defend suits, cases, appeals and applications whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of said premises and also to present and prefer writ petition in respect thereof.
28. To sign our names by his (Attorney) own pen as and whenever needed in respect of the complete allied work on our behalf relating to the said properties or any part thereof.
29. To compromise suits, appeals or other legal proceeding in any court, tribunal or other authority whatsoever and to sign and verify application therefor.
30. To sign declare and/or affirm any plaint, written statement, petition affidavit, verification, Vakalatnama, warrant or memo of appeal or any other documents or papers in any proceeding in any way connected therewith after with consent of Principals
31. To do any kind of act which said attorney will think fit and proper either in matter of completion of the proposed residential



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LIBRARY OF THE
UNIVERSITY OF TORONTO
14 SEP 2014

flats/unit/apartments/space etc. of the undermentioned schedule below to do all work for completion.

32. We the Principals herein bind ourselves to cause execute and register this document under the provisions of the Indian Registration Act, 1908 as and when my Attorney may deem fit and necessary.
33. Generally, to do all necessary act as our Attorney or Agents in relation to said premises and building in the matters aforesaid and all other matters which we could do if we were personally present.
34. This Power of Attorney is revocable in nature.
35. We hereby agree to abide and adhere to all the terms and condition of **Development Agreement** Being No.3979 for the year 2020 and **Development Power of Attorney** dated 21st October, 2020 Being No.4833 for the year 2020, both duly registered with the office of Additional Registrar of Assurances -II, Kolkata.

AND We do hereby agree and undertake to ratify and confirm all the acts, matters, deeds and whatsoever our said Attorney under the power in that behalf hereinbefore contained shall lawfully do execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this Deed as acts done by ourselves.

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PROVINCIAL INSURANCE
CORPORATION, N.S.
14 SEP 1952

THE SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land admeasuring an area of 08 (Eight) Cottahs 11 (Eleven) Chittacks 13 (Thirteen) Sq.ft lying and situated at Premises No.7A, Kambulia Tola Lane (previously Premises No.7A & 7B, Kambulia Tola Lane), Kolkata - 700 005, P.S. Shyampukur, District Kolkata, within the ward No.10 of the Kolkata Municipal Corporation vide Assessee No.11-010-18-0012-0 together with 1500 Sq.ft old dilapidated brick built messuge tenement or dwelling house standing thereupon together with all sorts of easement rights over the common passage/ road and all other privileges, benefits, facilities and advantages attached therein or thereto and the said property.

Butted and Bounded as follows:

North: Kambuliatola Lane & Premises No. 8, Kambuliatola Lane.

South : Premises No. 2, Shyampukur Street.

East : Premises No. 1/1 Shyampukur Street & 1 /2 Shyampukur Street

West: Premises No. 11/B, Raja Gopendra Street &

Premises No. 6, Kambulitola Lane.



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ADDITIONAL REGISTRY
OF ASSURANCE, M. M. M. M.
14 SEP 1964

IN WITNESS WHEREOF We, the Principals/Executants hereunto have set and subscribed our respective hands on this the 14th day of September, 2023 (Two Thousand Twenty Three)

SIGNED & SEALED AT KOLKATA

IN THE PRESENCE

OF WITNESSES:-

1. Samiran Panja,
5A. N.K. Saha Lane,
Baghbarav. Kolkata. 700 003

1. Kanak Kumar Ghosh.

2. Amit Kumar Kundu

**SIGNATURE OF THE
PRINCIPALS/EXECUTANTS**

2. Chiranjit Chakrabarty
82/1, Satyan Bose Sarani
New Barrackpur
Kolkata - 700031

We do hereby accept the above
Power given by the Principals

For STRUCTURE INDIA For STRUCTURE INDIA
Chiranjit Chakrabarty D. Ghosh
PARTNER PARTNER

**SIGNATURE OF THE
ATTORNEY HOLDERS**

Drafted and prepared at my office

Aparajit Ghosh

Aparajit Ghosh, Advocate

City Civil Court at Calcutta,












Enrolment No. WB/1032A/2006



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 SEP 2007

Finger		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name Kanak Kumar Ghosh.

Signature Kanak Kumar Ghosh.

Finger		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name Amit Kumar Kundu












Signature Amit Kumar Kundu



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KANTO
1400

Finger		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name CHIRANJIB SAHA

Signature Chiranjib Saha

Finger		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name DEBABRATA BHATTACHARYA

Signature D. Bhattacharya





ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

14 SEP 2007

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GOVERNMENT OF WEST BENGAL
DEPARTMENT OF HEALTH AND FAMILY WELFARE
KOLKATA MUNICIPAL CORPORATION



DEATH CERTIFICATE

(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE WEST BENGAL REGISTRATION OF BIRTHS & DEATHS RULES 2000.)

THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR KOLKATA MUNICIPAL CORPORATION OF BLOCK/MUNICIPALITY KOLKATA MUNICIPAL CORPORATION OF DISTRICT KOLKATA OF STATE WEST BENGAL, INDIA.

NAME OF DECEASED :	ALOKE KUMAR GHOSH	SEX :	MALE
DATE OF DEATH :	02/06/2023	PLACE OF DEATH :	7, KAMBULIATOLA LANE, KOLKATA MUNICIPAL CORPORATION, KOLKATA, KOLKATA, WEST BENGAL - 700005
AGE OF DECEASED :	70 YEARS	NAME OF SPOUSE :	
SPOUSE IDENTITY PROOF :	-	NAME OF FATHER :	LATE ASHOKE GHOSH
NAME OF MOTHER :		FATHER'S IDENTITY PROOF :	-
MOTHER'S IDENTITY PROOF :	-		
ADDRESS OF THE DECEASED AT THE TIME OF DEATH :	STREET/LANE:- 7, KAMBULIATOLA LANE, VILLAGE/TOWN:- KOLKATA, KOLKATA MUNICIPAL CORPORATION, DIST:- KOLKATA, WEST BENGAL-700005		
PERMANENT ADDRESS OF DECEASED :	STREET/LANE:-7, KAMBULIATOLA LANE, VILLAGE/TOWN:- KOLKATA, KOLKATA MUNICIPAL CORPORATION, DIST:- KOLKATA, WEST BENGAL-700005		
CERTIFICATE NO :	D/2023/308133	DATE OF REGISTRATION :	02/06/2023
REMARKS (IF ANY) :			
DATE OF ISSUE :	02/06/2023	ISSUING AUTHORITY :	
UPDATED ON :	2023-06-02 17:10:59		



Signature valid

Digitally Signed
Name: PARTIM PRATIM MANDAL
Date: 02-Jun-2023 17:13:04

SUB-REGISTRAR (BIRTH & DEATH)
KOLKATA MUNICIPAL CORPORATION

"THIS IS A COMPUTER GENERATED CERTIFICATE."
THE GOVT. OF INDIA VIDE CIRCULAR NO. 1 / 12 / 2014 - VS(CRS) DATED 27 - JULY - 2015
HAS APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES

"ENSURE REGISTRATION OF EVERY BIRTH AND DEATH"



पश्चिम बंगाल WEST BENGAL



BEFORE THE LEARNED METROPOLITAN MAGISTRATE AT CALCUTTA

AFFIDAVIT

I SRI KANAK KUMAR GHOSH son of Late Ashok Kumar Ghosh aged about 55 years by Faith - Hindu, by Nationality - Indian, by Occupation - Service, permanent resident of 7A, Kambulia Tola Lane, P.S. Shyampukur, Kolkata - 700 005 do hereby solemnly affirm and declare as follows:

1. That Alope Kumar Ghosh (since deceased) son of Late Ashok Kumar Ghosh, Sri Kanak Kumar Ghosh son of Late Ashok Kumar Ghosh and Sri Armit Kumar Kundu son of Late Baisakhi Ghosh (Kundu) wife of Amar Krishna Kundu and daughter of Late Ashoke Kumar Ghosh were the joint



Kanak Kumar Ghosh

15/11/22

PINKA GHOSH
Advocate

WB-1124/2009
Barrackpore Court

No.	
AM	
- 7 DEC 2022	
SUNITARJAN MUKHERJEE Licensed Stamp Vendor C.C. Court 2 & 3, K. S. Roy Rd., Kol-1	

7 DEC 2022

7 DEC 2022



owners and resident of Premises No. 7A, Kambulia Lane, P.S. Shyambpukur, Kolkata - 700 005 within the ward No.10 of the Kolkata Municipal Corporation

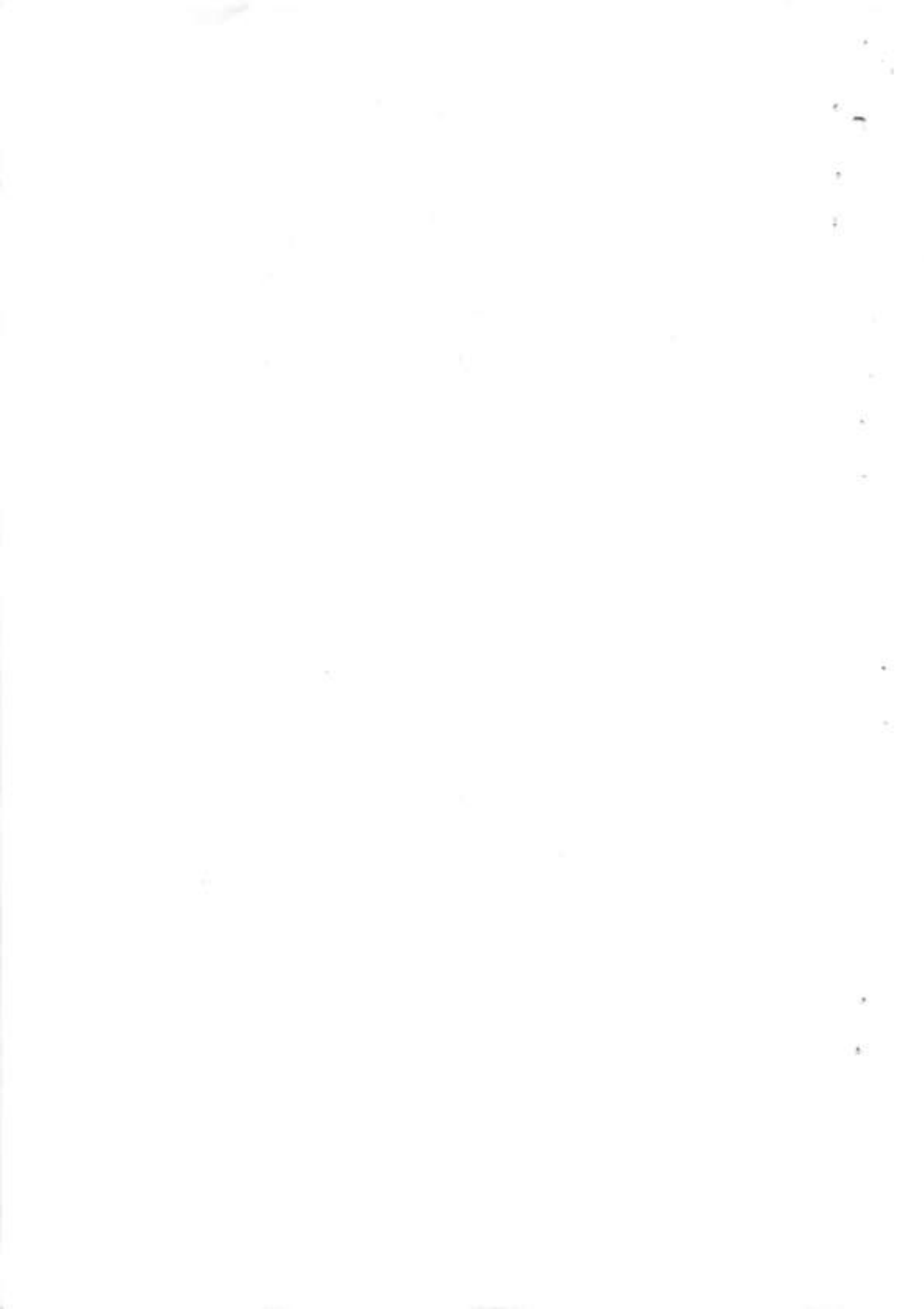
2. That my father Ashok Kumar Ghosh died intestate on 15.05.1973 leaving behind his wife Ashoka Ghosh, two sons Alope Kumar Ghosh and Kanak Kumar Ghosh and one daughter Baisakhi Ghosh as his legal heirs and successors as per laws of Hindu Succession.
3. That my mother Ashoka Ghosh wife of late Ashok Kumar Ghosh died intestate on 21st February, 2013 leaving behind two sons Alope Kumar Ghosh, Kanak Kumar Ghosh and one married daughter Baisakhi Ghosh (Kundu) as her legal heirs and successors as per laws of Hindu Succession.
4. That my sister Baisakhi Ghosh (Kundu) wife of Amar Krishna Kundu and daughter of Late Ashoke Kumar Ghosh died on 1st September, 2017 leaving behind her only son Amit Kumar Kundu as her legal heirs and successors as per laws of Hindu Succession.
5. That my elder brother Alope Kumar Ghosh died intestate bachelor on 02.06.2023 leaving behind his younger brother Kanak Kumar Ghosh (myself) as his only legal heirs and successors as per laws of Hindu Succession.
6. That there are no other legal heirs of my brother Alope Kumar Ghosh.
7. That the statements made in above are true to our knowledge and best of my belief.

Date: Solemnly affirmed and declared before me at Calcutta No. 1505 Place: Kolkata the 15th Day of July 2023

Identified By Me
 Adv. Roy
 Advocate
 F/1842/2019

Metropolitan Magistrate Calcutta
 Incharge of Affidavit Section

Kanak Kumar Ghosh.
 Deponent



Major Information of the Deed

Deed No :	I-1902-12499/2023	Date of Registration	14/09/2023
Query No / Year	1902-2002341454/2023	Office where deed is registered	
Query Date	13/09/2023 7:05:05 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Aparajita Ghosh Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9007308646, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,41,66,760/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



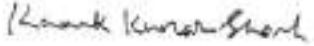



District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kambultola Lane, , Premises No: 7A, , Ward No: 010 Pin Code : 700005

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	8 Katha 11 Chatak 13 Sq Ft	1/-	2,35,59,260/-	Property is on Road ,Last Reference Deed No :1902-I -04833-2020
Grand Total :				14.3642Dec	1 /-	235,59,260 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	6,07,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1500 sq ft	1 /-	6,07,500 /-	



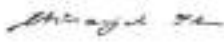



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Kanak Kumar Ghosh (Presentant) Son of Late Ashok Kumar Ghosh Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Office	Photo  14/09/2023	Finger Print  LTI 14/09/2023	Signature  14/09/2023
City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BIxxxxxx0Q, Aadhaar No: 82xxxxxxxx8946, Status :Individual, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Office				
2	Name Shri Amit Kumar Kundu Son of Shri Amar Krishna Kundu Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Office	Photo  14/09/2023	Finger Print  LTI 14/09/2023	Signature  14/09/2023
7A, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BXxxxxxx1C, Aadhaar No: 71xxxxxxxx4760, Status :Individual, Executed by: Self, Date of Execution: 14/09/2023 , Admitted by: Self, Date of Admission: 14/09/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Structure India Chatterjee International Centre, 33A, Chowringhee Road, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AExxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri Chiranjib Saha Son of Late Chittaranjan Saha Date of Execution - 14/09/2023, , Admitted by: Self, Date of Admission: 14/09/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Sep 14 2023 5:52PM</p>	<p>Finger Print</p>  <p>LTI 14/09/2023</p>	<p>Signature</p>  <p>14/09/2023</p>
<p>234/1, City:- Not Specified, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx6L, Aadhaar No: 99xxxxxxxx2205 Status : Representative, Representative of : Structure India (as Partner)</p>				
2	<p>Name</p> <p>Shri Debabrata Bhattacharya Son of Mr Nripendranath Bhattacharjee Date of Execution - 14/09/2023, , Admitted by: Self, Date of Admission: 14/09/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Sep 14 2023 9:52PM</p>	<p>Finger Print</p>  <p>LTI 14/09/2023</p>	<p>Signature</p>  <p>14/09/2023</p>
<p>8R, City:- Not Specified, P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1P, Aadhaar No: 31xxxxxxxx3802 Status : Representative, Representative of : Structure India (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Ms Aparajita Ghosh Daughter of Mr A.K Ghosh City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001</p>	 <p>14/09/2023</p>	 <p>14/09/2023</p>	 <p>14/09/2023</p>
<p>Identifier Of Shri Kanak Kumar Ghosh, Shri Amit Kumar Kundu, Shri Chiranjib Saha, Shri Debabrata Bhattacharya</p>			

Endorsement For Deed Number : I - 190212499 / 2023

On 14-09-2023

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:10 hrs on 14-09-2023, at the Office of the A.R.A. - II KOLKATA by Shri Kanak Kumar Ghosh , one of the Executants.

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

Execution is admitted on 14/09/2023 by 1. Shri Kanak Kumar Ghosh, Son of Late Ashok Kumar Ghosh, P.O: Halkhola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Service, 2. Shri Amit Kumar Kundu, Son of Shri Amar Krishna Kundu, 7A, P.O: Halkhola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Service

Identified by Ms Aparajita Ghosh, , Daughter of Mr A K Ghosh, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, 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 14-09-2023 by Shri Chiranjib Saha, Partner, Structure India (Partnership Firm), Chatterjee International Centre, 33A, Chowringhee Road, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700071

Identified by Ms Aparajita Ghosh, , Daughter of Mr A K Ghosh, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 14-09-2023 by Shri Debabrata Bhattacharya, Partner, Structure India (Partnership Firm), Chatterjee International Centre, 33A, Chowringhee Road, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Identified by Ms Aparajita Ghosh, , Daughter of Mr A K Ghosh, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, 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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 19282, Amount: Rs.50.00/-, Date of Purchase: 13/09/2023, Vendor name: S Chanda

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 404491 to 404522
being No 190212499 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.09.25 16:15:16 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 25/09/2023

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.