

2010/23

Q-2034



पश्चिम बंगाल WEST BENGAL

AM 563929

12.32
705288/23
17/3/23

Rajib Roy
Sangit ka Ghosh

Smart Homes
Somanta Roy
Partner

Smart Homes
Bikash Chandra Das
Partner

Smart Homes
Yunus Khan
Partner

Smart Homes
Sebabati Tripathy
Partner

Smart Homes
Anubhava Samanta
Partner

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this document
are part of the Document.

POWER OF ATTORNEY

This Power of Attorney is executed this 17th Day of
March, Two Thousand Twenty Three (2023)

By

17 MAR 2023

Additional District Sub-Registrar
BURDWAN

Contd...

Sl. No. 5330 Date 16/3/23
Name Smart Hung
Address Burdwan
Value of Stamp
Date of Purchase from Burdwan Treasury-1
Stamp Vendor - JOYANTA DAS
Sadar Registry Office (Burdwan)
Licence No. - 6/2010-11

24 FEB 2023

Signature Joyanta Das



Additional District Sub-Registrar
BURDWAN

17 MAR 2023

Rajib Roy
Sangit Kumar Ghosh

Smart Homes
Somnath Ray
Partner

Smart Homes
Bikash Chandra Das
Partner

Smart Homes
Yunus Khan
Partner

Smart Homes
Debbobrat Chakrabarti
Partner

Smart Homes
Anubhava Samanta
Partner

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(1) **RAJIB ROY** PAN - AVZPR1088F, son of Shubhendu Sundar Roy, by occupation - business, by Nationality - Indian, having address at Baranilpur, Chotobalidanga, P.O.-Sripally, P.S.-Burdwan, Dist.-Purba Bardhaman-713103, (2) **SANGIT KUMAR GHOSH** PAN - ARJPG1699B, son of Late Krishna Kishore Ghosh, by occupation-business, by Nationality - Indian, having address at B.C. Road, P.O. & P.S.-Burdwan, Dist.-Purba Bardhaman-713101, hereinafter referred to as the "EXECUTANTS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns).

WHEREAS:

1. We are absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece and parcel of land under Mouza - Balidanga, J.L. No. 35, within the jurisdiction of Burdwan Municipality, P.S. Burdwan Sadar, Dist. Purba Bardhaman, measuring an area of about 3134.57 Sq.ft. be the same a little more or less, comprised and contained in R.S. Plot No. 587, under R.S. Khatian No.613, corresponding to L.R. Plot No.1156, under L.R. Khatian Nos. 9870 and 9871, TOGETHER WITH all liberties; privileges and easement rights appurtenant thereto and over and beneath the road/common passage and TOGETHER WITH all rights, title, interests, possession of the owners through our predecessors-in-interest.

2. By a Development Agreement dated 19.09.2022, being No.020309703 for the year 2022 registered in Book-I, Vol. No.0203-2022, pages-246427 to 246471, in the office of Additional District Sub-Registrar, Burdwan, executed by us as owners being parties of the FIRST PART and SMART HOMES PAN - ADRFS2015B a business in the nature of partnership having its office at 78, Baranilpur, Becharhat, P.O. Sripally, Dist. Purba Bardhaman - 713103, and having been promoted by five partners namely (1) SOMNATH RAY PAN - ACXPR9491F son of Subodh Kumar Ray, of Alamganj, Burdwan- 713102, (2) BIKASH CHANDRA DAS

Bay's Day.
Sangit ko Shresh

Smart Homes
Sumanthi Roy
Partner

Smart Homes
Bibek Mondal Das
Partner

Smart Homes
Surobham
Partner

Smart Homes
Sebabrata Tah
Partner

Smart Homes
Arnob Samanta
Partner

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PAN - AEUPD1886R son of late Bishnupada Das of Baranilpur, Ambagan, P.O. Sripally, Dist. Purba Bardhaman - 713103, (3) SUVRO BASU PAN - AJOPB2190F son of Subhas Chandra Basu of FL C/3 P-21, Senhati Colony, Behala, Kolkata - 700034, (4) DEBABRATA TAH PAN - ABLPT5195R son of Mihir Tah of Radha Pally, G.T. Road, Memari, Dist. Purba Bardhaman - 713146, and (5) ARNAB SAMANTA PAN - ATHPS8290G son of Rabindranath Samanta, of St. Xavier's Road, Satabdibagh, Burdwan- 713103, as Developer(s) being parties of the SECOND PART. The owners along with the Developers have covenant to develop the property referred to and particularly as set out in the **First Schedule** to this Power of Attorney and to get residential building(s) to be constructed thereon at the developers' costs and expenses on agreed terms and conditions.

3. The Owners recognize that the Developers has/have been entrusted for the development of the said first scheduled property contemplated under the above Agreement and require enabling powers to perform its/their functions and/or obligations under the said Agreement.

4. In pursuance of the said Agreement, we the owners have handed over the possession of the said first scheduled property to the developer(s) which they have accepted and now they are in lawful possession of the same and raising constructions thereon in accordance with the sanctioned plan for erection of building vide Building Permit No.SWS-OBPAS/1201/2022/1112, dated 27.12.2022, issued by the office of the Burdwan Municipality.

5. The developer(s) have requested us to grant Power of Attorney in their favour to enable them to carry on with the project and to raise construction on the said first scheduled property and to do all other acts and things, which have been agreed to be done and which are required to be done in furtherance of such development agreement.

Rejib Roy
Partner for Shishu

Smart Homes
Somnath Roy
Partner

Smart Homes
Bikash Chandra Das
Partner

Smart Homes
Yunus Khan
Partner

Smart Homes
Sebastian Teh
Partner

Smart Homes
Anab Samanta
Partner

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6. In terms of the said development agreement the developer(s) is/are entitled to 60% (sixty eight percent) of the total flat/floor area sanctioned by the competent authority for its/their own commercial exploitation and/or consumption, which shall comprise of all the six flats/units consisting in the 1st and 2nd Floor of the said building (Three flats/units in each floor) AND Three (3) numbers of car parking spaces being Car Parking Space Nos. C, D and E in the ground floor, as per the sanctioned plan, keeping apart the remaining Car Parking Spaces and 40% (forty percent) of the total sanctioned flat/floor area for the Land Owners' own commercial exploitation and/or consumption which shall comprise and consist of all the three flats/units in the 3rd Floor AND Two(2) numbers of car parking spaces being Car Parking Space Nos. A and B in the ground floor, as per the sanctioned plan, of the said building.

7. The respective shares/allocations as mentioned above having been categorically and specifically agreed, defined, delineated and identified by and between us being the owners and the developer(s) on the basis of the aforesaid sanctioned building plan AND the property described in the **Second Schedule** to this Power of Attorney have been recognised as the Developers' share/allocation.

8. It is not possible for us to give time and/or to go over personally to oversee the said development project or to make ourselves available for each and every purpose incidental to the said project or to go to the registry offices time and again for execution, admission and presentation for registration of the documents for sale or otherwise of the flats/unit(s) pertaining to the developers' allocation and for that purpose the developer(s) have requested us to grant Power of Attorney in their favour in respect of the **First Scheduled Property** to enable them to carry on with the project and to raise construction on the said landed property and to do all other acts and things, which have been agreed to be done in terms of the said development agreement and to

Rajib Ray
Sangit Kumar

Smart Homes
Somnath Ray
Partner

Smart Homes
Bikash Chandra Das
Partner

Smart Homes
Yuvro Basu
Partner

Smart Homes
Debabrata Tah
Partner

Smart Homes
Arbab Samanta
Partner

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deal with and sell or otherwise the flats/units including car parking spaces as described specifically in the **Second Schedule** to this Power of Attorney, and to do all other acts and things relating and incidental thereto, which we have agreed to do.

9. We the owners are desirous of executing in favour of (1) SOMNATH RAY PAN - ACXPR9491F son of Subodh Kumar Ray, of Alamganj, Burdwan- 713102, (2) BIKASH CHANDRA DAS PAN - AEUPD1886R son of late Bishnupada Das of Baranilpur, Ambagan, P.O. Sripally, Dist. Purba Bardhaman - 713103, (3) SUVRO BASU PAN - AJOPB2190F son of Subhas Chandra Basu of FL C/3 P-21, Senhati Colony, Behala, Kolkata - 700034, (4) DEBABRATA TAH PAN - ABLPT5195R son of Mihir Tah of Radha Pally, G.T. Road, Memari, Dist. Purba Bardhaman - 713146, and (5) ARNAB SAMANTA PAN - ATHPS8290G son of Rabindranath Samanta, of St. Xavier's Road, Satabdibagh, Burdwan- 713103, being the promoters of SMART HOMES, this power of attorney in consideration of the obligations undertaken by the Developer(s) and in view of the terms and conditions laid down under the aforementioned Agreement and the rights granted to them there under authorizing the developer(s) to enable them to carry on with the project and to raise construction on the First Scheduled landed property and to deal with the Second Scheduled property and exercise all rights in respect thereof, as stated above.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT we do hereby appoint, nominate and constitute (1) **SOMNATH RAY** PAN - ACXPR9491F son of Subodh Kumar Ray, of Alamganj, Burdwan- 713102, (2) **BIKASH CHANDRA DAS** PAN - AEUPD1886R son of late Bishnupada Das of Baranilpur, Ambagan, P.O. Sripally, Dist. Purba Bardhaman - 713103, (3) **SUVRO BASU** PAN - AJOPB2190F son of Subhas Chandra Basu of FL C/3 P-21, Senhati Colony, Behala, Kolkata - 700034, (4) **DEBABRATA TAH** PAN - ABLPT5195R son of Mihir Tah of Radha Pally, G.T. Road, Memari, Dist. Purba Bardhaman - 713146, and (5) **ARNAB SAMANTA** PAN - ATHPS8290G son of Rabindranath Samanta, of St.

Rajib Roy.
Sangit Das

Smart Homes
Sumantra Roy
Partner

Smart Homes
Bibek Chandra Das
Partner

Smart Homes
Sumantra
Partner

Smart Homes
Debabrata Das
Partner

Smart Homes
Anub Samanta
Partner

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Xavier's Road, Satabdibagh, Burdwan- 713103, being the promoters of SMART HOMES, to be the true and lawful attorneys in our names and/or on our behalf to do and/or execute, perform or cause to be done, executed and performed from time to time, at his/their sole discretion all or any of the following acts, deeds or things namely:

1. To apply for permission/exemption from the Competent Authority, the State of West Bengal and/or any other authority/ authorities under the law as may be required and for all the permission and/or sanction incidental to the developmental project on the First Scheduled land as required in law and for that purpose to make any declarations, sign forms in our names and on our behalf as our Attorney(s) shall deem fit and proper, and also to appear before any competent or appellate authorities under the law and/or State Government in connection with different permissions and/or sanctions incidental to the development of the said property as aforesaid and generally to do various acts, deeds, matters and things connected with the matters relating to such development in the manner our said Attorney(s) may deem fit and proper and conducive in connection with all matters pertaining thereto.

2. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of our said Attorney(s) for the purpose of constructing the buildings and flats/units on the said First Scheduled land before the Municipal Authority and/or any other Concerned Authority and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of our said attorneys and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be

Rajiv Roy
Sangit ka Shakti.

Smart Homes
Sonvate Roy
Partner

Smart Homes
Bikash Chandra Das
Partner

Smart Homes
Yuvraj
Partner

Smart Homes
Devi Prakash
Partner

Smart Homes
Anub Samant
Partner

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necessary for getting the plans of the proposed buildings and flats/units sanctioned by the Municipal and other authorities.

3. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said First Scheduled land from the date of the said agreement onwards.

4. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said First Scheduled land in accordance with the sanctioned plan(s) and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations which are made by the Government and/or Municipal Authority and/or any other Competent Authority or authorities for the time being are strictly observed.

5. To enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said First Scheduled land wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the costs of construction and development of the said buildings, flats/units or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges there for, and to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said First Scheduled land on such terms and condition as my said attorneys may in his/their absolute discretion deem fit and proper.

Rajiv Roy
Sangit Ka Shukla

Smart Homes
Somnath Roy
Partner

Smart Homes
Pitak Chandra
Partner

Smart Homes
Yusuf Khan
Partner

Smart Homes
Deborah Tok
Partner

Smart Homes
Anab Samant
Partner

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6. To carry on correspondence with all concerned authorities and bodies including the Government and all its departments, the Municipal Authority and/or Police Authorities, for the time being, in connection with the proposed development project to be carried out on the said First Scheduled land and any other matters pertaining to the said property and incidental to the said development agreement.

7. To appear and represent us before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of our said Attorney(s) for or in connection with the development of the said First Scheduled land and to make such agreements, arrive at such arrangement, as may be conducive to the development work and completing the same.

8. To enter upon the First Scheduled land at any time and do all such acts which are otherwise lawful and necessarily required and/or advisable in the sole discretion of our said Attorney(s) for or in connection with the development of the said property.

9. To represent before the public, local and/or private authorities in respect of the development of the First Scheduled land and to make such of the actions and things as may be necessary for effectually carrying out the said development work and completing the same.

10. To deal with and correspond with WBSEDCL for obtaining electric connection including execution of lease deed in respect of any portion of the said property appertaining to First Schedule Land for the purpose of enabling the Electric Supply Company to put up and erect an electric sub-station or transformer for the supply of electricity to the buildings and flats/units therein that may be constructed on the said property and for that purpose to sign all letters, applications, undertakings, terms and conditions as may from time to time be found necessary or as may be required by the concerned authorities.

Agile Roy
Sangit K. Ghosh

Smart Homes
Somnath Roy
Partner

Smart Homes
Pitobh Chandra Das
Partner

Smart Homes
Jureban
Partner

Smart Homes
Seebintu Tah
Partner

Smart Homes
Anub Somanté
Partner

11. To empower on our behalf and in our names and to represent our interests before all and sundry authorities under the law for any purpose(s) as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whatsoever for the aforesaid developmental purpose.

12. To make applications for connections of electric supply, water and other incidental requirements which may be required for the purpose of efficacious development of the aforesaid property of the First Schedule Land.

13. To ask, demand, sue for, enforce payment and/or recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne profits in respect of the said First Scheduled land which now are or which at any time or times hereafter may become due and payable to us.

14. To apply for refund of deposits made or to be made with the Municipal Authority, WBSEDCL, and other concerned Authorities, and receive the said refunds on our behalf.

15. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax and Sales-tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time appertaining to the said First Scheduled Land and incidental to the said development project and to revoke their appointments and pay their remunerations including special fees and charges.

16. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities for all and any licenses,

Arjit Singh
Partner

Smart Homes
Somnath Ram
Partner

Smart Homes
Bilal Chandra Rao
Partner

Smart Homes
Yunus Khan
Partner

Smart Homes
Debabrata Tripathy
Partner

Smart Homes
Anand Samant
Partner

-9-

11. To empower on our behalf and in our names and to represent our interests before all and sundry authorities under the law for any purpose(s) as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whatsoever for the aforesaid developmental purpose.

12. To make applications for connections of electric supply, water and other incidental requirements which may be required for the purpose of efficacious development of the aforesaid property of the First Schedule Land.

13. To ask, demand, sue for, enforce payment and/or recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne profits in respect of the said First Scheduled land which now are or which at any time or times hereafter may become due and payable to us.

14. To apply for refund of deposits made or to be made with the Municipal Authority, WBSEDCL, and other concerned Authorities, and receive the said refunds on our behalf.

15. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax and Sales-tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time appertaining to the said First Scheduled Land and incidental to the said development project and to revoke their appointments and pay their remunerations including special fees and charges.

16. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities for all and any licenses,

Rajiv Dey
Sangit K. Ghosh

Smart Homes
Samartha Ray
Partner

Smart Homes
Bikash Choudhury
Partner

Smart Homes
Yunus Khan
Partner

Smart Homes
Deborah T. Th
Partner

Smart Homes
Anub Samanta
Partner

-10-

permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said First Scheduled land.

17. In connection with or relating to the said First Scheduled land to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of law and to sign all applications, plaints, written statements, affidavits, review, appeal, petitions, on our behalf from time to time as may be found necessary, proper and/or enter into any agreement relating to said development of First Scheduled land or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid, to appoint Advocates(s), Solicitors and Counsel and to sign vakalatnama and/or authorisations on our behalf, but at their entire risks as to costs.

18. To manage the said First Scheduled land written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development and to sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which we ourselves could have done for the completion of the said development work.

19. To do any act, deed or thing, as our said Attorney(s) may deem fit and proper and necessary in the best interest of us and in the best interest of the said First Scheduled land.

20. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual for all intents and purposes in the best interest of the development and the owners of the said First Scheduled land.

21. To advertise in newspapers and media and cause to do marketing for sale of the residential flats/units of the said building(s) in the developers'

Rajib Roy
Langit for Ghosh

Smart Homes
Sumanth Ray
Partner

Smart Homes
Pritesh Chandra Rao
Partner

Smart Homes
Yusuf Khan
Partner

Smart Homes
Sebastian Toth
Partner

Smart Homes
Arav Samant
Partner

-11-

share/allocation as state above AND to enter into agreements for sale of such residential/commercial flats/units with the prospective purchasers on and for such price or consideration and upon such terms and conditions as our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for Sale of residential/commercial flats/units and to do all such necessary acts and things as may be necessary or proper in that behalf in respect of the Developer's allocation but excluding the Owners' allocation.

22. Subject to fulfillment of obligations under the said development agreement, our attorney(s) shall be entitled to sign and execute for us and on our behalf all conveyance(s) in favour of the prospective buyers/purchasers and/or their nominee or nominees including in favour of any co-operative society(s) and to present any such conveyance(s) for registration to admit execution and receipt of consideration before the Registrar/Sub-Registrar having authority for and to have the said conveyance(s) registered AND to do all acts, things and deeds, which our said Attorney(s) shall consider necessary for conveying the said flats/units/car parking spaces, comprising the Developers' share, to the purchaser(s) or their nominee or nominees as fully and effectively in all respects as we could do the same ourselves in respect of the same BUT obviously excepting the Owners' allocation.

23. To sign declarations as may be required under the Income-tax Act and application there under and to appear before any taxing authority on our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961, relating to the said development project.

24. To present for registration with the registering authority the document or documents of whatsoever nature executed by us which are

Rajit Roy
Sangit for Ghosh

Smart Homes
Somnath Roy
Partner

Smart Homes
Bibek Chandra Das
Partner

Smart Homes
Yusuf Khan
Partner

Smart Homes
Debabrata Das
Partner

Smart Homes
Anub Samanta
Partner

-12-

incidental to the said developmental project and to admit the execution thereof before the registering authority.

25. To sign transfer forms, documents and writing for transferring the property in the records of Government or municipal authorities and other public authorities and to do all other acts in connection therewith.

26. To appoint from time to time or generally such person or persons as our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and we do hereby agree at all times to ratify and confirm whatever our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of our demise our heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute our said attorneys or their nominees with similar powers as per these presents.

27. To negotiate, enter into agreement for sale, sell and to execute sale deed and necessary forms and papers relating to the execution of the sale of the property more fully described in the Second Schedule herein below.

28. To declare the value of the Second Scheduled properties before the Registrar/Sub-Registrar for the purposes of registration of the said agreements or sale deeds.

29. To give possession of the Second Scheduled properties to the purchaser(s) by handing over vacant possession and execute possession certificates, if necessary, in favour of Purchaser(s).

30. To do everything whatsoever which may be at the sole discretion of our said Attorney deems fit, or expedient for sale and/or enjoyment

Deji Roy
Sangit K. Ghosh

Smart Homes
Somnath Roy
Partner

Smart Homes
Bikash Mondal
Partner

Smart Homes
Yuvraj
Partner

Smart Homes
Debjit Das
Partner

Smart Homes
Anand Samanta
Partner

-13-

and/or development of the said property and which we ourselves could do if personally present and as if this power had not been executed.

AND we hereby agree to ratify and confirm all and whatsoever the said Attorneys shall or may lawfully do or cause to be done in connection with and by virtue of these presents.

It is however made clear that this power is not conveyed in favour of the said ATTORNEYS for any other developmental purposes AND no ownership right, title and interest in favour of the ATTORNEYS is hereby created in the said properties which is the subject matter of this POWER OF ATTORNEY. This power of attorney shall be revocable. Moreover, it is made clear that the Attorney Holders cannot withdraw any money from our bank accounts by dint of this Power of Attorney.

This power of attorney has been granted without receiving and/or intending to receive any monetary or other financial/material consideration for execution of the same.

FIRST SCHEDULE

(The entire property under development)

ALL THAT the piece and parcel of **Bastu** land under **Mouza - Balidanga, J.L. No. 35, R.S. Plot No. 587** under R.S. Khatian No. 613, corresponding to **L.R Plot No.1156** under L.R Khatian Nos.9870 and 9871, measuring about **0.07 acres** i.e. about **3134.57 Sq.Ft** of land, be the same a little more or less, within the territorial jurisdiction of Burdwan Municipality, ward no.14, Mahalla - Choto Nilpur West Para, P.S. Burdwan Sadar, Dist. Purba Bardhaman - 713103, TOGETHER WITH all liberties, privileges, and easement rights appurtenant thereto and over and beneath the road, common passage and TOGETHER WITH all rights, title, interests, possession of the owners through their predecessors-in-interests and as inferable from the sanctioned plan vide Building Permit No.SWS-OBPAS/1201/2022/1112, dated 27.12.2022, issued by the office of the Burdwan Municipality.

Rajit Roy

SECOND SCHEDULE
(The demised portion of property under Developers' allocation)

ALL THAT the piece and parcel of the property comprising and consisting of the six flats/units of the First and Second Floor of the said building AND three Car Parking Spaces TOGETHER with undivided proportionate shares and interests in the land and common areas/passages and facilities appurtenant thereto in the building standing thereon the above mentioned First Scheduled property in accordance with the sanctioned plan vide Building Permit No.SWS-OBPAS/1201/2022/1112, dated 27.12.2022, issued by the office of the Burdwan Municipality, which do form part and parcel of exclusive allocation of the Developers which are more fully described, written and delineated as follows :-

1. All the three numbers of Flat Types A, B & C on the First Floor.
2. All the three numbers of Flat Types A, B & C on the Second Floor.
3. Three numbers of Car Parking Spaces being Car Parking Space Nos. C, D & E on the Ground Floor.

IN WITNESS WHEREOF we have set and subscribed our hands and seal on the day, month and year-first above written.

SIGNED SEALED AND DELIVERED
at Burdwan in presence of:-

1. *Bani Prata Das*
Kotahat, Burdwan

2. *Prasanna Kumar*
Rajit Roy

Drafted by & Typed in the office of:

Uttiya Ray

Uttiya Ray, Advocate, High Court at Calcutta.
Enrolment No. W.B./329/2002

Rajit Roy
Sangit K. Ghosh
Smart Homes
Sannata Ghosh
Bibek Chandrasekar
Partner

Smart Homes
Suman
Debita Tri

Smart Homes

Azab Samanta
Partner

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE: *Rajesh Roy*



Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE: *Jangit K. Ghosh*



Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					












SIGNATURE *Somnath Rony*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					




SIGNATURE *Bikash Mondra Das*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *Juno Ban*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Tch

SIGNATURE: *Sebastian Tch*

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



le

SIGNATURE: *Asnat Samanle*

आयकर विभाग
INCOME TAX DEPARTMENT
SOMNATH RAY
SUBODH KUMAR RAY
12/12/1972
PAN Card Account Number
ACXPR5491F
Somnath Ray
Signature

भारत सरकार
GOVT. OF INDIA



20190000000000000000

Somnath Ray

नाम / PERMANENT ACCOUNT NUMBER

AEUPD1886R



नाम / NAME

BIKASH CHANDRA DAS

पिता का नाम / FATHER'S NAME

BISHNUPADA DAS

जन्म तिथि / DATE OF BIRTH

14-02-1973

हस्ताक्षर / SIGNATURE

BiKash Chandra Das

Shahin

आयकर अधिकारी, (कम्प्यू. अपा.), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें (संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी), पी-7, कौरंगी स्क्वायर, कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),

P-7,

Chowringhee Square,

Calcutta- 700 069.

BiKash Chandra Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUVRO BASU

SUBHAS CHANDRA BASU

26/10/1976

Permanent Account Number

AJOPB2190F

Signature

Suvro Basu

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEBABRATA TAH

MIHIR TAH

31/12/1975
Permanent Account Number
ABLPT5195R

Debabrata Tah
Signature



Debabrata Tah

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARNAB SAMANTA
RABINDRANATH SAMANTA

02/11/1982
Permanent Account Number

ATHPS8290G

Arnob Samanta
Signature



Arnob Samanta

10/10/2017
10/10/2017
10/10/2017
10/10/2017
10/10/2017
10/10/2017

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

AFJPG1699B



नाम / NAME

SANGIT KUMAR GHOSH

पिता का नाम / FATHER'S NAME

KRISHNA KISHORE GHOSH

जन्म तिथि / DATE OF BIRTH

18-08-1977

हस्ताक्षर / SIGNATURE

Sangit Kumar Ghosh

CB Has

आयकर अधिकारी - ५.६.१११

COMMISSIONER OF INCOME-TAX, W.B. - III

Sangit Ghosh Sangit Ghosh
Sangit Kumar Ghosh



भारत सरकार
GOVERNMENT OF INDIA



Issue Date: 11/07/2017



Sangit Kr Ghosh
DOB: 18/08/1977
MALE
Mobile No:
9153370660

4508 8407 2354

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Address :

S/O: Krishna Kishore Ghosh, 150,
B.C.Road , Barabazar, Indian Bank ,
Banabas Kutir, Barddhaman (m),
Barddhaman,
West Bengal - 713104



4508 8407 2354



1947



help@uidai.gov.in



www.uidai.gov.in

Sangit Ghosh Sangit Kr Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJIB ROY

SUBHENDU SUNDAR ROY

31/01/1992

Permanent Account Number

AVZPR1088F

Roy

Signature



31011992

Rajib Roy



भारत सरकार
GOVERNMENT OF INDIA



बानिब्रत दास
BANIBRATA DAS
जन्मतिथि / DOB: 27/08/1961
पुरुष / MALE



3123 2940 1709

आधार-साधारण मानवस्य अधिकार



भारतीय विधिक अधिकार प्राधिकरण
INDIAN LEGISLATION AUTHORITY OF INDIA

ठिकाना:

S/O: अमित कुमार दास,
डिप्टि डेप्युटी मॅजिस्ट्रेट,
कोटालहाट, बर्धमान, पश्चिम बङ्गाल,
पश्चिम बङ्गाल - 713102

Address:

S/O: Anil Kumar Das, DEPTWARI
ROAD, KOTALHAT, Burdwan,
Bardhaman,
West Bengal - 713102

3123 2940 1709

Aadhaar-Aam Admi ka Adhikar

Banibrata Das

Major Information of the Deed



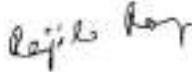


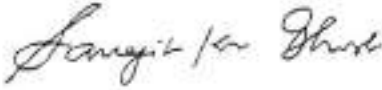
Deed No :	I-0203-02034/2023	Date of Registration	17/03/2023
Query No / Year	0203-8000705288/2023	Office where deed is registered	
Query Date	16/03/2023 12:52:27 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	BANI BRATA DAS Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9475482424, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 38,18,185/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020309703/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Balidanga, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1156	LR-9871	Bastu	Bastu	0.05 Acre	8,00,000/-	27,27,275/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1156	LR-9870	Bastu	Bastu	0.02 Acre	4,00,000/-	10,90,910/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					7Dec	12,00,000 /-	38,18,185 /-	
Grand Total :					7Dec	12,00,000 /-	38,18,185 /-	









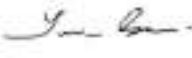


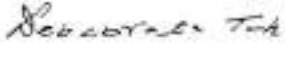
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rajib Roy (Presentant) Son of Mr Shubhendu Sundar Roy Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office			
	17/03/2023	LTI 17/03/2023		17/03/2023
Baranilpur, Chotobalidanga, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: avxxxxxx8f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Sangit Kumar Ghosh Son of Late Krishna Kishore Ghosh Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office			
	17/03/2023	LTI 17/03/2023		17/03/2023
B.c Road,, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx9B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SMART HOMES 78, Baranilpur, Becharhat, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.: ADxxxxxx5B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			



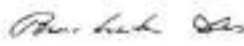
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Somnath Ray Son of Subodh Kumar Ray Date of Execution - 17/03/2023, , Admitted by: Self, Date of Admission: 17/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 17 2023 1:09PM</p>	<p>Finger Print</p>  <p>LTI 17/03/2023</p>	<p>Signature</p>  <p>17/03/2023</p>
<p>Alamganj, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1F,Aadhaar No Not Provided Status : Representative, Representative of : SMART HOMES (as Partner)</p>				
2	<p>Name</p> <p>Mr Bikash Chandra Das Son of Late Bishnupada Das Date of Execution - 17/03/2023, , Admitted by: Self, Date of Admission: 17/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 17 2023 1:09PM</p>	<p>Finger Print</p>  <p>LTI 17/03/2023</p>	<p>Signature</p>  <p>17/03/2023</p>
<p>Baranilpur,Ambagan, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6R,Aadhaar No Not Provided Status : Representative, Representative of : SMART HOMES (as Partner)</p>				
3	<p>Name</p> <p>Mr Suvro Basu Son of Subhas Chandra Basu Date of Execution - 17/03/2023, , Admitted by: Self, Date of Admission: 17/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 17 2023 1:10PM</p>	<p>Finger Print</p>  <p>LTI 17/03/2023</p>	<p>Signature</p>  <p>17/03/2023</p>
<p>Senhati Colony, Flat No: C/3 P -21, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx0F,Aadhaar No Not Provided Status : Representative, Representative of : SMART HOMES (as Partner)</p>				
4	<p>Name</p> <p>Mr Debabrata Tah Son of Mihir Tah Date of Execution - 17/03/2023, , Admitted by: Self, Date of Admission: 17/03/2023, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Mar 17 2023 1:10PM</p>	<p>Finger Print</p>  <p>LTI 17/03/2023</p>	<p>Signature</p>  <p>17/03/2023</p>

G.t Road, Memari, City:- Memari, P.O:- Memari, P.S:-Memari, District:-Purba Bardhaman, West Bengal, India, PIN:- 713146, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxx5R,Aadhaar No Not Provided Status : Representative, Representative of : SMART HOMES (as Partner)

5	Name	Photo	Finger Print	Signature
	Mr Arnab Samanta Son of Rabindra Nath Samanta Date of Execution - 17/03/2023, , Admitted by: Self, Date of Admission: 17/03/2023, Place of Admission of Execution: Office			
		Mar 17 2023 1:11PM	LTI 17/03/2023	17/03/2023
St. Xaviers Road,Satabdibagh, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxx0G,Aadhaar No Not Provided Status : Representative, Representative of : SMART HOMES (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BANI BRATA DAS Son of Late ANIL KUMAR DAS KOTHALHAT, City:- Burdwan, P.O:- NUTUNGANJ, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102			
	17/03/2023	17/03/2023	17/03/2023
Identifier Of Mr Rajib Roy, Mr Sangit Kumar Ghosh, Mr Somnath Ray, Mr Bikash Chandra Das, Mr Suvro Basu, Mr Debabrata Tah, Mr Arnab Samanta			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Rajib Roy	SMART HOMES-5 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Sangit Kumar Ghosh	SMART HOMES-2 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Balidanga, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1156, LR Khatian No - 9871	Owner:রাজীব রায়, Gurdian:সুভেন্দু সূন্দর, Address:লিঙ্গ , Classification:বালু, Area:0.05200000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 1156, LR Khatian No:- 9870	Owner: সসীত খোম, Gurdian: কৃষ্ণ কিশোর, Address: নিজ , Classification: বাস, Area: 0.01800000 Acre,	Owner Name not selected by applicant.
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On 16-03-2023

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 38,18,185/-



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

On 17-03-2023

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 12:32 hrs on 17-03-2023, at the Office of the A.D.S.R. Bardhaman by Mr Rajib Roy , one of the Executants.

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

Execution is admitted on 17/03/2023 by 1. Mr Rajib Roy, Son of Mr Shubhendu Sundar Roy, Baranilpur, Chotobalidanga, P.O: Sripally, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713103, by caste Hindu, by Profession Business, 2. Mr Sangit Kumar Ghosh, Son of Late Krishna Kishore Ghosh, B.c Road,, P.O: Burdwan, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713101, by caste Hindu, by Profession Business

Identified by Mr BANI BRATA DAS, , , Son of Late ANIL KUMAR DAS, KOTHALHAT, P.O: NUTUNGANJ, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713102, by caste Hindu, by profession Business

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

Execution is admitted on 17-03-2023 by Mr Somnath Ray, Partner, SMART HOMES, 78, Baranilpur, Becharhat, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr BANI BRATA DAS, , , Son of Late ANIL KUMAR DAS, KOTHALHAT, P.O: NUTUNGANJ, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713102, by caste Hindu, by profession Business

Execution is admitted on 17-03-2023 by Mr Bikash Chandra Das, Partner, SMART HOMES, 78, Baranilpur, Becharhat, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr BANI BRATA DAS, , , Son of Late ANIL KUMAR DAS, KOTHALHAT, P.O: NUTUNGANJ, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713102, by caste Hindu, by profession Business

Execution is admitted on 17-03-2023 by Mr Suvro Basu, Partner, SMART HOMES, 78, Baranilpur, Becharhat, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr BANI BRATA DAS, , , Son of Late ANIL KUMAR DAS, KOTHALHAT, P.O: NUTUNGANJ, Thana: Bardhaman
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713102, by caste Hindu, by profession Business

Execution is admitted on 17-03-2023 by Mr Debabrata Tah, Partner, SMART HOMES, 78, Baranilpur, Becharhat, City:-
Burdwan, P.O:- Sripally, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr BANI BRATA DAS, , Son of Late ANIL KUMAR DAS, KOTHALHAT, P.O: NUTUNGANJ, Thana:
Bardhaman
, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713102, by caste Hindu, by profession
Business

Execution is admitted on 17-03-2023 by Mr Amab Samanta, Partner, SMART HOMES, 78, Baranilpur, Becharhat,
City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Identified by Mr BANI BRATA DAS, , Son of Late ANIL KUMAR DAS, KOTHALHAT, P.O: NUTUNGANJ, Thana:
Bardhaman
, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN -713102, by caste Hindu, by profession
Business

Payment of Fees

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

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 5330, Amount: Rs.100.00/-, Date of Purchase: 16/03/2023, Vendor name:
Joyanta Das



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2023, Page from 55929 to 55963
being No 020302034 for the year 2023.



Digitally signed by SANJIT SARDAR
Date: 2023.03.20 14:02:20 +05:30
Reason: Digital Signing of Deed.

Sanjit

(Sanjit Sardar) 2023/03/20 02:02:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)