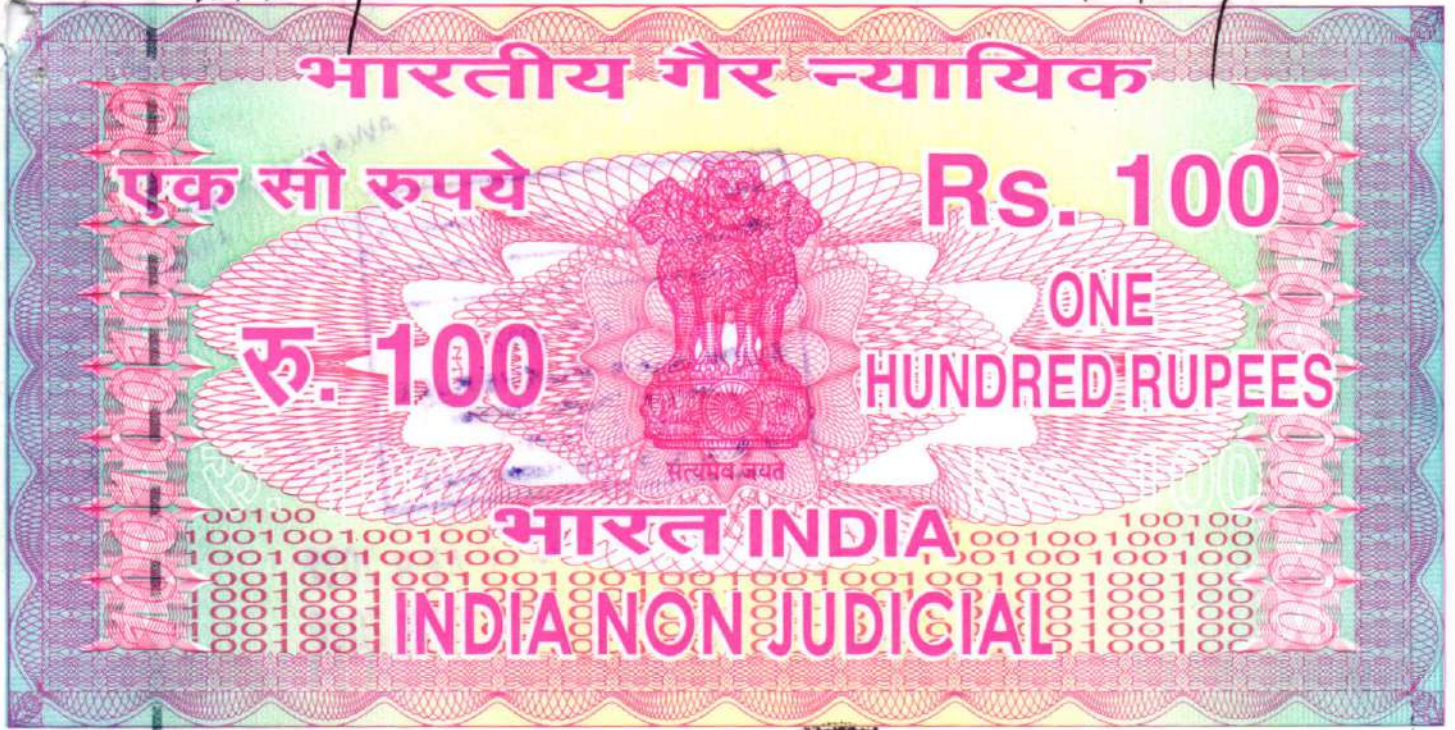


12959/2022

12958/2022



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AL 237947

Q (8) 2457887/22



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

13/8/22  
11:51am

Additional Registrar of Assurances-IV, Kolkata

**POWER OF ATTORNEY**

Additional Registrar of Assurances-IV, Kolkata

1. **Date:** 13-8-2022

2. **Place:** Kolkata

3. **Parties:**

3.1 **SRI SUJIT BOSE (PAN : AELPB1108B)**, son of Late Jitendra Nath Basu, by faith-Hindu, by Nationality - Indian, By Occupation - Business, residing at Village E/7, North Nilachal, Birati, P.O. Nilachal, P.S. - Airport, District North 24 Parganas, Kolkata -700 134.

13 AUG 2022



37

AWANI KUMAR ROY  
Advocate  
10, Kiran Shankar Roy Road,  
1st Floor, Kolkata-700 001

NAME \_\_\_\_\_  
NO \_\_\_\_\_  
- 1 APR 2022  
SUNAM MUKHERJEE  
Licensed Chartered Accountant  
C. C. Court  
2 & 3, K. S. Roy Road, Kolkata-1

1 APR 2022  
1 APR 2022

A.R.A.  
VI

It is to be noted that the Document is admitted & the Registrar has issued the Certificate of Registration and the Document is now a part of the Record.

Additional Registrar  
of Assurances, Kolkata

3 AUG 2022



8

ADDITIONAL REGISTRAR  
OF ASSURANCES IN KOLKATA  
1 AUG 2022

The aforesaid party numbering from 3.1 is hereinafter in this presents for the sake of brevity, collectively called, referred to and identified as **GRANTOR/EXECUTOR** of this power of attorney **AND** grant the same in favour of **M/S. NATURAL MANAVSTHAL PRIVATE LIMITED (PAN AADCN7719H)**, a Company incorporated within the meaning and under the provisions of The Companies Act, 1956 and is and existing Company within the meaning of the Companies Act, 2013 having its registered office at Premises no. 9A, Lord Sinha Road, P.S. Shakespeare Sarani, P.O. Middleton Row, Kolkata 700071, represented by its Director **MUKESH KUMAR SHARMA (PAN ARKPS6485Q)**, son of Sri Mahesh Kumar Sharma, by faith Hindu, by occupation Business, residing at 5B, Judges Court Road, P.S. & P.O. Alipore, Kolkata-70027 who executes these presents being empowered by and under refuge of the Company Resolution dated 12<sup>th</sup> June, 2017 hereinafter in these presents for the sake of brevity, called, referred to and identified as the **ATTORNEY** of this power of attorney.

**NOW THIS POWER OF ATTORNEY (POA) WITNESSES AS FOLLOWS:**

4. **Background**

4.1 **Ownership of Said Property:**

- A. Sri Sujit Bose being the then owner of the entire below mentioned **Schedule A Part-I** property, on and after having intraparty thorough discussion, entered into and executed a **registered Development Agreement dated 08.08.2022**, in respect of the entire **Schedule A property** mentioned below at the foot of these presents with **M/S Natural Manavsthal (P) Ltd**, being the Developer therein and such Agreement was



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
13 AUG 2022 8

executed and registered at and before The Office of The Additional Registrar of Assurance, ARA – IV Kolkata, West Bengal and recorded in Book-I, Being No. 190412609 for the year 2022.

B. Now with the execution of these presents, the Appointer/ Grantor herein on and in respect of the Schedule A, property appoints M/S Natural Manavsthal Pvt. Ltd as their sole lawful Constituted Attorney who is hereby empowered to do, perform, execute, implement, act upon and/or cause any and/or all the following acts over, on and in respect of the entire **Schedule A**, property in consonance and compliance with the provisions of the registered Development Agreement dated 08.08.2022 Being No. 190412609 for the year 2022, which was executed by Sri Sujit Bose.

4.2 **Reason for Granting of Powers:** It is not possible for the Grantors to look after and sell the Developer's allocation and it has been agreed as per the terms of the aforesaid Development Agreement. Accordingly, the Grantors are granting certain powers and authorities to the Attorneys, by this Power of Attorney amongst other as stated hereinafter.

5. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Project Land and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.

6. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all



*[Handwritten signature]*

13, AUG 2022



or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance.

7. To cause survey, measurement, soil test, excavation and other works at the Project Land.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the Project Land.
10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/alteration/renewal of the plans for any construction at the Project Land.
11. To sell, transfer, convey, Lease out, Sub-let the Developer's allocation as mentioned in **SCHEDULE "B"** below, at the foot of these presents and receive part or full consideration thereof and issue receipt thereof and to execute any registered or



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13/08/2022



unregistered documents of whatsoever nature and character in this regard.

12. To enter into, present and execute any registered and/or unregistered documents of whatsoever nature and character with regard to the developer's allocation in terms of Development Agreement and Supplement Agreement.
13. To sign, execute, modify, cancel, alter, submit and present for registration of any deed and/or document for Sale and to receive part or full consideration amount thereof and issue and acknowledge the receipt thereof and have registered before the concerned authorities all papers, sale deeds, documents, declarations, affidavits, applications, returns, confirmations and consents with regard to the same as stated above, in connection with the developer's allocation.
14. To appear and present myself before all Statutory Bodies, Notary Public, Registrars, Magistrates and all other officers and authorities to have presented, executed, notarized, registered and authenticated all papers, Deeds of Conveyances, Agreement for Sale, Lease Deeds, Rectification Deed, Declaration, Rental Agreements etc. as and when required and to execute and enforce all powers and authorities contained herein, in connection with the Developer's allocation.
15. To employ solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein in respect of the Developer's allocation only.



13 AUG 2022

16. To negotiate for sale and to sell the developer's allocation on terms and conditions as may deemed fit by the Attorney and to prepare, sign, execute and deliver registered or unregistered Memorandum of Understanding, Agreements for Sale, Deed of Conveyances and other instruments in this regard.
17. To apply for and obtain all kind of "No Objection Certificates" permissions and clearances required for entering into agreements, conveyances and other instruments.
18. To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of developer's allocation and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
19. To pay all outgoings, including Municipal Taxes and other statutory duties/payments etc. in respect of the Developer's allocation and to collect receipts therefore.
20. To do and execute all other lawful acts and represent the Grantors at and before all the statutory bodies, Courts, Judicial forum and municipalities as and when required in respect of the below Second scheduled property.
21. To cooperate in all respect in causing mutation of such constructed areas/Flats/Apartments already sold to such respective purchasers from Developer's allocation.



*J*

REGISTRAR OF COMPANIES  
KOLKATA  
13 AUG 2022

22. To make representation to any Bank, Financial Institution, NBFC any Private Lender in respect of any part or portion of the Developer's Allocation and create charge or mortgage or by any intending purchaser for its/their flat create charge or mortgage to obtain loan out of the Developer's Allocation. However it is made clear that the owners in any event will not be responsible for payment of the same or any part thereof.
23. Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the Attorney is created on the Property which is the subject matter of this Power of Attorney.
24. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
25. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Development Agreement.
26. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.

**SCHEDULE - A ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of contiguous land admeasuring an area of **4 Cottahs 02 Chittack 33 Sq.Ft**, along with constructed 1449 Sq.ft. covered area with building standing thereon comprised C.S. Dag No., R.S. Dag No. & L.R. Dag NO. 270, under C.S. & R.S. Khatian No. 160, L.R. Khatian No. 578, lying and situated at Mouza: Bisharpara,



*[Handwritten signature]*

REGISTRAR  
OF COMPANIES, KOLKATA  
13 AUG 2022

J.L. No. 5, Re : Sa No. 89, Touzi No. 172, Police Station previously Dum Dum, presently Airport, District Sub Registrar previously Cossipore Dum Dum, presently Additional District Sub Registrar Bidhannagar Salt Lake City, within the ambit of North Dum Dum Municipality, District North 24 Parganas, in Ward No. 33, Municipal Holding No. 269(308), Nilachal under North Dum Dum Municipality, Kolkata -700134. Together With all easementary rights, common facilities, amenities, free egress and ingress as attached therewith. The Said Property is butted and bounded by -

- IN THE NORTH** : Natural City Apartment  
**IN THE SOUTH** : Mr. Ghosal & Others Land  
**IN THE EAST** : Pomila Sarkar, Land and 8'ft. common passage.  
**IN THE WEST** : Sri Sujit Bose Land and home.

**SCHEDULE B ABOVE REFERRED TO**

**ALL THAT** the balance 68% of the total FAR/constructed area including 68% of the Car Parking Space and proportionate 68% share in the land together with proportionate share in the common area facilities and amenities in the Said Property morefully and particularly herein above written in these presents.



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
13 AUG 2022





**Execution and Delivery**

26.1. **In Witness Whereof** the Grantors and the Attorney have executed this Power of Attorney on the above date.

**Witnesses:**

1. Partha Naray  
10, K.S. Roy Road  
Kolkata - 700001

*Sujit Bose*

---

SUJIT BOSE

(Grantor)

**Witnesses:**

1.

Monor Roy Chowdhury  
10 K.S. Roy Road  
Kolkata - 700001

2.

Drafted by  
Anwar Kumar Roy  
Advocate

High Court  
Calcutta

WB/1927/1978



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

13 AUG 2022

# SPECIMEN FORM FOR TEN FINGERPRINTS



S. K. R. R.

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



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



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



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



8

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
13 AUG 2022

@@  
DATED THIS            DAY OF            2022  
@@

**BETWEEN**

**M/S. NATURAL MANAVSTHAL PRIVATE  
LIMITED**  
**..DEVELOPER**

**A N D**

**SRI SUJIT BOSE**  
**OWNER**

**POWER OF ATTORNEY FOR SALE**

**MR. AWANI KUMAR ROY**  
Advocate  
10. Kiran Shankar Roy Road  
Kolkata-700001.



## Major Information of the Deed

Deed No :	I-1904-12958/2022	Date of Registration	13/08/2022
Query No / Year	1904-8002457887/2022	Office where deed is registered	
Query Date	12/08/2022 6:47:01 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PARTHA NANDY 210, BAKSARA VILLAGE ROAD, Thana : Santragachi, District : Howrah, WEST BENGAL, PIN - 711110 Mobile No. : 9830971326, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 38,34,361/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190412609/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: North Nilachal, Mouza: Bisharpara, , Holding No:269 Pin Code : 700134

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-270	LR-578	Bastu	Bastu	4 Katha 2 Chatak 33 Sq Ft		30,02,997/-	Property is on Road , Project Name :
<b>Grand Total :</b>					<b>6.8819Dec</b>	<b>0 /-</b>	<b>30,02,997 /-</b>	




### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1449 Sq Ft.	0/-	8,31,364/-	Structure Type: Structure
Gr. Floor, Area of floor : 1449 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1449 sq ft</b>	<b>0 /-</b>	<b>8,31,364 /-</b>	





**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>Mr SUJIT BOSE (Presentant)</b> Son of Late JITENDRA NATH BASU Executed by: Self, Date of Execution: 13/08/2022 , Admitted by: Self, Date of Admission: 13/08/2022 ,Place : Office			
	13/08/2022	LTI 13/08/2022	13/08/2022	
E/7, NORTH NILACHAL, BIRATI, City:- North Dum Dum, P.O:- NILACHAL, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700134 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/08/2022 , Admitted by: Self, Date of Admission: 13/08/2022 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>NATURAL MANAVSTHAL PRIVATE LIMITED</b> 9A, LORD SINHA ROAD, City:- Kolkata, P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MUKESH KUMAR SHARMA</b> Son of Mr MAHESH KUMAR SHARMA , 5B, JUDGES COURT ROAD, City:- Kolkata, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NATURAL MANAVSTHAL PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA NANDY</b> Son of Late ARUN KUMAR NANDY , 210, BAKSARA VILLAGE ROAD, City:- Not Specified, P.O:- BAKSARA, P.S:- Santragachi, District:-Howrah, West Bengal, India, PIN:- 711210			
	13/08/2022	13/08/2022	13/08/2022
Identifier Of Mr SUJIT BOSE			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUJIT BOSE	NATURAL MANAVSTHAL PRIVATE LIMITED-6.88188 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUJIT BOSE	NATURAL MANAVSTHAL PRIVATE LIMITED-1449.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: North Nilachal, Mouza: Bisharpara  
Holding No:269 Pin Code : 700134

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 270, LR Khatian No:- 578		Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 190412958 / 2022**

**On 13-08-2022**

**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 11:51 hrs on 13-08-2022, at the Office of the A.R.A. - IV KOLKATA by Mr SUJIT BOSE ,Executant.

**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 38,34,361/-

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

Execution is admitted on 13/08/2022 by Mr SUJIT BOSE, Son of Late JITENDRA NATH BASU, E/7, NORTH NILACHAL, BIRATI, P.O: NILACHAL, Thana: Airport, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700134, by caste Hindu, by Profession Others

Indetified by Mr PARTHA NANDY, , , Son of Late ARUN KUMAR NANDY, , 210, BAKSARA VILLAGE ROAD, P.O: BAKSARA, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711210, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 379, Amount: Rs.100/-, Date of Purchase: 01/04/2022, Vendor name: S Mukherjee



**Semanti Sikdar**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

ADDITIONAL BUREAU OF BUREAU  
OFFICE OF THE ALASKA  
FISH AND GAME

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 832836 to 832854  
being No 190412958 for the year 2022.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.08.19 18:21:09 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/08/19 06:21:09 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)

