

01489/21

I-4543/2021



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Certified that the document is submitted to registration. The registration fee and the endorsement charges shown on this document are the part of this document.

AC 795671


District Sub Registrar II
Alipore, South 24 Parganas

10 MAY 2021


DEVELOPMENT POWER OF ATTORNEY

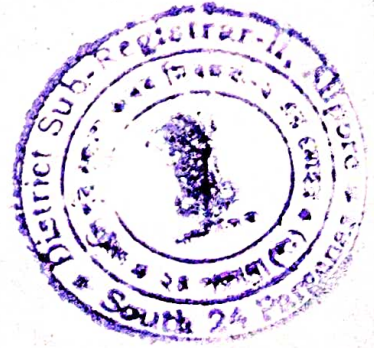
KNOW ALL MEN BY THESE PRESENTS that I, SMT. BULU GUHA, (PAN: AVVPG9696G), (AADHAR NO. 4602 0893 6986) wife of Late Tarun Kumar Guha by faith Hindu, by Nationality Indian, by occupation retired person residing at Premises No 3/45, Sanghati Colony, Police Station formerly Jadavpur at present Netaji Nagar, Post Office Naktala, Kolkata- 700047, in the District of South 24 Parganas hereinafter referred to as the "OWNER /EXECUTANT" SEND GREETINGS:-


SL. NO. 2350 20 APR 2021

NAME..... S. C. MAZUMDER (ADV)
ALIPORE POLICE COURT
ADDRESS..... KOLKATA-700027

RS. 50/-


TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT)
KOLKATA-27





District sub-Registrar-
Alipore, South 24 Parganas

10 MAY 2021

Sital Haldar
S/o. Sri. S. Haldar
of Alipore police Court
Kolkata- 700 027.

WHEREAS I, the Owner herein is the Owner of All That piece or parcel of land measuring 3 (three) Cottahs, 14 (fourteen) Chittacks 0 (zero) Square Feet be the same little more or less comprising in C S Dag No 563 (P), Mouza Raipur, Police Station formerly Jadavpur at present Netaji Nagar, in the District of South 24 Parganas, Sub Registration Office Alipore being Premises No. 54/53, Raipur Road, Police Station formerly Jadavpur at present Netaji Nagar, being Assessee No. 210990410999, under Ward No. 099, also known by it's mailing address being No. 3/70, Sanghati Colony, Kolkata- 700 047 as morefully and particularly mentioned and described in the Schedule hereunder written. I the Owner/Executant, had entered into a **Registered Development Agreement** dated 10.05.21 with **AAWRAN REALTY** a proprietorship firm having its office at Premises No. 82/9A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700 019, represented by its proprietor **SRI RAHUL SINGH** son of Sri Arjun Singh by faith Hindu, by Nationality Indian, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge, Kolkata-700 019 in the District of South 24-Parganas (therein referred to as the Promoter/ Developer) for construction of a new multistoried building at the said premises with certain terms and condition as set forth therein and the said Development Agreement was duly registered in the Office of District Sub-Registrar II at Alipore 24 Parganas South and recorded in Book No. I, Deed No....4540..... for the year 2021 and to give effect of the said Agreement for smooth progress of construction and other related matters and things. I feel it necessary and urgent to nominate constitute and appoint **SRI RAHUL SINGH** (PAN : GFZPS3537A), (AADHAR NO. 5374 9626 9439) son of Sri Arjun Singh by faith Hindu, by Nationality Indian, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Police Station Gariahat,

Post Office Ballygunge, Kolkata-700 019 in the District of South 24-Parganas to be my True and Lawful ATTORNEY for me, in my name and on my behalf to do, execute and perform or cause to be done, executed and performed inter-alia or any of the following acts, deeds and things, that is to say:-

1. To look after, manage, control, supervise and develop my property of which I, the Executant hereto, is the Owner in respect of All That piece or parcel of land measuring 3 (three) Cottahs, 14 (fourteen) Chittacks 0 (zero) Square Feet be the same little more or less comprising in C S Dag No 563 (P), Mouza Raipur, Police Station formerly Jadavpur at present Netaji Nagar, in the District of South 24 Parganas, Sub Registration Office Alipore being Premises No. 54/53, Raipur Road, Police Station formerly Jadavpur at present Netaji Nagar, being Assessee No. 210990410999, under Ward No. 099, also known by it's mailing address being No. 3/70, Sanghati Colony, Kolkata- 700 047 as morefully and particularly mentioned and described in the Schedule hereunder written.
2. To enter into the said premises and to develop the same for construction of new multistoried building at the said premises after demolishing the old existing structures and to that effect to engage and/or appoint Engineer and /or Architect and thereby to prepare Building Plan through Engineer and to sign the same for necessary sanctioned before the Kolkata Municipal Corporation and also to sign in modified plan and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation in my name and on my behalf for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers, documents in respect thereof.

3. To represent me before all concerned authorities including the Kolkata Municipal Corporation for obtaining water connection, drainage and sewerage connection etc., to take New Electric Meter and Service connection from the CESC, WBSEDCL, or from any other Electric Office/authority concerned as the Owner of the said premises, and in connection with all matters relating thereto for that purposes to sign and execute all necessary papers, applications, forms and documents, in connection with the Schedule "A" property only as is reasonably required in my name and on my behalf.
4. To make, sign and verify all application, petitions, form, or objection and swear Affidavit and/or Declaration before any Magistrate, Notary Public, Oath Commissioner in connection with the management and development of my aforesaid property in my name and on my behalf.
5. To appoint and dismiss staff and workers and to settle their remuneration and others of the office and to dismiss or suspend them.
6. That my Attorney shall have the right to enter into any Agreement for Sale with any intending Purchaser/Purchasers for sale of Developer's share of Allocation as per terms of the Development Agreement dated 10-05-2021 comprising several flat or flats, space or spaces together with undivided impartible proportionate share or interest in the land at the said premises as morefully and particularly mentioned in the schedule below and to that effect to receive earnest money, any part payment including the entire sale proceeds from the intending Purchaser/Purchasers and to give valid receipts(s) thereof and to discharge for the same and the entire sale proceeds shall be credited in the account of the Developer/Firm and would be solely and exclusively

accountable and responsible for the money so received without any liability on the Owner.

7. That my Attorney shall sign and execute all Agreement (s) for Sale, Deed (s) of Conveyance, any Declaration or any other documents as are reasonably required and to admit execution and present all such Agreements, Deeds and Documents, Declaration etc. before the concerned Registration Offices and also to sign and execute all necessary papers and documents related thereto for completion of Registration unto and in favour of such intending Purchaser or Purchasers in the Promoter/Developer's Allocation as mentioned in para 6 above and to handover and/or deliver possession of the same in my name and on my behalf.
8. That by virtue of this Power of Attorney my said appointed Attorney shall have the absolute right and liberty to sell only the Developer's share of Allocation as per terms of the said Development Agreement or any part thereof at any price or consideration as my said ATTORNEY think fit and better.
9. That my said Attorney shall make, sign, execute and verify all applications or objections, necessary papers, deeds, documents, Boundary Declaration of the Kolkata Municipal Corporation and to perform all necessary acts and deeds with the Kolkata Municipal Corporation or before any other appropriate authorities concerned for obtaining necessary Licenses, permissions or sanction etc., required by law in connection with the management and/or development of my aforesaid property.

10. That my said Attorney can also issue Letters/Notices and/or admit application and issue no objection in any matter relating to my property to the concerning authority or authorities, i.e. Kolkata Municipal Corporation, Fire Brigade, Land Acquisition Collector, Competent Authority under Urban Land (Ceiling & Regulation) Act, Central and State Government and Local Authorities, WBSEDCL, B.L & L.R.O concerned, any other Govt. or Semi Govt. Office /Authority concerned etc for all purposes relating to development of my said property by constructing a new Building thereon. It is agreed by and between the Parties that under no circumstances shall the Schedule "A" property be hypothecate or create any charge by the Promoter/Developer.

11. To institute any case or cases , suit or suits before any Court of Law and/or to defend any a such cases or suits in connection with the aforesaid property, as more fully mentioned in the Schedule below and to that effect appoint, engage on my behalf Pleaders, Lawyers, Advocates or solicitors whenever my said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment and thereby to sign all necessary papers, Vakalatnama, Petitions, Application, Written Statements, Appeal, Motion etc as my said Attorney shall think fit and necessary at his absolute discretion and cost in my name and on my behalf.

AND GENERALLY to do all other acts, deeds, things and matters which is in the opinion of my said Attorney sought to be done and all acts, deeds and things lawfully done by my said Attorney for proper discharge of his contractual obligations shall be construed as acts, deeds and things done by me as if I was present and done the same by myself.

AND I do hereby ratify and confirm and agreed all act or acts, deed or deeds of my said Attorney which he shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.

SCHEDULE AS REFERRED TO ABOVE

All That piece or parcel of land measuring 3 (three) Cottahs, 14 (fourteen) Chittacks 0 (zero) Square Feet together with 1000 square feet structure be the same little more or less comprising in C S Dag No 563 (P), Mouza Raipur, Police Station formerly Jadavpur at present Netaji Nagar, in the District of South 24 Parganas, Sub Registration Office Alipore being Premises No. 54/53, Raipur Road, Police Station formerly Jadavpur at present Netaji Nagar, being Assessee No. 210990410999, under Ward No. 099, also known by it's mailing address being No. 3/70, Sanghati Colony, Kolkata- 700 047 together with all user and easements rights and all rights on path and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, which is butted and bounded as follows:-


ON THE NORTH : By 6 feet wide KMC Road.
ON THE SOUTH : By Plot No. 3/72, Sanghati Colony
ON THE EAST : By Plot No. 3/69, Sanghati Colony
ON THE WEST : By 23 feet wide KMC Road.

IN WITNESS WHEREOF I, SMT BULU GUHA as Principal and SRI RAHUL SINGH as a Constituted Attorney have hereunto set and subscribed our respective hands on this the^{10th} day of May, Two Thousand Twenty One.


SIGNED AND DELIVERED

IN PRESENCE OF :

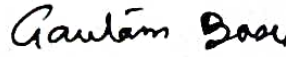
1. Sonu Singh
46A, Ballygunge Place
KOL-19.



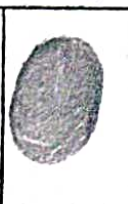







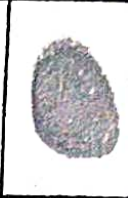

(SMT BULU GUHA)
PRINCIPAL

2. Sayantani Bhattacharya
3/45 Langhati Colony,
KOL-700047













(SRI RAHUL SINGH)
CONSTITUTED ATTORNEY

THIS GENERAL POWER OF ATTORNEY is drafted and prepared by me at my office:-


WB 745/80
Advocate,
Alipore Police Court

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name BULU GUHA.
 Signature Bulu Guha

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name RAHUL SINGH
 Signature [Signature]

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name _____
 Signature _____



তথ্য

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

আধার সারা দেশে মান্য।

আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির
সহায়ক হবে।

Aadhaar is valid throughout the country.
Aadhaar will be helpful in availing Government
and Non-Government services in future.

MN18946439

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৩-৪৫, সংঘতি কলোনি, নাকতলা,
নাকতলা, কোলকাতা, পশ্চিমবঙ্গ,
700047

Address:
3/45, SANGHATI COLONY,
NAKTALA, Naktala S.O,
Naktala, Kolkata, West
Bengal, 700047

1947
800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ডাটাক্যাচুর আই ডি/Enrollment No.: 1040/19641/05648

To
বুলু গুহা
Bulu Guha
01/11/2012
3/45 SANGHATI COLONY
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047

18946439



MN189464393DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4602 0893 6986

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



বুলু গুহা
Bulu Guha
পিতা : চিন্তাহরন ঘোষ
Father : CHINTAHARAN GHOSH
জন্ম সাল / Year of Birth : 1944
মহিলা / Female

4602 0893 6986



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BULU GUHA
CHINTAHARAN GUHA
30/01/1944

Permanent Account Number
AVVPG9898G

Bulu Guha
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISEL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीट करें :
आयकर पैन सेवा यूनिट, ए.टी.एस.एल.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614



ভারত চৰকাৰ
Government of India



Download Date: 02/07/2020



মাহল সিং
Rahul Singh
জন্মতাৰিখ/DOB: 10/12/1993
পুৰুষ/ MALE

Issue Date: 09/04/2015

5374 9626 9439

VID : 9168 4664 2506 0621

আমাৰ আধাৰ, আমাৰ পৰিচয়

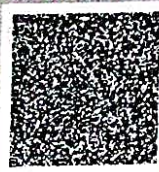
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GFZPS3537A



नाम/Name
RAHUL SINGH

पिता का नाम/Father's Name
ARJUN SINGH

जन्म की तारीख/
Date of Birth
10/12/1993

हस्ताक्षर/Signature

18102020

Major Information of the Deed

Deed No :	I-1602-04543/2021	Date of Registration	10/05/2021
Query No / Year	1602-8000917005/2021	Office where deed is registered	
Query Date	10/05/2021 11:50:46 AM		1602-8000917005/2021
Applicant Name, Address & Other Details	SITAL HALDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278262454, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 67,62,501/-		
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]:- 160204540/2021 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: Raipur Road, , Premises No: 54/53, , Ward No: 099 Pin Code : 700047




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	3 Katha 14 Chatak	1/-	58,12,501/-	Width of Approach Road: 23 Ft., , Project Name :
Grand Total :				6.3938Dec	1 /-	58,12,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	9,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	9,50,000 /-	

Personal Details :

Name,Address,Photo,Finger print and Signature



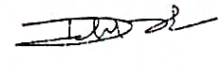
Name	Photo	Finger Print	Signature
Mrs BULU GUHA Wife of Late TARUN KUMAR GUHA Executed by: Self, Date of Execution: 10/05/2021 , Admitted by: Self, Date of Admission: 10/05/2021 ,Place : Office	 10/05/2021	 LTI 10/05/2021	 10/05/2021

3/45, SANGHATI COLONY., P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AVxxxxxx6G, Aadhaar No: 46xxxxxxxx6986, Status :Individual, Executed by: Self, Date of Execution: 10/05/2021 , Admitted by: Self, Date of Admission: 10/05/2021 ,Place : Office

Attorney Details :



SI No	Name,Address,Photo,Finger print and Signature
1	AAWRAN REALTY 82/9A, BALLYGUNGE PLACE., P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: GFxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	Mr RAHUL SINGH (Presentant) Son of Mr ARJUN SINGH Date of Execution - 10/05/2021, , Admitted by: Self, Date of Admission: 10/05/2021, Place of Admission of Execution: Office	 May 10 2021 12:15PM	 LTI 10/05/2021	 10/05/2021

82/8A, BALLYGUNGE PLACE., 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.:: GFxxxxxx7A, Aadhaar No: 53xxxxxxxx9439 Status : Representative, Representative of : AAWRAN REALTY (as PROPRIETOR)

Details :

	Photo	Finger Print	Signature
SITAL HALDER of Shri S HALDER ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 Parganas, West Bengal, India, PIN - 700027			<i>Sital Halder</i>
	10/05/2021	10/05/2021	10/05/2021
Identifier Of Mrs BULU GUHA, Mr RAHUL SINGH			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs BULU GUHA	AAWRAN REALTY-6.39375 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs BULU GUHA	AAWRAN REALTY-1000.00000000 Sq Ft

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 195749 to 195768

being No 160204543 for the year 2021.



Samar Kumar Pramanick

Digitally signed by Samar kumar
pramanick
Date: 2021.05.11 11:10:37 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/05/11 11:10:37 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)