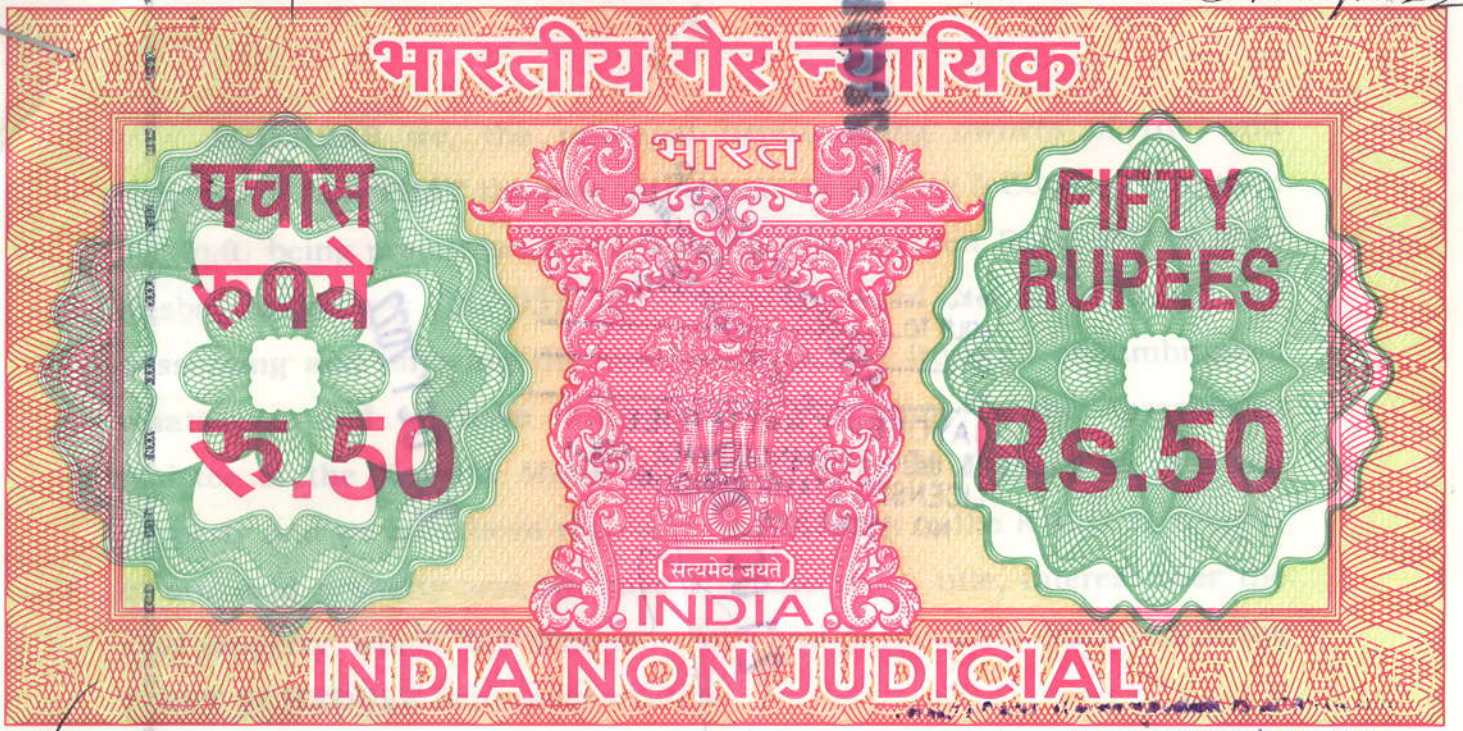


8975/22

I-18430/2022



3

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

REGISTRATION NO. 538989

Q-8/3709870/22

Alipore, South 24-parganas 02.12.2022

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTERED DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THIS PRESENTS M/S. DEEPPAL CONSULTANCY PVT. LTD. (PAN No. AABCD6246M), a company incorporated under the Companies Act, 1956 and having its registered office at 48/1A, Dr. Suresh Sarkar Road, Police Station – Beniapukur, Post Office – Entally, Kolkata – 700014, represented by its Director **SRI MADHAB CH. PAUL (PAN No. AFXPP4496D, Mob. 9748746391, Aadhaar No. 905512740174),** son of Late Radha Gobinda Paul, by faith – Hindu, by occupation – Business and at present residing at 17, Suren Tagore Road, P.S. Gariahat, Kolkata - 700019, more fully described in the **SCHEDULE** below herein having our undivided share therein do hereby **SEND GREETINGS:-**

Handwritten signature/initials

1-18/05/21-1

20/10/22

72691

SOLD TO.....
 OF.....
 RS.....
JAYDEEP CHATTERJEE
 16, INDIA EXCHANGE PLACE, KOL-1
 LICENSED STAMP VENDOR
 NO 351RS2016

ANUBRATA DHAR
 (Advocate)
 C.M.M. Court, KOL-1

21 OCT 2022

21 OCT 2022



DISTRICT SUB REGISTRAR-III
 SOUTH 24 PGS. ALIPORE
 02 DEC 2022

Handwritten signature and initials
 20

Handwritten notes and scribbles on the right side of the page.

WHEREAS we, the principal herein being owners of the said property of **ALL THAT** the plot of the land measuring 5 Cottah 1 Chittack 31 Sq.ft. being premises no. 42, Sarat Ghosh Garden Road, P.O. & P.S. Kasba, Kolkata - 700 031 within K.M.C. Ward No. 91 and we are possessing and enjoying the said property free from all encumbrances whatsoever and we have duly mutated our name in the Assessment register of the Kolkata Municipal Corporation as Owners of the said property and we have been regularly paying taxes to the K.M.C. in respect of our said property and we have absolute right, title, interest over the said property, which has been morefully and particularly described in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS we have become desirous of developing our said property by constructing thereupon a multi-storied building in accordance with the building plan sanctioned by the Kolkata Municipal Corporation, but owing to paucity of requisite fund, we are unable to start the construction of the said proposed building and in search of a Developer, who can undertake the responsibility of construction of such building upon the land of the said premises at their own arrangement and expenses.

AND WHEREAS having coming to know our intention, one Developer **M/S. DEEPAJ CONSTRUCTION PVT. LTD. (PAN No. AACCD5069P)**, a company incorporated under the Companies Act, 1956 and having its registered office at No. 48/1A, Dr. Suresh Sarkar Road, P.S. Beniapukur, P.O. Entally, Kolkata - 700014, represented by its Director **SMT. JAYATI PAUL (PAN NO. AKEPP6359B, Mob. 9836968333, Aadhaar No. 315531651768)**, wife of Sri Madhab Ch. Paul, by faith Hindu, residing at 17, Suren Tagore Road, P.O. Ballygunge,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARG ALIPORE
02 DEC 2022

P.S. Gariahat, Kolkata – 700 019, made contact with us and requested us to allow them to develop the said premise, as desired by us by constructing the proposed building in accordance with the sanction building plan, as its own arrangement and expenses.

AND WHEREAS we have agreed with the proposal of the Developer herein and allowed the Developer to develop the said premises under certain terms, conditions and stipulations, mutually agreed by and between our self and the Developer and the said terms, conditions and stipulations have been duly mentioned in a separate Development Agreement dated .02.12.2022...

AND WHEREAS the said Development Agreement entered between our self and the Developer **M/S. DEEPAJ CONSTRUCTION PVT. LTD.** was duly registered on .02.12.2022..., recorded in Book I., Volume 1603-2022..., pages ...x..... tox....., being no. 1603.018397., for the year 2022 and by such Development Agreement, the said Developer have already been appointed for construction of the new building upon the land of the said premises on the basis of the building plan to be sanctioned from the Kolkata Municipal Corporation.

AND WHEREAS as per the above mentioned Development Agreement between our self and Developer herein, we, being Executant and Owners do hereby nominate, constitute and appoint **M/S. DEEPAJ CONSTRUCTION PVT. LTD.**, a company incorporated under the Companies Act, 1956 and having its registered office at No. 48/1A, Dr. Suresh Sarkar Road, P.S. Beniapur, P.O. Entally, Kolkata – 700014, represented by its Director **SMT. JAYATI PAUL**, wife of Sri Madhab Ch. Paul, by faith Hindu, residing at 17, Suren Tagore Road, P.O. Ballygunge,

Madhab Ch. Paul



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
02 DEC 2022

P.S. Gariahat, Kolkata - 700 019 **TO BE OUR TRUE AND LAWFUL ATTORNEY** to act on our behalf and in our name and on our behalf to do all or only of the following acts, deeds, matters and things which are under:-

1. To negotiate on terms for sale of the flats, car parking spaces, commercial spaces of the proposed building to be constructed at 42, Sarat Ghosh Garden Road, P.O. & P.S. Kasba, Kolkata - 700031, containing area of 5 Cottah 1 Chittack 31 Sq.ft. more or less within the area of the Kolkata Municipal Corporation under Ward no. 91, comprised in (hereinafter called the Said Premises) and to enter into any Agreement/Agreements for Sale of the flats/commercial spaces, shops and car parking spaces etc. and other during construction of the said building.
2. For delivery of possession of the flats, car parking spaces, commercial spaces of the proposed building in habitable condition in terms of the Development Agreement, to receive consideration and execute any Deed of Conveyance in respect of the aforesaid spaces along with undivided proportionate share and interest in the land comprised in the said premises proportionate to Flats, Car Parking Spaces and commercial spaces to be constructed in favour of the prospective Purchaser/Purchasers.
3. Upon delivery of possession of the flats, car parking spaces, commercial spaces of the proposed building in habitable condition on terms of the Agreement and execute sign and present any such Deed or Deeds of Conveyance for registration in respect of the said building including flat, commercial space, parking space to be constructed and to admit their respective execution and acknowledge receipt of consideration thereof before the concerned registration authorities having authority for and to have the said



DISTRICT SJE REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
02 DEC 2022

Deed or Deeds of Conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for the aforesaid Flats/Commercial Space/Shops/Car Parking Space/other space with proportionate share in the land to the prospective purchaser/purchasers fully and effectually in all respect as we could do the same.

4. To execute, affirm and sign all other declaration papers, documents and/or instruments to be filed before any lawful authority as may be required.
5. To deliver possession of the Flats/Commercial Space/Shops/Car Parking Space and other spaces to the intending Purchaser/Purchasers according to his own will and discretion.
6. To put and/or affix signboard in the said premises and publish notification in the newspaper for inviting application for booking of Flats, Car Parking Space, Shop etc. of the proposed building.
7. To appoint from time to time Architect/L.B.S. and other required consultants, contractors and other personal and workmen for carrying out the development of the property, as described in **FIRST SCHEDULE** and also consideration money, salaries and/or wages.
8. To enter into the said premises with Contractor, Architects and other workmen for construction of the said building to do all necessary works in connection with the said premises and buildings.
9. To enter into Agreement for Sale for Transfer mentioned in the said Agreement with person or persons under any terms and conditions and receive advance/earnest money by granting receipt therefore.






DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS ALIPORE
02 DEC 2022

10. To receive advance money, consideration money, sale proceeds and/or any money in connection with the development agreement from the prospective buyers and/or person or persons in respect of the proposed building and to grant proper and effectual receipt therefore.
11. To negotiate and settle terms with the intending buyers/transferees for sale as per the Development Agreement in the proposed building.
12. To appoint any person or persons be delegating all or any of the powers hereby conferred to the attorney as the attorney may deem fit and proper.
13. In any event the said attorney shall not incur any financial liabilities on account of or the name of the principal executants.
14. To sign all papers, application, documents of the intending purchasers of the flats, commercial spaces and Car Parking space for obtaining loan for the same from their respective offices or from any financial institutions.
15. To enter into the said premises for construction of the new building and to sign on modified or altered plan, if necessary and to pay necessary fees and also to obtain permission from all other authorities required to be obtained for the same.
16. To approach all the concerned authorities under the Urban Land (Ceiling & Regulation) Act 1976 for the purpose of obtaining exemption Under Section 20 of the said premises.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
02 DEC 2022

17. To sign, submit and received all plans, papers, registered documents from Kolkata Municipal Corporation, revised plan, modified plans, completion plan and all other related documents regarding sanction of building plan from the **Kolkata Municipal Corporation and/or other authorities.**
18. To appear and represent us before the Notary public, Additional Registrar of Assurances-I, Kolkata, A.D.S.R. Alipore, 24-Parganas (South) and D.S.R.-III at Alipore and all other office and offices and authority and authorities in connection with the registration of the aforesaid document and enforcement of all power and authorities as contained herein. 
19. To apply for obtaining electricity, water, telephone, drainage, connection (permanent or temporary) and arrange for lying underground cables, drinking water lines, sewerages and drainage connections to the said premises from the Kolkata Municipal Corporation and/or other statutory authorities. 
20. To appear for and represent us in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. and to sign, verify, the plaints, written statements, applications, petitions, affidavits, undertakings, declarations and all other documents/papers and to appoint Advocates and legal practitioners and to sign and to execute Vakalatnama and to execute and order, decree or judgment and to deposit or withdraw money or documents and in any Court or Authority/Authorities in which we are interested or concerned in connection with the said premises and/or building.
21. To approach, the Kolkata Municipal Corporation, Fire Brigade Dept., Urban Land Ceiling Dept. and other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out 



DISTRICT REGISTRAR-II
SOUTH BANGALORE
02 DEC 2022

the construction of the said building and completion thereof and for obtaining occupation and completion certificate and connection with the running and establishing units thereof.

22. To settle, compromise all actions, suits, accounts, claims and to dispute between us and any other person or persons in connection of the said **FIRST SCHEDULE** mentioned property and generally to execute and perform all other lawful acts, matters and things as may **SAID ATTORNEY** shall consider necessary in connection with the said premises and we hereby agree that all acts, deeds and things in respect of the said premises done by the said Attorney shall be construed as acts, deeds etc. deemed to be done by us and we undertake to ratify and thereafter ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this Power of Attorney.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT piece and parcel of land measuring about 5 (five) Cottahs 1 (one) Chittaks 31 (thirty one) Sq.ft. more or less lying and situate at Premises No. 42, Sarat Ghosh Garden Road, comprised in Mouza - Dhakuria, Pargana Khaspur, J.L. No. 18, Touzi No. 230/232 and part of C.S. Dag No. 600 - 603, 633 - 638, of Khaitan No. 196/1, within the District of South 24-Parganas P.O. & P.S. Kasba, Ward No. 91, within the limits of The Kolkata Municipal Corporation, Assessee no. 21-091-16-0065-1, Kolkata - 700 031, under The Kolkata Municipal Corporation which is butted and bounded in the following manner:



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
02 DEC 2022

ON THE NORTH : By Pre. No. 13, Kalupara Lane & Land of
B. Sadhukha.

ON THE SOUTH : By Sarat Ghosh Garden Road.

ON THE EAST : By Pre. No. 55A, Sarat Ghosh Garden Road.

ON THE WEST : By Pre. No. 42A, Sarat Ghosh Garden Road.

IN WITNESS WHEREOF the Executants do hereby set and subscribe their respective hands on this the 2nd day of December 2022.

WITNESSES :

1. *Rahul K. Das*
16, Suron Pagore Road
Kolkata, - 700019.

2. *p.dh.*
deep pal consultancy
2022

DEEP PAL CONSULTANCY (P) LTD.

Mastan Chandra
Director.

EXECUTANTS

Prepared by me

p.dh.
BAPI DAS
Advocate
Allpore Police Court
Kolkata-700 027
Regd No.-WB-613/2001

DEEPRAJ CONSTRUCTION PVT. LTD.

Jayanta Paul
Director

ACCEPTED BY ATTORNEY



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
02 DEC 2022

CONSTRUCTION FILE LTD

Director

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name: MADHAB C.H. PAUL

Signature: Madhab C.H. Paul

Thumb 1st finger middle finger ring finger small finger

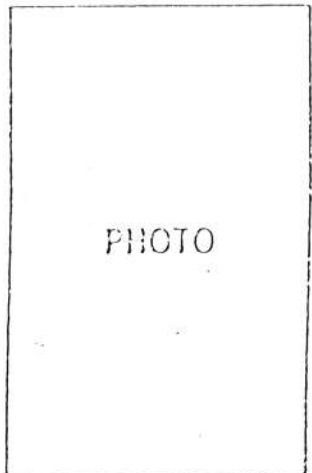


left hand					
right hand					

Name: JAYATI PAUL

Signature: Jayati Paul

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name:

Signature:



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
02/DEC 2022

Major Information of the Deed

Deed No :	I-1603-18430/2022	Date of Registration	02/12/2022
Query No / Year	1603-8003409870/2022	Office where deed is registered	
Query Date	02/12/2022 12:16:17 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9872166565, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,28,94,587/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160318397/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Ghosh Garden Road, Road Zone : (Dhakuria Rail Station -- Kamala park) , , Premises No: 42, , Ward No: 091 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 1 Chatak 31 Sq Ft	1/-	2,28,94,587/-	Property is on Road , Project Name :
Grand Total :				8.4242Dec	1 /-	228,94,587 /-	



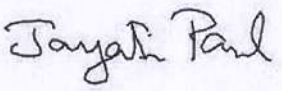


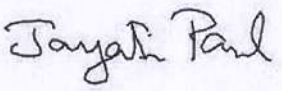


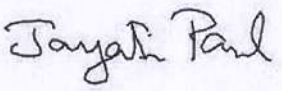


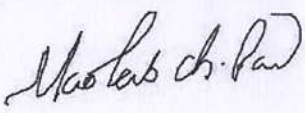


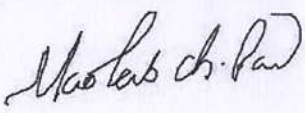


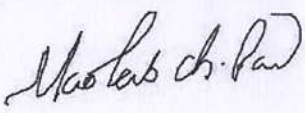
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEEP PAL CONSULTANCY PRIVATE LIMITED 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.:: aaxxxxxx6m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Key Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEEPAJ CONSTRUCTION PRIVATE LIMITED 48/1A, SURESH SARKAR ROAD, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt JAYATI PAUL (Presentant) Wife of Shri Madhab Chandra Paul Date of Execution - 02/12/2022, , Admitted by: Self, Date of Admission: 02/12/2022, Place of Admission of Execution: Office </td> <td>  Dec 2 2022 12:50PM </td> <td>  LTI 02/12/2022 </td> <td>  02/12/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt JAYATI PAUL (Presentant) Wife of Shri Madhab Chandra Paul Date of Execution - 02/12/2022, , Admitted by: Self, Date of Admission: 02/12/2022, Place of Admission of Execution: Office	 Dec 2 2022 12:50PM	 LTI 02/12/2022	 02/12/2022	17, Suren Tagore Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9B,Aadhaar No Not Provided Status : Representative, Representative of : DEEPAJ CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature									
Smt JAYATI PAUL (Presentant) Wife of Shri Madhab Chandra Paul Date of Execution - 02/12/2022, , Admitted by: Self, Date of Admission: 02/12/2022, Place of Admission of Execution: Office	 Dec 2 2022 12:50PM	 LTI 02/12/2022	 02/12/2022									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MADHAB CHANDRA PAUL Son of Late RADHA GOBINDA PAUL Date of Execution - 02/12/2022, , Admitted by: Self, Date of Admission: 02/12/2022, Place of Admission of Execution: Office </td> <td>  Dec 2 2022 12:54PM </td> <td>  LTI 02/12/2022 </td> <td>  02/12/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MADHAB CHANDRA PAUL Son of Late RADHA GOBINDA PAUL Date of Execution - 02/12/2022, , Admitted by: Self, Date of Admission: 02/12/2022, Place of Admission of Execution: Office	 Dec 2 2022 12:54PM	 LTI 02/12/2022	 02/12/2022	17, SUREN TAGORE ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6D,Aadhaar No Not Provided Status : Representative, Representative of : DEEP PAL CONSULTANCY PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature									
Mr MADHAB CHANDRA PAUL Son of Late RADHA GOBINDA PAUL Date of Execution - 02/12/2022, , Admitted by: Self, Date of Admission: 02/12/2022, Place of Admission of Execution: Office	 Dec 2 2022 12:54PM	 LTI 02/12/2022	 02/12/2022									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 02/12/2022	 02/12/2022	 02/12/2022
Identifier Of Smt JAYATI PAUL, Mr MADHAB CHANDRA PAUL			

ar of property for L1

No	From	To. with area (Name-Area)
	DEEP PAL CONSULTANCY PRIVATE LIMITED	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-8.42417 Dec

District Sub Registrar
OFFICE OF THE D.S.R. IN P.O. 24/74
BANGALUR
South 23-Parganas, West Bengal

Endorsement For Deed Number : I - 160318430 / 2022

02-12-2022

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 12:35 hrs on 02-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt JAYATI PAUL ,,

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 2,28,94,587/-

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

Execution is admitted on 02-12-2022 by Smt JAYATI PAUL, DIRECTOR, DEEPAJ CONSTRUCTION PRIVATE LIMITED, 48/1A, SURESH SARKAR ROAD, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 02-12-2022 by Mr MADHAB CHANDRA PAUL, DIRECTOR, DEEP PAL CONSULTANCY PRIVATE LIMITED, 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 72691, Amount: Rs.50.00/-, Date of Purchase: 21/10/2022, Vendor name: JAYDEEP CHATTERJEE



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 598320 to 598335

being No 160318430 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.12.05 18:45:34 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/12/05 06:45:34 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)