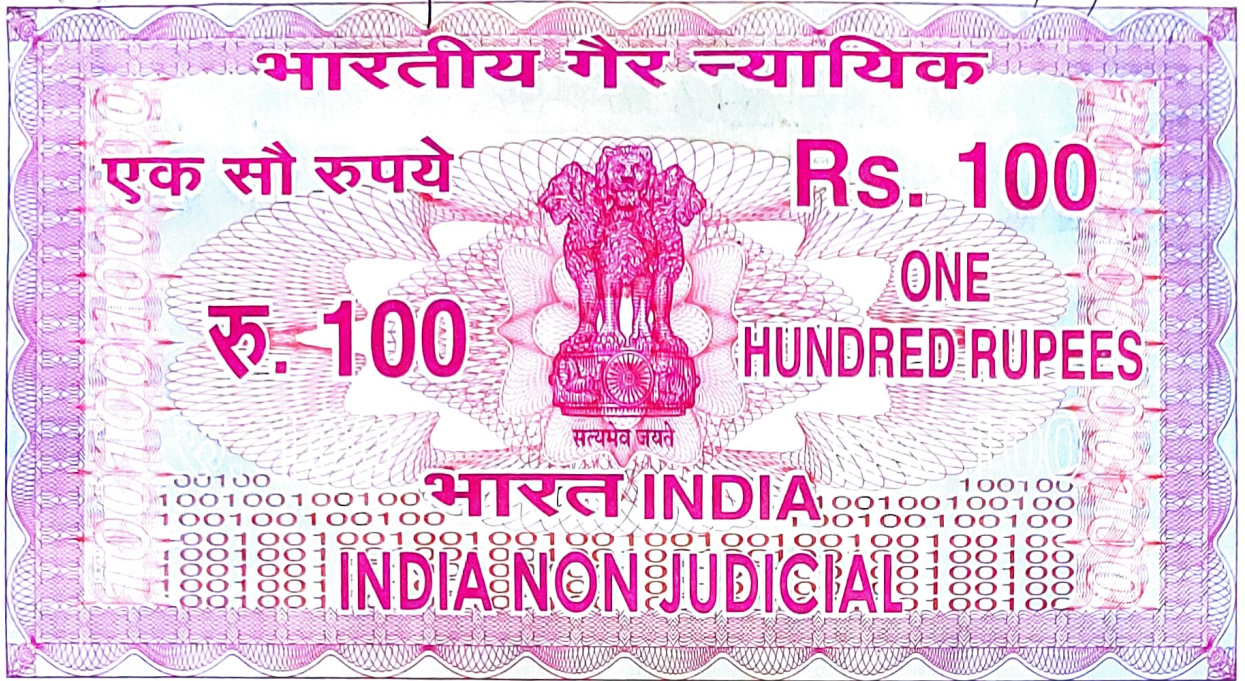


23205/19

D-2116/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 557152



Tapan Nandi

... that the document is admissible for registration. The signature sheet and endorsement sheets attached with this document are the part of this document.

Andhra State Sub-Registrar
 Alipore, South 24 Parganas
 - 4 APR 2019



Sri Bhatteeraj

13.4.19
 1605-10000
 82699/19

GENERAL POWER OF ATTORNEY AFTER

REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that

I, **SRI TAPAN NANDI**, PAN - ABSPN2440C, son of

নং ১৬-৭ তাং ২৫/৩/১৯ মূল্য ২০০
ক্রমের নাম Souvik Bhattacharjee
সাং P. 65 Senhab' Colony Behala Kol- 34.
ভেণ্ডার স্বাক্ষর: *[Signature]*
বেহালা এ. ডি. এস. আর. অফিস

SPANDAN GHOSH

Spandan Ghosh
S/O Mr. SANDEEP KUMAR
AD-53, Salt Lake City,
P.S. Bidhannagar.
P.O. CE Block.
BUSINESS.



~~Nawin Kumar Lahdy
S/O Late Keshar Das Lahdy
493/4A G T Road (S)
Howrah 71102
PS Shubpoore
PO Shubpoore
Business~~

Addl. Dist. Sub-Registrar
Alipora
- 2 APR 2019
South 24 Parganas
Kolkata- 700027

Late Amulya Krishna Nandi, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 26, Russa Road South, 2nd Lane, Post Office - **Tollygunge**, Police Station - **Jadavpur**, Kolkata - 700033, am the sole and absolute owner of **ALL THAT** piece and parcel of bastu land measuring **4 (four) Cottahs** more or less together with **1500 Sft. R.T. shed structure** standing thereon, lying and situated at Mouza - Chandpur, comprised in C.S. Dag No. 566, 563, 565 & 567 under Khatian No. 772, presently within the limits of the Kolkata Municipal Corporation, Ward No. 94, K.M.C. Premises No. **19, Russa Road South 2nd Lane**, Kolkata - 700033 under Police Station - **Jadavpur**, Sub-Registry Office - Alipore, District - South 24 Parganas.

AND WHEREAS I the principal herein have entered into a registered **DEVELOPMENT AGREEMENT** for construction of a multi-storied building upon my said premises with **SRI SOUVIK BHATTACHARJEE**, PAN - AXXPB2387F, son of Sri Sukhen Bhattacharjee, residing at



Addl. Dist. Sub-Registrar
Alipore
- 4 APR 2019
South 24 Parganas
Kolkata- 700027

Galaxy Tower, P-65, Senhati Colony, Post Office - Behala, Police Station - Behala, Kolkata - 700034, AND the said **Development Agreement** was duly registered on 14.03.2019 at the Additional District Sub-Registrar - Alipore, South 24 Parganas and recorded at Book No. I, Volume No. 1605-2019, Pages from 59350 to 59404, Being No. 160501654 for the year 2019.

AND WHEREAS I, do hereby nominate, constitute and appoint said **SRI SOUVIK BHATTACHARJEE**, PAN - AXXPB2387F, son of Sri Sukhen Bhattacharjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Galaxy Tower, P-65, Senhati Colony, Post Office - Behala, Police Station - Behala, Kolkata - 700034, to be my true and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for us and on my behalf.

- 1) To look after, manage the aforesaid property as particularly mentioned and written in the Schedule

herein before on **my** behalf.

- 2) To sign and execute all agreements and/or documents and all other necessary papers and document concerning the said property for and on my behalf.
- 3) To apply for and obtain in my behalf temporary connections of water, electricity as also to apply for and obtain in my names and on my behalf of permanent drainage, sewerage connections to the said property, and to sign and execute all plans, forms, papers, documents in connection therewith for and on my behalf as my authorised agent on my behalf.
- 4) To represent us before all the office/ offices concerned and also like such **Kolkata Municipal Corporation, B.L. & L.R. Office** and to sign all papers, documents on my behalf for mutation of my name in respect of relevant papers of the **Kolkata Municipal Corporation, B.L. & L.R. Office** and to appear in all hearing before

the authorities of the said **Kolkata Municipal Corporation, B.L. & L.R. Office** for such mutation, filing objections and/or appearing on my behalf against the excess valuation assessed by the **Kolkata Municipal Corporation** and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection or appeals on my behalf and also to sign building plans thereof.

- 5) To prepare and/or submit the plan or any revision plan or altered building plans by the said Attorney on my behalf.
- 6) To apply for and obtain all necessary sanction clearances of the said building for and on my behalf.
- 7) To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.

- 8) To appear for and represent us before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as per mentioned and written in the schedule below on my behalf.
- 9) To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on my behalf.
- 10) To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarnamas, Show-causes petitions etc. for the aforesaid purposes on my behalf.
- 11) To sign, execute, submit or deliver all complaints, written statement, objections, memorandum of appeals,

applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.

12) *To visit and represent us before all the West Bengal Government Office or Offices and/or Central Government, Office or Offices concerned and all other office or offices concerned for smooth management of my said property as stated and written in the schedule hereunder on my behalf.*

13) *To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as per mentioned and written in the Schedule below.*

14) *To apply for and obtain electricity, gas, water,*

sewerage/drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on my behalf.

15) To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying several properties upon the said premises on my behalf.

16) To make and present any Deed of Conveyance or Conveyances or other documents for registration of **Builder's Allocation** when to be executed by my said Attorney and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and/or Assurance at Kolkata or any other such like registering office or offices concerned on my behalf.

17) To make any kind of agreement or agreements with any purchaser or purchasers in respect **Builder's allocation** arising out of the schedule below property on my behalf and to register the deed of conveyance/s on my behalf, in favour of the intending purchaser's or purchasers' name/names and to receive all the consideration money, part consideration money thereof.

18) To sign all the receipt or receipts which to be registered by my said Attorney in favour of the intending purchaser or purchasers in respect of my said property on my behalf and also to hand over the same to the said purchaser or purchasers on my behalf.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in **their** absolute discretion which **they** may deem fit and proper and think necessary to do so or perform for the aforesaid purposes.

AND I do hereby agree and undertake to ratify and confirm all such acts, deeds and things which my said Attorney may lawfully do, execute and cause to be performed by virtue of this General Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PREMISES)

ALL THAT piece and parcel of bastu land measuring **4 (four) Cottahs** more or less together with **1500 Sft. R.T. Pucca shed structure** standing thereon, lying and situated at Mouza - Chandpur, comprised in C.S. Dag No. 566, 563, 565 & 567 under Khatian No. 772, presently within the limits of the Kolkata Municipal Corporation, Ward No. 94, K.M.C. Premises No. **19, Russa Road South 2nd Lane, Kolkata - 700033** under Police Station - **Jadavpur**, Sub-Registry Office - Alipore, District - South 24 Parganas, West Bengal together with the right to use 16'-0" wide Common Passage adjacent to the said property.

Tapan Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUVIK BHATTACHARJEE

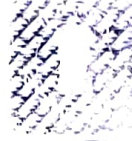
SUKHEN BHATTACHARJEE

02/12/1984

Permanent Account Number
AXXPB2367F

Sukhen Bhattacharjee

Signature



08082010

Sukhen Bhattacharjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPAN NANDI
AMULYA KRISNA NANDI

22/01/1963

Permanent Account Number

ABSPN2440C

Signature

Tapan Nandi



Tapan Nandi



भारत सरकार
GOVERNMENT OF INDIA



Spandan Ghosh
DOB: 20/06/1992
MALE



3938 1760 6533

-Aam Admi ka Adhikar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Satyendra Kumar Ghosh, AD-53
SALT LAKE CITY, Bidhannagar(M), North
24 Parganas,
West Bengal - 700064



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Spandan Ghosh

Major Information of the Deed

Deed No :	I-1605-02116/2019	Date of Registration	04/04/2019
Query No / Year	1605-1000082699/2019	Office where deed is registered	
Query Date	29/03/2019 3:49:41 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAS MANNA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9331290444, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs 20,00,000/-	Rs. 1,35,59,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501654/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: RUSSA ROAD SOUTH 2nd LANE, Premises No: 19, , Ward No: 094 Pin Code : 700033



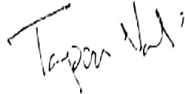
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha	15,00,000/-	1,28,00,000/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				6.6Dec	15,00,000 /-	128,00,000 /-	

Structure Details :



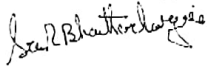
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	5,00,000/-	7,59,375/-	Structure Type: Structure
Gr Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	5,00,000 /-	7,59,375 /-	

Major Information of the Deed :- I-1605-02116/2019-04/04/2019



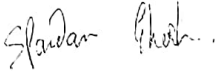
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tapan Nandi (Presentant) Son of Late Amulya Krishna Nandi Executed by: Self, Date of Execution: 04/04/2019 , Admitted by: Self, Date of Admission: 04/04/2019 ,Place : Office	 04/04/2019	 LTI 04/04/2019	 04/04/2019
26 Russa Road South, P.O:- Tollygunj, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABSPN2440C, Status :Individual, Executed by: Self, Date of Execution: 04/04/2019 , Admitted by: Self, Date of Admission: 04/04/2019 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Souvik Bhattacharjee Son of Mr Sukhen Bhattacharjee Executed by: Self, Date of Execution: 04/04/2019 , Admitted by: Self, Date of Admission: 04/04/2019 ,Place : Office	 04/04/2019	 LTI 04/04/2019	 04/04/2019
Son of Mr Sukhen Bhattacharjee Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXXPB2387F, Status :Individual, Executed by: Self, Date of Execution: 04/04/2019 , Admitted by: Self, Date of Admission: 04/04/2019 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SPANDAN GHOSH Son of Mr SANDEEP KUMAR GHOSH AA-53, SALT LAKE CITY, P.O:- C E BLOCK, P.S:- Bishannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064	 04/04/2019	 04/04/2019	 04/04/2019

Identifier Of Mr Tapan Nandi, Mr Souvik Bhattacharjee

Major Information of the Deed :- I-1605-02116/2019-04/04/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Mr Tapan Nandi	Mr Souvik Bhattacharjee-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Tapan Nandi	Mr Souvik Bhattacharjee-1500.00000000 Sq Ft

Endorsement For Deed Number : I - 160502116 / 2019

On 29-03-2019

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 1,35,59,375/-

Sukanya Talukdar

**Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal**

On 04-04-2019

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 13:25 hrs on 04-04-2019, at the Office of the A.D.S.R. ALIPORE by Mr Tapan Nandi, Executant.

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

Execution is admitted on 04/04/2019 by 1. Mr Tapan Nandi, Son of Late Amulya Krishna Nandi, 26 Russa Road South, P O: Tollygunj, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 2. Mr Souvik Bhattacharjee, Son of Mr Sukhen Bhattacharjee, Galaxy Tower P 65 Senhati Colony, P.O. Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Identified by Mr SPANDAN GHOSH, , Son of Mr SANDEEP KUMAR GHOSH, AA-53, SALT LAKE CITY, P.O: C E BLOCK, Thana: Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by profession Business

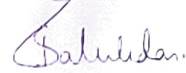
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Major Information of the Deed :- I-1605-02116/2019-04/04/2019

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
escription of Stamp
Stamp: Type: Impressed, Serial no 687, Amount: Rs.50/-, Date of Purchase: 26/03/2019, Vendor name: Shashanka
Shaker Chowdhury



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-02116/2019-04/04/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 73924 to 73944

being No 160502116 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.04.10 16:05:01 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 10/04/2019 16:04:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

It is butted and bounded as follows :-

- On the **North** : Premises No. 20, Russa Road South 2nd Lane.
- On the **South** : Russa Road South 2nd Lane. 16ft.
- On the **East** : Premises No. 73, Prince Anwar Shah Road.
- On the **West** : Russa Road South 2nd Lane.

IN WITNESSES WHEREOF, we hereto set and subscribed our hands on this the 4th day of April, 2019.

WITNESSES :-

1. Nawin Kumar Lahoty
493/C/A GT Road (S)
Howrah 711102

2. Tapan Banerjee
Sarkar 1st Lane
Kolkata 61

Tapan Sarkar

**SIGNATURE OF THE EXECUTANT/
PRINCIPAL HEREIN**

Deblina Banerjee
SIGNATURE OF THE ATTORNEY

Drafted by me,

Deblina Banerjee

DEBLINA BANERJEE

Advocate

WB NO F/2154/1860 of 2016

B.A (HONS) LL.B

Alipore Police Court, Kol-27

Mobile:- 9830381134























Computer Printed at :

Panchanantala Lane

Kolkata - 700034.

By: S.S. Sarkar

(S.S. Sarkar)

Sl. No	Signature						
							
<i>Small Finger</i>		<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	Left hand	
						Right hand	
<i>Thumb</i>		<i>1st Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Small Finger</i>		
							
<i>Small Finger</i>		<i>Ring Finger</i>	<i>Middle Finger</i>	<i>1st Finger</i>	<i>Thumb</i>	Left hand	
						Right hand	
<i>Thumb</i>		<i>1st Finger</i>	<i>Middle Finger</i>	<i>Ring Finger</i>	<i>Small Finger</i>		



Addl. Dist. Sub-Registrar
Alipore
- 4 APR 2019
South 24 Parganas
Kolkata- 700027