

Sl. no. 02/21

Padma Das
Notary Govt. of India
Kolkata

Professional Address :
C.M.M's Court Compound
2 & 3, Bankshall Street,
Kolkata - 700 001

Notarial Certificate

(Pursuant to section 8 of the Notaries act, 1952)

TO ALL TO WHOM THESE PRESENTS shall come, I, Padma Das duly authorised by the Central Government to practice as a NOTARY, do hereby verify, authenticate, Certify, attest as under the execution of the instrument annexed here to collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matters contained therein, presented before me, according to that this is to certify, authenticate and attest that the annexed Instrument "A" is the

Power of Attorney between Samad Das
and others of 30/1 Curranmoyee Road
Kolkata - 700001, West Bengal

PRIMA FACIE the annexed instrument "A" appears to be in the USUAL procedure to serve and avail as needs or occasions shall or may require for the same.

IN FAITH AND TESTIMONY
WHERE OF being required of a
NOTARY, I, the said notary do
hereunder subscribe my hand and
affix my seal of office at Calcutta
on this the..... day of.....
in the year of Christ.....
in the year of Christ.....

16 SEP 2011



Notarial Stamp



Padma Das

Padma Das
Notary, Govt. of India
Regd. No. 13771/18
C.M.M's Court Compound
2 & 3, Bankshall Street,
Kolkata - 700001

পঞ্চাশ

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FIFTY
RUPEES

RS. 50

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 124216

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS. 1) Samar Nag, 2) Siddhartha Nag, 3) Shibrām Nag, all sons of late Lalmoḥan Nag, residing at 30, Swarnamoyee Road, P.O. & P.S. Berhampore, Dist. Murshidabad, became the absolute owners of the following Schedule property (hereinafter called as said property).

AND WHEREAS the 1) Samar Nag, 2) Siddhartha Nag, 3) Shibrām Nag, all sons of late Lalmoḥan Nag, residing at 30, Swarnamoyee Road, P.O. & P.S. Berhampore, Dist. Murshidabad, have entered in to an agreement with BHARAT SHELTER DEVELOPMENT LIMITED for developing the properties as mentioned in the schedule below

AND WHEREAS a plan for a Multi Storied Complex has already been sanctioned by the Berhampore Municipal authority vide memo no 281 date 29-06-2016 on the said land as mentioned in the schedule written hereunder. Now we are engaged in our others business outside of Berhampore. We decided to appoint Sri Santanu Nag in the personal capacity as our constituted attorney to look after all the affairs on behalf of us relating to the property described in the schedule below but not related to any allies of the constructed part of the Building.

Samar Nag
Siddhartha Nag
Shibrām Nag

16 SEP 2021

Contd.



Santanu Nag
29/9/21

NOW BY THESE PRESENTS WITNESSETH that We 1) Samar Nag, 2) Siddhartha Nag, 3) Shikram Nag, all sons of late Lal Mohan Nag, residing at 30, Swarnamoyee Road, P.O. & P.S. Berhampore, Dist. Murshidabad, do hereby nominate, constitute, appoint and authorize to Santanu Nag, s/o Late Lal Mohan Nag by religion Hindu, by occupation business, residing at 30, Swarnamoyee Road, P.O. Berhampore, P.S. Berhampore Town District Murshidabad, West Bengal, being the Director of Bharat Shelter Development Ltd, incorporated under Indian Companies, Act 1956, having its Registered Office at Eternity building D.N-1, Sector-V Salt Lake City Kolkata-700 091, PAN: AAJCB1556H, to be represented by its authorized person hereinafter referred to as the "SAID ATTORNEY" to be our true and lawful attorney for us in our affairs and on behalf of us to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things viz.

- 1) To enter into agreements for sale of the flats, shops and garage or apartments situated on the following schedule property on ownership basis and to take advances or payments in respect thereof
- 2) To negotiate, on terms for and to agree to and enter into and conclude any agreement of sale and sale of the flats, shops and garage or apartments already constructed on the following schedule property to any purchaser or purchasers at such price which our said attorney in his absolute discretion thinks proper and to cancel and/or repudiate the same
- 3) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance or purchase money and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers, for which the owners shall not be liable for any such transaction for the undivided proportionate rights, title and interest in the land as mentioned in the schedule written hereunder
- 4) To sign and execute all other deeds, instruments and assurances including agreement for sale which he shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the undivided proportionate right, title and interest in the land as mentioned in the schedule written hereunder at his own discretion
- 5) To sign, execute and present any conveyance or conveyances or agreement for sale for registration to admit execution and receipt or consideration before the Sub-Registrar or Registrar having Authority for and to have the said conveyance registered and to do all acts, deeds, and things which our said attorney shall consider necessary for conveying the said property the proportionate undivided rights, title and interest in the land to the said purchaser or purchasers as fully and effectually in all respects



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15 SEP 2021

- 6) To represent us before any Court of law or B.L. & L.R.O., D.L. & L.R.O. Municipality or any Office or Offices and to sign and verify any application before such Courts or Offices in regard to matters related to the land as mentioned in the schedule written hereunder, and to appear regard plan/revised plan as the case may be to the concerned Municipal Office.
- 7) To appoint advocates acting or pleading and otherwise conducting any case before any Court of Law in regard to the said land
- 8) To Sign and verify all plaints, written statement and other pleadings, application or documents in any Court of Law or Government Offices and also to depose on our behalf and also to sign in the plaint, Written Statement, Appeals, Vakalatnama, Compromise Petition or any other Petition to be filed before the Court of Law.
- 9) This Power of Attorney has been granted without any consideration and it does not create any right title or interest of the Attorney on the said property. The Attorney does not obtain any power to develop the said property by any means. All money received by the Attorney in respect of the said property will have to deposit immediately in my bank account and all expenditures incurred the Attorney will be borne by me/myself.

AND We hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said property under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE OF THE LAND

All the piece and parcel of land measuring about 0.4850 acre more or less in Mouza Gorabazar, Berhampore, J.L.No.90 Khatian Nos.12769, 12770, 12771, 12772 L.R. Plot No 4195 P.S. Berhampore Town, Dist Murshidabad under zone No.22 of the Berhampore Municipality, Dist Murshidabad. The annexed page contains the photographs of the executants and the Power of Attorney holder and also the finger prints of all ten fingers of the executants and the power of attorney holder which would be treated as a part of this power or attorney.

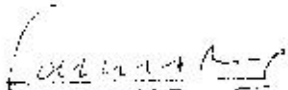


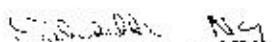
Handwritten signature and text, possibly a date or reference number, located below the stamp.

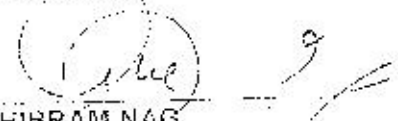
18 SEP 2021

IN WITNESS WHEREOF We sign this Power of Attorney on this _____ Day of _____ 2021 and attest here below the specimen signature of

Specimen Signature of SANTANU NAG

1. 
S. SAMAR NAG

2. 
S. SIDDHARTHA NAG

3. 
S. SHIKRAM NAG


(Signature of the Executants)

IN PRESENCE OF:

Accepted

(SAMITA NAG)

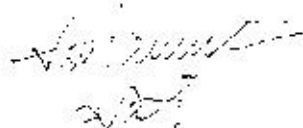
ATTESTED SIGNATURE ONLY
BEFORE ME ON _____ DAY


P. PADMA DAS
NOTARY


P. PADMA DAS
NOTARY
KOLKATA



10 SEP 2021



INSTRUMENT "A" dated day of

.....

with

Notarial Certificate

Dated day of



In the matter of .

Notarial Certificate

Padma Das

NOTARY PUBLIC

Regd. No. 13771/18

C.M.M.'s Court Compound

2 & 3, Bankshali Street,

Kolkata - 700 001

Mob. : 9836464931

