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Additional Registrar of Assurances-IV, Kolkata

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

[Signature]
Additional Registrar of Assurances-IV, Kolkata

27 JUL 2023

DEVELOPMENT POWER OF ATTORNEY

This Development Power Of Attorney made this 14th day of July Two thousand twenty three (2023 A.D.).

BETWEEN

KNOW ALL MEN BY THESE PRESENTS I, SHRI KUNAL KUMAR LAW, son of Jatindra Nath Law, (PAN No.AAVPL7101J), (AADHAAR No.695511707630), (MOBILE NO.98302 13758), by faith Hindu, by Nationality Indian, by occupation self employed, resident of 68, Jatindra Mohan Avenue, Police Station Shyampukur, Post Office Hatkhola, Kolkata

Kunal Kumar Law *[Signature]*

16548

15 JUN 2023

DATE.....
 SOLD TO..... KISHORE MUKHERJEE
 ADDRESS..... Advocate
 High Court, Calcutta
 8, Old Post Office Street
 1st Floor, Mezzanine, Kolkata-700 001
 RS..... Mob-9830092721

CODE NO. (1067)
 LICENCED NO.
 20 & 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001

15 JUN 2023



ADDITIONAL REGISTRAR
 ASSURANCES-IV, KOLKATA
 27 JUL 2023

700005, hereinafter referred to as the "**LANDOWNER**" (which expression shall mean and include his heirs, executors, administrators, representatives and/or assigns) **SEND GREETINGS.**

WHEREAS by virtue of a Deed of Conveyance dated 07.06.1939, registered before the office of the Registrar of Assurances, Calcutta, recorded in Book 1, Volume No. 67, Pages from 188 to 190, bearing Deed No. 1958 for the year of 1939, one Satindra Nath Law and his brother Jatindra Nath Law jointly purchased in equal shares, in respect of the property All That the piece and parcel of land situated at and being Plot Numbers 3, 4 and 5 of the surplus lands in Calcutta Improvement Scheme VII Calcutta measuring an area about 15 Cottah 15 Chhittacks 35 Sq. Ft. more or less, at and for the consideration mentioned therein.

AND WHEREAS after being jointly seized, possessed and sufficiently entitled to the said plot of land, the said Satindra Nath Law and Jatindra Nath Law jointly constructed a Partly two storied and partly three-storied building thereupon as per the provision of the Sanctioned Building Plan issued by the then Calcutta Municipal Corporation and resided therein with their respective families.

AND WHEREAS the said piece and parcel of land situated at and being Plot numbers 3, 4 and 5 of the Calcutta Improvement Scheme VII Calcutta, as aforesaid, together with the said partly two-storied and partly three storied building hereidatements and premises constructed and erected thereon was assessed and numbered by the Calcutta Municipal Corporation as Premises No.68, Jatindra Mohan Avenue, Calcutta-700005 fully and morefully described in the First Schedule hereunder written (hereinafter referred to as the "said Premises").

AND WHEREAS on or about 22nd August 1969, the said Satindra Nath Law, who was a Hindu Governed by the Dayabhaga School of Hindu Law, died being seized and possessed of his undivided one-half share and/or interest in the said premises and leaving behind him surviving only his widow Smt. Nirupama Law as his only heiress and legal representative.

Kunal Kumar Law

Jatindra Nath Law

AND WHEREAS during his lifetime, the said Satindra Nath Law, since deceased had duly executed his last WILL and Testament dated 4th November 1968 appointing thereunder his brother, the said Jatindra Nath Law and his wife said Nirupama Law as the executor and executrix of the said WILL, in respect of his estates out of which his undivided one-half share of Premises No. 68, Jatindra Mohan Avenue, subject to the life interest of the said Smt. Nirupama Law for and during the term of her natural life with the right to use and enjoy one-half share of the income from the said premises during her natural life and also gave devised and bequeathed absolutely and forever his undivided one-half share and/or interest in the said premises No.68, Jatindra Mohan Avenue, in the town of Calcutta in equal shares to the said Kunal Kumar Law and Tamal Kumar Law both sons Jatindra Nath Law.

AND WHEREAS subsequently the probate in respect of the said last will and testament of the said Satindra Nath Law, since deceased was granted on 14.08.1979 by the Hon'ble High Court at Calcutta in its matter No. 2 of 1970, affirming the terms of the said Last Will and Testament of the said Satindra Nath Law, since deceased. Accordingly, the said Kunal Kumar Law and the said Tamal Kumar Law became the joint undivided owners in respect of the undivided one-half share left by the said Satindra Nath Law, since deceased in respect of Premises No. 68, Jatindra Mohan Avenue and the said Smt. Nirupama Law remained in her life interest in the said undivided share.

AND WHEREAS subsequently a registered Deed of Partition was executed on the 25th day of october, 1995, by and between (1) JATINDRA NATH LAW son of Late Sashi Bhusan Law and TAMAL KUMAR LAW son of Jatindra Nath Law therein jointly referred to as the "FIRST PARTY" of the One Part and KUMAL KUMAR LAW son of Jatindra Nath Law and NIRUPAMA LAW widow of Late Satindra Nath Law, therein jointly referred to as the "SECOND PARTY" of the Other Part, to avoid litigations have amicably resolved their disputes and differences and have agreed to effect partition of the said premises No.68, Jatindra Mohan Avenue, Kolkata-700035, between

Kunal Kumar Law

Tamal Chatterjee

them by metes and bounds into two separate and independent Lots and/or parts and the said Partition Deed was registered before the Registrar of Assurances, Calcutta and recorded in Book No. 1, Volume No. 117, Pages from 121 to 150, bearing Deed No. 4514 for the year of 1995.

AND WHEREAS pursuant to the said agreement, the above-mentioned both parties had prepared a scheme of partition and plan dividing the said premises No.68, Jatindra Mohan Avenue, Kolkata-700005 into two separate and independent Lots namely "LOT-A" and "LOT-B" respectively, which fully and more particularly described in the Second and Third Schedules thereto written respectively.

AND WHEREAS in view to amicably resolve their disputes and differences, it was unanimously agreed by and between the said parties, that the parties of the Second Part thereto, in lieu of the vested undivided one-fourth share and/or interest of the said Kunal Kumar Law in the said Premises and the life estate and/or interest of the said Smt. Nirupama Law in the undivided one half share in the said premises with the right to reside therein during the term of her natural life, both of them Kunal Kumar Law and Nirupama Law allotted jointly to held, possessed and enjoyed the hereditaments and premises comprised in the land measuring about 7 cottahs, 9 chittacks and 23 square feet togetherwith the partly two storied and partly three storied building standing on portion thereon being the divided and demarcated Northern portion of the land and building being Municipal premises No.68, Jatindra Mohan Venue, Kolkata-700005, police station Shyampukur, Registration Offic Calcutta, District Calcutta, within the Municipal limits of the Calcutta Municipal Corporation marked as LOT-A of the Scheme of Partition, fully and morefully particularly described in the Schedule in the partition Deed with freed and discharged from any right title interest and share or any charge or annuity of the parties of the First Part thereto in the manner that the said Nirupama Law only entitled to reside therein during the term of here natural life and have a limited and/or life estate therein and subject to the same the said LOT "A" vested exclusively, absolutely and forever in favour of KUNAL KUMAR LAW, and for the period:

Kunal Kumar Law

Jamal (Chittah)

of equalising the said partition between the parties thereto, the said parties of the Second Part Kunal Kumar Law paid to the parties of the First Part thereto the welty money and/or compensation for the purpose of equalising the said partition and making the same effective and complete.

AND WHEREAS subsequently the said Nirupama Law died testate on 27.11.2003, and accordingly the said Kunal Kumar Law, the party of First Part herein became the sole and absolute owner of the said divided and demarcated Northern portion of the said partitioned property and accordingly mutated and separated his said divided and demarcated Northern portion of the said property before the Authority of Kolkata Municipal Corporation and after granting the separation the said portion has been registered in the Assessment Department of the KMC as and being Premises No.68, Jatindra Mohan Avenue, Kolkata-700005, within the limits of Kolkata Municipal Corporation under Ward No.010, Assessee No.11-010-17-0019-7.

AND WHEREAS thus the present Land Owner/Principal herein is lawfully seized and possessed the aforesaid property being **ALL THAT** the land measuring about 7 Cottahs 9 Chhittacks 23 Sq. Ft. more or less together with the partly two storied and partly three storied building having covered area of 2441.42 Sq. Ft. on the Ground Floor, 2391.23 Sq. Ft. on the 1st floor and 1671.7 Sq. Ft. on the 2nd Floor, aggregating 6504.35 Sq. Ft. and servant's quarters and garage covering 365,84 Sq. Ft. standing on portion thereon, at and being Premises No. 68, Jatindra Mohan Avenue, Police Station Shyampukur, Kolkata 700005, in the District of Kolkata, within the jurisdiction of Additional Registrar of Assurances, Kolkata, within the local limits of Ward No. 010 of the Kolkata Municipal Corporation, hereinafter to be mentioned as "**THE SAID PROPERTY**", specifically stated in the schedule A written hereunder along with all other rights and easements, appurtenances, privileges thereof, without any interruption of others and it has the absolute right, title and interest on the aforesaid property and the same bears a good and marketable title and free from all encumbrances.

AND WHEREAS I being the sole and absolute owner and absolutely seized, possessed and sufficiently entitled to the said property desirous of

Kunal Kumar Law

Janal Chakraborty

developing my said property by construction of a multi-storied building thereon comprising of several residential flats, Car Parking Spaces and/or shops but owing to paucity of fund and lack of experience and knowledge failed to materialize the same.

AND WHEREAS for development of the said property, I the above-named Executant/Principal entered into a Development Agreement dated 14th day of July, 2023, which was registered in the office of the Additional Registrar of Assurances - IV, Kolkata and in Book No. 1, Being No. 10362 for the year 2023 with the Developer **ANUSKA ENGINEERING WORKS PVT. LTD**, a Private Limited Company registered under the Companies Act, having (PAN being No. AAHCA9863F), having its registered office at 19 Deshapriya Nagar Colony, Post Office Baranagar, Police Station Baranagar, Kolkata 700050, District 24 Paraganas (North), represented by its one of the Directors, namely **SHRI TAMAL CHAKRABORTY**, son of Late Sukha Ranjan Chakraborty, by faith- Hindu, by Nationality Indian, by occupation Business, having **PAN being No. AFAPC1141H, AADHAAR NO. 3428 9734 4651, MOBILE No. 9830443227**, residing at 6/2 Kali Charan Ghosh Road, Flat No:05, 2nd floor, South Sinthee, Kolkata-700050, with a view to develop the said landed property by erecting multi-storied building at Developer's own costs and expenses as per sanctioned building plan to be obtained from the Competent Local Authority i.e. Kolkata Municipal Corporation subject to the condition that the Scheduled landed property must be free from all sorts of encumbrances save and except tenanted occupancy and with such condition agreed to develop the said property and now the Executants being as owners of the said property agreed to develop the same through the said Developer and the said landed property more fully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity be referred to as the "SAID LANDED PROPERTY INCLUDING STRUCTURE". AND it is expressly made clear and recorded that this Power of Attorney is a part and parcel of the Development Agreement.

AND WHEREAS due to various unavoidable circumstances, it is not possible for us to take necessary steps for the Development of the said property and as such it becomes necessary for us to appoint the said **SHRI TAMAL**

Kunal Kumar Das

Tamal (Chakraborty)

CHAKRABORTY, son of Late Sukha Ranjan Chakraborty, by faith- Hindu, by Nationality Indian, by occupation Business, having (**PAN being No. AFAPC1141H**), (**AADHAAR NO. 3428 9734 4651**), , residing at 6/2 Kali Charan Ghosh Road, Flat No:05, 2nd floor, South Sinthee, Kolkata-700050, being one of Directors of **ANUSKA ENGINEERING WORKS PVT. LTD**, a Private Limited Company registered under the Companies Act, having (PAN being No. AAHCA9863F), as my lawful Constituted Attorney to act on my behalf and to look after and to control all affairs in respect of development of the Schedule property in terms and conditions of the Development Agreement.

NOW BY THESE PRESENTS I, SHRI KUNAL KUMAR LAW, do and each of us doth hereby appoint **SHRI TAMAL CHAKRABORTY**, son of Late Sukha Ranjan Chakraborty, residing at 6/2 Kali Charan Ghosh Road, Flat No:05, 2nd floor, South Sinthee, Kolkata-700050, being one of Directors of **ANUSKA ENGINEERING WORKS PVT. LTD**, as my Constituted Attorney act for me and in my name and on my behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows:-

1. To hold, defend, look after, supervise, manage, control and conduct all sorts of administration in respect of the SAID PROPERTY, including the existing building and the Buildings that may be constructed thereon from time to time and to supervise all the matters and affairs relating thereto in such manner as my said Attorney may at his absolute discretion think, fit and proper, till handover the possession of the Landowners' allocation, as per development agreement.
2. To negotiate and enter into compromise and/or settlement with any person or persons and/or occupants either tenant or not in respect of the said property and/or to make such payment as may be necessary for the purpose of obtaining vacant possession of the said property and/or to do each and everything necessary and incidental in connection therewith on our behalf in respect of the said property.
3. To demolish and/or to remove and/or to take away all or any buildings and all other structures whatsoever including cleaning the land by cutting trees

Kunal Kumar Law

Tamal Chakraborty

etc. at present lying erected and/or built on the said property and to receive tenders and/or estimates and to enter into any contract for demolitions and on such terms and conditions as may think fit and proper by the said Attorney and to make all necessary expenditure for that purpose and expedite the same on our behalf in respect of the said property.

4. To sign make, prepare or cause to be made or prepared all or any sketches scheme, plans modification plan, all completion and/or any other types of plan, applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or in relation to the construction and/or erection of residential/commercial building or buildings on the said property.

5. To make, sign, seal, execute, affirm, endorse, verify make over submit the present file and deliver to any person or persons or authorities or any of them all or any such sketches, plans schemes applications and all other papers or documents and may be necessary and/or required for the purpose of and/or for and/or in connection with the sanction of the building plans including revised building plan and/or any completion plan and/or other plans and/or for the sub-division of the holdings of the said property and/or in relation to the construction and/or erection of the said buildings on the said property which is in the opinions of the said Attorney to be made, signed, sealed, executed, affirmed, endorsed verified and delivered for the said purpose on our behalf in respect of the said property.

6. To sign and make over, submit, present, file and deliver all or any such sketches, plans building or any other plan, schemes, applications, petitions, declarations, undertakings, gift deeds of splayed portions and/or all other papers and/or documents as may be necessary and/or required for any of the said purposes in relation to and /or in connection with the said property before the Kolkata Municipal Corporation and/or local bodies, Kolkata Improvement Trust, Fire Brigade Authority, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Electric Supply Board (CESC), Police Authorities, Pollution Control Board or any other Judicial Administrative or Revenue authorities, Government Officer or Officers or other local or public

Mural Kumar Law,

Jamal / Subh

authority or authorities whomsoever (hereinafter collectively referred to as the "said Authorities") in order to get all or any of the aforesaid plans, sketches and/or schemes duly sanctioned as aforesaid and all necessary permissions licenses and/or approvals from the Authorities concerned on our behalf in respect of the said property.

7. To sign and apply for and obtain building materials from the concerned authorities for construction of building or buildings and to obtain either in its own name and/or in the name of any other person or persons or nominee or nominees, gas, electric, power, generator, transformer, lifts, escalators, telephone connections and other public utility services, facilities and amenities whatsoever into or upon any building or buildings, structures which are or may hereafter be standing on the said property and to make sign, seal, execute, affirm, endorse, verify all such plans, schemes, applications papers and/or documents as may be necessary for applying for and/or obtaining the aforesaid connections and/or public utility services, facilities and/or amenities whatsoever in or upon the said property and to make over, submit and deliver to and/or present and file the same before any of the said Authorities or of any other Government and/or Public Authorities and/or telephones on our behalf in respect of the said property.

8. To sign and apply for, obtain permits and/or permissions and/or approvals that may be necessary for carrying out the demolition, construction, new construction, decorating of the said building or building at the said property and/or for any other purposes concerning and/or relation to the said property and to make sign, seal, execute, endorse, affirm verify and deliver all applications petitions, papers and/or documents as may be necessary and/or require for the said purposes and to make over, present deliver and register and/or submit and file before the said Authorities and/or any other officers or Authorises as may be required in the premises on our behalf in respect of the said property appear and represent the owners before the necessary authorities including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police, the competent authority in connection with the sanction, modification or alteration of the plans, if required and/or situation so warrants.

Kunal Kumar Roy

Jamal Chakrabarty

9. To pay all rates, taxes, expenses and other outgoings whatsoever payable in respect of the "Said Property" of any part thereof upon proper adjustments and similarly to receive all incomings receivable for and on account of the Said Property or any part thereof including the materials received after demolitions of the existing structure, abiding by the conditions imposed in the AGREEMENT FOR DEVELOPMENT.

10. To appoint engage and employ, engineers, architects, surveyors, supervisors, caretakers, masons, carpenters, plumbers, mistries, coolies, labours, durwans and all other persons required for the construction, supervision and all other works in connection with the building to be constructed in the Said Property and to pay and settle their terms and conditions as our said Attorney shall at his absolute discretion think, fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.

11. To transfer and/or deal with and/or dispose of the respective flats, units, office spaces, shop rooms, show rooms, car parking spaces and/or portions thereof comprised in the said building / buildings as allocated to the developer under the said registered Development Agreement as the said Attorney jointly may deem fit and proper and to receive consideration in respect thereto and to grant valid receipts and discharges thereof.

12. To Sign, appear and registry in the form of boundary declaration, strip of land, splayed corner, non-eviction of tenants and addition/ modification thereof which are required to submit before competent local body, Got/Semi Govt authorities for getting necessary clearance/sanction plan from the competent authorities.

13. To sign and execute on my behalf any Agreement for Sale including Deed or Deeds of Sale or Conveyances in respect of the said property either in block or separately or unit basis unto or in favour of any intending purchaser or purchasers and to place them before appropriate Registering Authority for Registration by executing the same as we could do if personally done, at a price as agreed upon by our said Attorney and to receive the total consideration money by granting money receipt **for the Developer's allocation** and to put

Kunal Kumar Jais

Zonal (Kunal)

the said intending purchaser or purchasers into physical possession thereof and also to make enter into sign execute acknowledge modify vary rescind cancel deliver and/or register all or any agreements contracts assignments transfers receipts deeds or documents whatsoever for which in the option in the said Attorney may be in any ways requisite necessary or proper for sale and/or assignment and/or transfer of all or any units and/or flats and/or office spaces and/or shop rooms and/or showrooms and/or car parking space and/or portion comprised in the said property so far as it **related to the allocation of Developer as per Agreement for Development.**

14. To appear and represent on behalf of ourselves before all or any judicial administrative, local Authorities, electric supply corporation, collector, notary public, public officers, magistrate of all classes, police commissioner or any government officers or other public bodies or body politic or corporate and to make sign affirm, verify and execute all necessary papers, documents, applications, writs, notices, petitions, pleadings and affidavits and submit the Same to all or any of the aforesaid authorities and/or Government officers and/or public bodies and/or body corporate and to take all such steps as the said attorney may think necessary in the premises.

15. To appear and represent on behalf of ourselves before the chief manager Assessor-Collector, Deputy Assessor-Collector, Special Officer, Deputy Commissioner, Commissioner or Collector all technical cadres of the jurisdiction and/or any other officer or authorities of Kolkata Municipal Corporation and/or any other Government, Semi Government and/or Quasi Government Authorities and to sign all declarations and/or undertakings before the Municipal Authorities and its respective Authorities as the said Attorney may think necessary in respect of the said property.

16. To have the flats and/or units and/or offices spaces and/or shop rooms and /or show rooms and/or car parking spaces and/or portions as may be contained in the said building / buildings to be constructed on the said property separately assessed in the records of the local Kolkata Municipal Corporation and for that purposes to sign, execute and submit all papers

Kunal Kumar Law

Imal (Initial)

applications and document and to do all other acts deeds and things so may be deemed fit and proper by our said Attorney.

17. To receive consideration and/or Earnest money in regard to the said property from interested buyers and to grant them proper and effectual receipts concerning the **developer's allocation as per "AGREEMENT FOR DEVELOPMENT"** and indemnifying us against any monetary claims.
18. To appoint, engage on our behalf pleaders, advocates or solicitors whenever my said Attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
19. To sign, affirm and verify plaint, petition, written statement, tabular statement, review, revisions, affidavit, declaration, Memorandum of Appeal or any other cause paper or pleading including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the Said Property or any part thereof.
20. To negotiate and enter into compromise and/or settlement with any person or persons and/or occupants either tenant or not in respect of the said property and/or to make such payment as may be necessary for the purpose of obtaining vacant possession of the said property and/or to do each and everything necessary and incidental in connection therewith on our behalf in respect of the said property and also deposit and withdraw fees documents and moneys in and from any court or other persons or authorities and to give valid and effectual receipts and discharges therefore and adjust the same in our account.
21. To demolish and/or to remove and/or to take away all or any buildings and all other structures whatsoever including cleaning the land by cutting trees etc. at present lying erected and/or built on the said property and to receive tenders and/or estimated and to enter into any contract for demolitions and on such items and conditions as may thing fit and proper by the said Attorney and to make all necessary expenditure for that purpose and expedite the same on our behalf in respect of the said property.

Kamal Kumar Jau

Zina (Chhik)

22. For all or any of the purpose hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign and execute all papers and documents and to use the name of the owner.

23. To erect or construct building or buildings, to make any alteration and/or addition to the building or structures on the said property as and when the occasion may arise and/or to sub-divide such building or structure in one or more parts as the said Attorney may at his own cost and sole discretion think fit and proper.

24. Be it noted that by this Development Agreement and related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/Final Document for transfer of property as per provision laid down in the said documents as a Developer, without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as an agreement/final documents for transfer of property between the owners and the Developer in any way. This clause shall have an overriding effect to anything written in these documents in contrary to the clause.

AND GENERALLY to do all acts and things concerning the authorities hereby granted in respect of the said property which the owners could have done lawfully under their own hands, it present personally and as owners we do hereby agree to ratify and confirm whatever all acts, deeds and things lawfully and bona fide done by our said attorney which shall be construed as acts, deeds and things done by me to all intents and purposes as if we were personally present And the said Attorney shall not incur any financial liability in the name of the owner and shall keep the owner indemnified in all respect.

AND I, the undersigned Executant do and doth hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever other act or acts, deed or deeds our said Attorney shall do on our behalf and in our names by virtue of this Power be binding on us and be of full force and effect.

Kunal Kumar Gaur

Imal Chakraborty

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the land measuring about 7 Cottahs 9 Chhittacks 23 Sq. Ft. more or less together with the partly two storied and partly three storied building having covered area of 2441.42 Sq. Ft. on the Ground Floor, 2391.23 Sq. Ft. on the 1st floor and 1671.7 Sq. Ft. on the 2nd Floor, aggregating 6504.35 Sq. Ft. and servants quarters and garage covering 365.84 Sq. Ft. standing on portion thereon, situated at and being Premises No. 68, Jatindra Mohan Avenue, ^(Anobinda Sanyal - Rajballav Park on Road) Police Station - Shyampukur, P.O. Hatkhola, Kolkata - 700005, in the District of Kolkata, within the jurisdiction of Additional Registrar of Assurances, Kolkata, within the local limits of the Kolkata Municipal Corporation, under Ward No.010, Assessee No.11-010-17-0019-7, District Kolkata and is butted and bounded by:

- ON THE NORTH** : By Premises Nos. 70, Jatindra Mohan Avenue.
ON THE EAST : By Premises No. 8C, Raja Naba Krishna Street.
ON THE SOUTH : By Premises No.68A, Jatindra Mohan Avenue.
ON THE WEST : By Jatindra Mohan Avenue,

Kunal Kumar Das,

Joint Clerk

IN WITNESSES WHEREOF both the parties hereunto set and subscribed their hands and seals on the 14th day of July, 2023.

SIGNED, SEALED & DELIVERED By
The Parties AT KOLKATA in the
presence of:

1. *Yashraj Law*
S/o Kunal Kumar Law
68. Jalindron Mahan Avenue
Kolkata - 700005

Kunal Kumar Law
SIGNATURE OF THE EXECUTANT/
LANDOWNER

2. *Poulami Sen.*
D/o Kunal Kumar Law.
135B, Raja Rammohan Roy
Sarani Kolkata - 700009

For ANUSKA ENGINEERING WORKS PVT. LTD.

Junal Chakrabarty
Director

SIGNATURE OF THE ATTORNEY

3. *Ragheemath Dalui*
S/o Bijoy Dalui
9/1/5, Shashi Bheesan Basak lane
Kolkata - 700036

Drafted by me

Soumyajit Mukherjee

SOUMYAJIT MUKHERJEE

Advocate

High Court, Calcutta

Bar Association Room No. 5

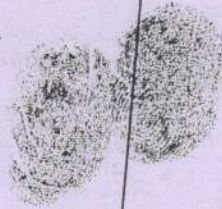
Enrolment No. WB/2154/2009

Page No.

Specimen Form For Ten Finger Prints



Kemal Kemal



Zamal (Arbab)



Major Information of the Deed

Deed No :	I-1904-10385/2023	Date of Registration	27/07/2023
Query No / Year	1904-8001921989/2023	Office where deed is registered	
Query Date	27/07/2023 12:59:13 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AHITANGI DEY HIGH COURT CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073219349, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 4,43,39,043/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 11/- (Article:E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190410362/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



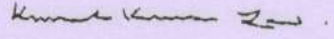
District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jatindra Mohan Avenue, Road Zone : (Arabindo Sarani Crossing -- Rajballav Park Crossing On Road) , , Premises No: 68, , Ward No: 010 Pin Code : 700005

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 9 Chatak 23 Sq Ft	1/-	4,12,08,899/-	Property is on Road , Project Name :
Grand Total :					12.5308Dec	1 /-	412,08,899 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6504.35 Sq Ft.	1/-	29,63,385/-	Structure Type: Structure
Gr. Floor, Area of floor : 2441.42 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2391.23 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1671.7 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	365.84 Sq Ft.	1/-	1,66,759/-	Structure Type: Structure
Gr. Floor, Area of floor : 365.84 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		6870.19 sq ft	2 /-	31,30,144 /-	



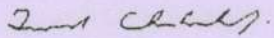
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KUNAL KUMAR LAW Son of Late Jatindra Nath Law Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office	 <small>27/07/2023</small>	 <small>LTI 27/07/2023</small>	 <small>27/07/2023</small>
Jatindra Mohan Avenue, 68, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AAxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed b Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ANUSKA ENGINEERING WORKS PRIVATE LIMITED Deshapriya Nagar Colony, 19, City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas West Bengal, India, PIN:- 700050 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAMAL CHAKRABORTY (Presentant) Son of Late Sukha Ranjan Chakraborty Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	 <small>Jul 27 2023 1:57PM</small>	 <small>LTI 27/07/2023</small>	 <small>27/07/2023</small>
Kali Charan Ghosh Road, Flat No: 5, 6/2, City:- Dum Dum, P.O:- Sinthee, P.S:-Sinthi, District:-North Parganas, West Bengal, India, PIN:- 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1H,Aadhaar No Not Provided by UIDAI Status : Representative Representative of : ANUSKA ENGINEERING WORKS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AHITANGI DEY Son of Mr JAYANTA DEY , HIGH COURT CAL, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	27/07/2023	27/07/2023	27/07/2023

Identifier Of Mr KUNAL KUMAR LAW, Mr TAMAL CHAKRABORTY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KUNAL KUMAR LAW	ANUSKA ENGINEERING WORKS PRIVATE LIMITED-12.5308 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr KUNAL KUMAR LAW	ANUSKA ENGINEERING WORKS PRIVATE LIMITED-6504.35000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr KUNAL KUMAR LAW	ANUSKA ENGINEERING WORKS PRIVATE LIMITED-365.84000000 Sq Ft

On 27-07-2023

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 12:17 hrs on 27-07-2023, at the Office of the A.R.A. - IV KOLKATA by Mr TAMAL CHAKRABORTY .,

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 4,43,39,043/-

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

Execution is admitted on 27/07/2023 by Mr KUNAL KUMAR LAW, Son of Late Jatindra Nath Law, Jatindra Mohan Avenue, 68, P.O: Hatkhola, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Others

Indetified by Mr AHITANGI DEY, , , Son of Mr JAYANTA DEY, , HIGH COURT CAL, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-07-2023 by Mr TAMAL CHAKRABORTY, DIRECTOR, ANUSKA ENGINEERING WORKS PRIVATE LIMITED, Deshapriya Nagar Colony, 19, City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Mr AHITANGI DEY, , , Son of Mr JAYANTA DEY, , HIGH COURT CAL, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

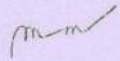
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11.00/- (E = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 11.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 16548, Amount: Rs.100.00/-, Date of Purchase: 15/06/2023, Vendor name: A BANERJEE


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2023, Page from 499753 to 499776
being No 190410385 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.07.31 17:24:52 +05:30
Reason: Digital Signing of Deed.

Mohul
(Mohul Mukhopadhyay) 2023/07/31 05:24:52 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)