

13031/2022

13001/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A
IV

AE 682481

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

Additional Registrar
of Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

POWER OF ATTORNEY

16 AUG 2022

KNOW ALL BY THESE PRESENTS, **IBAIYANATH SENGUPTA**, son of Late Sushil Chandra Sengupta, by faith Hindu, by occupation retired, Nationality Indian of 2/53, Naktala, Kolkata-700047, Post Office Naktala, Police Station Netaji Nagar PS, District South 24 Parganas (**PAN AJXPS8291B**) (**ADHAAR 518929341506**) (**Mobile No. 9830134740**) mentioned herein as the **GRANTOR**, is presently well entitled to be the

Sri Nibir Chandra Das
SRI NIBIR CHANDRA DAS
Proprietor of 'Shyam & Construction'
& C.A. of **SRI BAIDYANATH SENGUPTA**

Sl. No. ⁹¹⁶⁵ Sold to.....

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 50/- (Rupees Fifty) only

Issue Date:....., Sign..... *[Signature]*




02 AUG 2022



15 AUG 2022

sole and absolute owner and further in *Khas*, peaceful and vacant possession of **ALL THAT** piece and parcel of land ad-measuring 4 (four) cottah and 8 (eight) chittack, more or less, comprised in classified plot No. 53, being a demarcated part of C.S. Plot Nos. 538 and 233 in Mouza Naktala, J.L. No. 32, Police Station Netaji Nagar, Sub-Registration District Alipore, District South 24 Parganas, presently known as Municipal Premises No. 255/62, Netaji Subhash Chandra Bose Road, Kolkata-700047, being the **Said Property** described in the **SCHEDULE** below, free from all encumbrances.

For the purpose of commercial exploitation and development of the Said Property hereinbelow, I had entered into a Development Agreement with one **SHYAMA CONSTRUCTION**, a Business entity, having its registered office at 94, Bidhan Palli, Kolkata-700084, represented by its propriety **NIBIR CHANDRA DAS**, son of Parimal Chandra Das, by faith Hindu, by occupation business, nationality Indian of Kolkata (**PAN ADSPD0145N**) (**ADHAAR 435356459717**) (**Mobile No.9331029837**) the said agreement was dated 2nd August, 2022 registered in the Office of the ARA- IV, in Book I, being Deed No. 12323/2022 in which by clause No. 13 of the said Development Agreement, the Owner shall grant Development Power of Attorney to the Developer for "getting the Sanctioned Plans sanctioned/ revalidated/ modified/ altered/ extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Buildings in the Said Property and the Owner shall grant to the Developer and/or its nominees a Power of Attorney for construction of the New Buildings and booking and sale of the flats and spaces comprised in the Developer's Allocation in the New Buildings".


SRI NIBIR CHANDRA DAS
 Proprietor of 'Shyam & Construction'
 & C.A. of SRI BAIDYANATH SENGUPTA




✓

ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
16 AUG 2022


In pursuance of such, we hereby nominate, constitute and appoint the Developer herein namely **SHYAMA CONSTRUCTION**, a Business entity, having its registered office at 94, Bidhan Palli, Kolkata-700084, represented by its proprietor **NIBIR CHANDRA DAS**, son of Parimal Chandra Das, by faith Hindu, by occupation Business, nationality Indian of Kolkata (**PAN ADSPD0145N**) (**ADHAAR 435356459717**) as my lawful and true **constituted attorney** to do all the lawful acts, deeds and things whatsoever mentioned hereunder as per the clauses mentioned in the said Development Agreement in respect of the **Said Property** morefully described in the **Schedule** below.

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

1. Acts Under Development Agreement: Powers and authorities for getting the Building Plans sanctioned/revalidated/modified/alterd by Municipal and Other Authorities, construction and **(3)** booking, entering into agreements of all the Units/Spaces comprised in the Developer's Allocation, to the Transferees further specified hereunder as:
 - a. Building Plans and Other Statutory Compliances: To cause sanction/revalidation/modification/alteration of the Building Plans by appointing a licensed architect and structural engineer and then, if required, to have the same sanctioned by the Municipal authority and the Other Authorities and to pay fees, costs and charges for the same and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the Municipal authority and the Other Authorities.


SRI NIBIR CHANDRA DAS
 Proprietor of 'Shyama Construction'
 & C.A. of SRI BAIDYANATH SENGUPTA

- b. **Dealing with Authorities:** To deal with all authorities including but not limited to the Municipal authority and the other Authorities for sanction, modification, alteration, extension, revision and/or re-validation of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.
- c. **Connection of Utilities:** To apply for and obtain electricity, gas, water, sewerage, drainage, lift, and/or other connections of any other utility or facility in the Said Property from the Electricity Board, Municipal authority and other appropriate authorities and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as be deemed fit and proper by the Attorney.
- d. **Regulatory Clearances:** To apply for and obtain all requisite statutory clearances/permissions/approvals under various Acts, and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- e. **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities, all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.



SRI NIBIR CHANDRA DAS
Proprietor of 'Shyam a Construction'
& C.A. of SRI BAIDYANATH SENGUPTA

- f. **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein only for the above purpose.
- g. **Acceptance of Papers:** To accept notices and service of papers from Municipal authority, Fire Brigade, Competent Authority under the Land Ceiling Department, Police, both Civil Court and Criminal Courts, Land and Land Reforms Department and/or any other statutory authorities and/or other persons.
- h. **Appointment:** To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.
- i. **Granting Receipts:** To receive and pay and/or deposit of moneys including fees, rent, interest from any person or persons, body or bodies, authority or authorities and receive fund and to receive and grant valid receipts and discharges in respect thereof.
- j. **Municipal Tax:** To make payment of upto date municipal taxes in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.
- k. **Mutation:** To take all necessary steps and to sign and submit all papers, applications and documents to record the Said Property in the Municipal authority and/or any other concerned authorities and to pay fees, costs and charges for that purpose, if required in any future situation.

Sri Nibir Chandra Das
SRI NIBIR CHANDRA DAS

Proprietor of 'Shyam a Construction'
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- l. **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for amalgamation of the various plots comprised in the Said Property if required into one single plot/holding and to pay fees, costs and charges for that purpose.
- m. **Land Conversion:** To take all necessary steps and to sign and submit all papers, applications and documents in connection with change of the nature and character of land contained in the Said Property *inter alia* by way of approaching the concerned authorities and obtaining necessary orders for conversion of the Said Property and thereafter paying fees and charges for the same.
- n. **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction on the Said Property.
- o. **Construction:** To apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipment for the purpose of construction on the Said Property and to construct temporary sheds and godowns for storage of building materials and running of site office and to construct the Building Complex and/or any other structure on the Said Property, in accordance with the Development Agreement.
- p. **Contracts for Construction:** In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Grantor.


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- q. **License for Lifts:** To apply for and obtain permissions and licenses to erect and run/operate one or more lifts at the Building Complex and to place orders for supply and erection of such lift or lifts on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts and concerned machineries, in the name of the Attorney.
- r. **Insurance:** To insure and keep insured the Said Building Complex or any part thereof against loss or damage by fire, earthquake and/or other risks as be deemed necessary and/or desirable by the Attorney and to pay all premium for such insurance.
- s. **Watch and Ward:** To employ and appoint watchmen, guards and other security personnel for the Said Property.
- t. **Negotiation and Sale:** To negotiate for sale and sell all the Units comprised in the Developer's Allocation in the Said Building Complex to the Transferees, on terms and conditions as mentioned in the Development Agreement and to prepare, sign, execute and deliver agreements.
- u. **Termination of Contracts:** To terminate any contract, agreement, right of occupancy of the Units comprised in Developer's Allocation, user and/or enjoyment with any person or persons intending to acquire flats, car parking spaces and other constructed areas /saleable spaces in the Said Building Complex and to deal with the space and rights of such person or persons in such manner as the Attorneys may deem fit and proper.

Sri Nibir Chandra Das
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- v. **Receive Payments:** To receive all payments with regard to sale of the Units in the Developer's Allocation of the Said Complex from the Transferees and acknowledge receipt of the payments.
- w. **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into such agreements and other instruments including but not limited to the clearance under the Income Tax Act, 1961, for transfer of the Units comprised in the Developer's Allocation to the Transferees.
- x. **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized, registered and authenticated all agreements and other instruments as aforesaid and in particular to present for registration, admit execution, have registered and obtain original of all agreements for sale of the Units comprised in the Developer's Allocation of the Said Building Complex in accordance with the Development Agreement.
- y. **Legal Action:** To take any legal action or to defend any legal proceeding including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- z. **Outgoings:** To pay all outgoings, including municipal taxes etc. in respect of the Said Property/Said Building Complex and to collect receipts therefor.


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& C.A. of SRI BAIDYANATH SENGUPTA

2. **Covenants:** The Attorney agrees and covenants with the Grantor that **(1)** all the costs, charges and expenses for construction shall be borne and paid by the Attorney, **(2)** no financial or other liability shall be created on the Grantor and/or the Grantors' Allocation by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney **and (3)** the liabilities and obligations of the Grantor shall continue to remain the same as mentioned in the Development Agreement, irrespective of grant of this Power of Attorney unless specifically mentioned in the Development Agreement.
3. **Hereby Made:** Subject to the above, the Grantor hereby ratifies and confirms and agrees to ratify and confirms all lawful actions of the Attorney in pursuance of this Power of Attorney.

SCHEDULE
(SAID PROPERTY)


ALL THAT piece and parcel of land ad-measuring 4 (four) cottah and 8 (eight) chittack, more or less, comprised in classified plot No. 53, being a demarcated part of C.S. Plot Nos. 538 and 233 in Mouza Naktala, J.L. No. 32, Police Station Netaji Nagar, Sub-Registration District Alipore, District South 24 Parganas, presently known as Municipal Premises No. 255/62, Netaji Subhash Chandra Bose Road, Kolkata-700047.


SRI NIBIR CHANDRA DAS
Proprietor of 'Shyam a Construction'
& C.A. of **SRI BAIDYANATH SENGUPTA**

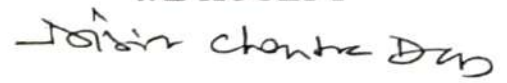
IN WITNESS WHEREOF the Grantor and the Attorney have executed this Power of Attorney on the above dated 16th day of August 2022

SIGNED AND DELIVERED by
The GRANTOR at Kolkata in
the presence of;

Baidyanath Sengupta.



(Sunder Ch. Das)
6, Old Post Office St.
KOLKATA, 700 001

WE ACCEPT


(ATTORNEY)


SRI NIBIR CHANDRA DAS
Proprietor of 'Shyam e Construction'
& C.A. of SRI BAIDYANATH SENGUPTA

Drafted By


Duttasoam Bhattacharyya

Advocate

High Court, Calcutta

WB/1262/2012



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
1.6 AUG 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



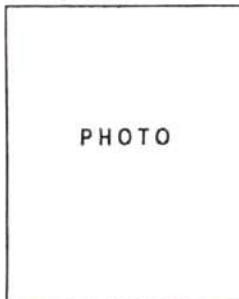
Baidyanath Sengupta

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

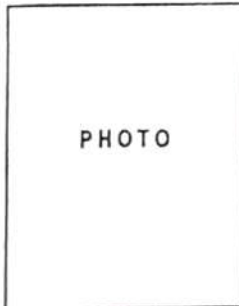


Sri Nibir Das


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



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



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


SRI NIBIR CHANDRA DAS
 Proprietor of 'Shyam a Construction'
 & C.A. of SRI BAIDYANATH SENGUPTA

Major Information of the Deed

Deed No :	I-1904-13001/2022	Date of Registration	16/08/2022
Query No / Year	1904-8002437872/2022	Office where deed is registered	
Query Date	10/08/2022 7:28:16 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Asit Manna 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9732452296, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 76,77,280/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190412323/2022 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: N.S.C. Bose Road(Naktala), , Premises No: 255/62, , Ward No: 000 Pin Code : 700047



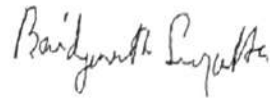
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 8 Chatak	1/-	72,89,999/-	Property is on Road , Project Name :
Grand Total :				7.425Dec	1 /-	72,89,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2500 Sq Ft.	1/-	3,87,281/-	Structure Type: Structure Litigated Property,
Gr. Floor, Area of floor : 2500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2500 sq ft	1 /-	3,87,281 /-	


SRI NIBIR CHANDRA DAS
 Proprietor of 'Shyam e Construction'
 & C.A. of SRI BAIDYANATH SENGUPTA



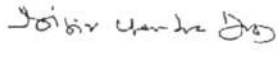
Principal Details :


SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Baidyanath Sengupta Son of Late Sushil Chandra Sengupta Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
	16/08/2022	LTI 16/08/2022	16/08/2022	
2/53, Naktala Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ajxxxxxx1b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Shyama Construction 94, Bidhan Palli,, City:- , P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: adxxxxxx5n,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 Nibir Chandra Das (Presentant) Son of Mr Parimal Chandra Das Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office			
	Aug 16 2022 2:20PM	LTI 16/08/2022	16/08/2022	
94, Bidhan Palli,, City:- , P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx5n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shyama Construction (as Proprietor)				


SRI NIBIR CHANDRA DAS
 Proprietor of 'Shyam & Construction'
 & C.A. of SRI BAIDYANATH SENGUPTA

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Asit Manna Son of Mr A K Manna 6, Old Post Office Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	16/08/2022	16/08/2022	16/08/2022


Identifier Of Mr Baidyanath Sengupta, Mr Nibir Chandra Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Baidyanath Sengupta	Shyama Construction-7.425 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Baidyanath Sengupta	Shyama Construction-2500.00000000 Sq Ft


SRI NIBIR CHANDRA DAS
Proprietor of 'Shyam e Construction'
& C.A. of SRI BAIDYANATH SENGUPTA

On 10-08-2022

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 76,77,280/-



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

On 16-08-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:05 hrs on 16-08-2022, at the Office of the A.R.A. - IV KOLKATA by Mr Nibir Chandra Das .

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

Execution is admitted on 16/08/2022 by Mr Baidyanath Sengupta, Son of Late Sushil Chandra Sengupta, 2/53, Road: Naktala Road, , P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr Asit Manna, , , Son of Mr A K Manna, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

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

Execution is admitted on 16-08-2022 by Mr Nibir Chandra Das, Proprietor, Shyama Construction, 94, Bidhan Palli., City:- , P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Asit Manna, , , Son of Mr A K Manna, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

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

Payment of Stamp Duty


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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9165, Amount: Rs.50/-, Date of Purchase: 02/08/2022, Vendor name: A K Maity



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


SRI NIBIR CHANDRA DAS
Proprietor of 'Shyama Const. n'
& C.A. of SRI BAIDYANATH SENGUPTA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 848663 to 848681
being No 190413001 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.08.24 19:44:23 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/08/24 07:44:23 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

Sri Nibir Chandra Das
SRI NIBIR CHANDRA DAS
Proprietor of 'Shyam e Construction'
& C.A. of SRI BAIDYANATH SENGUPTA

(This document is digitally signed.)