

19046/22

U-C-No 6026/22

D-18514/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AM 622199

Certified that the document is authentic and
 correct. The signature sheets and
 the document shall be returned under the
 document as part of this document.

District Sub-Register-III
Alipore, South 24-parganas

05-12-22

8-5:30 PM
 3379291
 - 2022

30/11/2022

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE:

(1) BULBUL GHOSE' (PAN AVKPG8052B & AADHAR CARD NO. 420906034618), daughter of Late Sailendra Nath Majumdar, aged about 69 years, by religion - Hindu, Nationality - Indian, by occupation - Housewife, residing at 38A, New Alipore, Block - B, P.O. - New Alipore, P.S. - New Alipore, Kolkata - 700 053

V.P.T.
 Case
 5026/10
 2022



5630

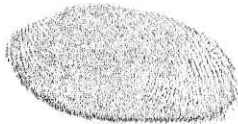
17 OCT 2022

No.....Rs.- 100/- Date.....
Name.....
Address.....
Vendor.....

SAMYAK ATTORNEYS
85A, SARAT BOSE ROAD
Kolkata-26

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Shantanu Chatterjee

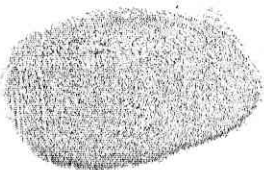


T-9 No 15261
dt 30.11.22

PRIME REALCON PVT. LTD.

Shantanu Chatterjee

DIRECTOR / *Milhorised*
Representative

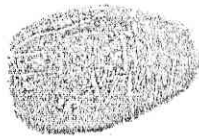


T-9 No 15262
dt 30.11.22

PRIME REALCON PVT. LTD.

Abhijit Chakrabarty

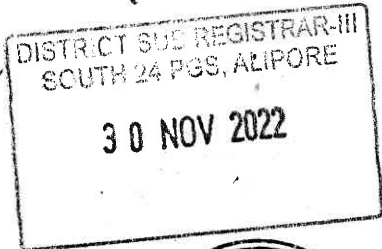
DIRECTOR / *Milhorised*
Representative



T-9 No 15263
dt 30.11.22

Balbir Ghose

pdh.

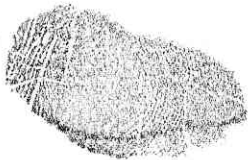


and (2) SUJIT MAJUMDAR (PAN BGWPM9282P & AADHAR CARD NO. 552889767531), son of Late Sailendra Nath Majumdar aged about 71 years, by religion - Hindu, Nationality - Indian, by occupation - Retired, residing at 21, Lake Terrace Road, P.O. - Sarat Bose Road, P.S. - Tollygunge, Kolkata - 700029, (3) SWAGATA MAJUMDAR (PAN BLQPM9044L & AADHAR CARD NO. 645674007523), wife of Late Mohan Majumdar, aged about 69 years, religion - Hindu, Nationality - Indian, by occupation - Housewife, residing at 21, Lake Terrace Road, P.O. - Sarat Bose Road, P.S. - Tollygunge, Kolkata - 700029 and (4) SOURADEEP MAJUMDAR (PAN DKXPM2993C & AADHAR CARD NO. 753783928031) son of Late Mohan Majumdar, aged about 30 years, by religion - Hindu, Nationality - Indian, by occupation - service, residing at 21, Lake Terrace Road, P.O. - Sarat Bose Road, P.S. - Tollygunge, Kolkata - 700029 hereinafter referred to as "the PRINCIPAL" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heir, executor administrator, legal representative and permitted assigns) SEND GREETINGS:

I. DEFINITIONS: Unless in this power there be something contrary or repugnant to the subject or context:-

- i. "Attorneys" shall mean the Developer represented by both or either of by its Authorized Representatives (a) CHANDAN CHATTERJEE (PAN - ACRPC0270H & AADHAR CARD NO. 7247 4468 8525), son of Late Sachindra Kumar Chatterjee, residing at 2/2A, Mahendra Road, Police Station - Bhowanipore, Post Office - Bhowanipore, Kolkata 700 025 and (b) Mr. ABHIJIT CHAKRABORTY, son of Sourindra Mohan Chakraborty of 7B, Indrani Park, Kolkata- 700033 Police Station- Charu Market, Post Office Tollygunge (having PAN AEIPC9889H) & (AADHAR No. 7127 2958 2308) and include any other person whom the Developer may authorize in addition to or as substitute of the above named two persons jointly and/or severally but shall not include the person whose authorization to represent the Principal as attorney is revoked by the Developer, with prior intimation to the Principal.
- ii. "Plan" shall mean the plan for construction of the New Buildings to be caused to be sanctioned by the Developer in the name of the Principal from the Kolkata Municipal Corporation and include all modifications and/or alterations as may be made thereto as also all extensions and/or renewals thereof.
- iii. "Developer's Allocation" shall mean and include the Developer's Share as mentioned in the Development Agreement dated 28.09.2022.

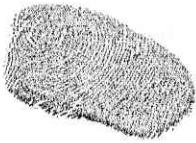




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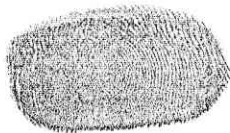
Sujit

SUJIT MAJUMDAR



T. 9 - No 15265
Dt. 30.11.22

Swagata Majumdar



T. 9 - No 15266
Dt. 30.11.22

Samadeep Majumdar



T. 9 - No 15267
Dt. 30.11.22

Alipore Police Cent.
Dt. 29



Signature

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
30 NOV 2022



- iv. "Developer" shall mean PRIME REALCON PRIVATE LIMITED (PAN - AAFCP7797R), a company within the meaning of the Companies Act, 1956, as extended by the Companies Act, 2013, having its registered office at 448, Hemanta Mukhopadhyay Sarani Ground Floor, Kolkata - 700 029 and include its successors or successors-in-office and/or assigns.
- v. "Agreement" shall mean the Development Agreement dated 28.09. 2022 and registered with the District Sub-Registrar Alipore, South 24 Parganas in Book No. I, Volume No. 1603-2022 Pages 547335 to 547376 Being No. 160316003 for the year 2022 and made between the Principal and the Developer and any other document executed/ signed/confirmed in writing by the Principal and the Attorney (whether registered or unregistered) which amends, supplements, replaces or otherwise modifies the Development Agreement dated 28th September, 2022.
- vi. "New Buildings" shall mean the one or more buildings and/or other structures that may be constructed by the Developer from time to time at the Said Property or portions thereof.
- vii. "Said Property" shall mean ALL THAT piece and parcel of land containing an area of 3 Cottahs 3 Chittacks 28 square feet be the same a little more or less situate at Premises No. 21, Jadunath Sarkar Road (formerly 21 Lake Terrace), Police Station: Tollygunge & Post Office: Sarat Bose Road, Kolkata - 700 029 morefully and particularly mentioned and described in the SCHEDULE hereunder written;
- viii. "Principal's Allocation" shall mean and include the Principal's Share and portions and shares of the Principal as mentioned in the Development Agreement or in pursuance thereof.
- ix. "Shares in land" shall mean the proportionate undivided share in the land of whole or part of the Said Property attributable to any Unit.
- x. "Transfer" with its grammatical variations shall mean transfer by Sale and include transfer by possession in part performance of such sale and include any other means of transfer as decided by the Developer in its absolute discretion.
- xi. "Transferee" shall mean any persons to whom any space or rights in the new Project including any Saleable Areas will be transferred or agreed to be transferred in respect of the Developer's Allocation.



- xii. "Units" shall mean the independent and self-contained residential flats and/or apartments, non-residential office spaces, shops and other constructed spaces capable of being exclusively held used or occupied by person/s
- xiii. Any other term or expression used herein shall, unless there be something contrary or repugnant to the subject or context, have the same meaning as assigned in the Development Agreement.

II. RECITALS:

A. WHEREAS by the Agreement, the parties thereto have agreed, inter alia, that the PRIME REALCON PRIVATE LIMITED Developer would be entitled to the exclusive right and authority and has undertaken to develop the Said Property and the Principal and the Developer agreed upon the terms and conditions as morefully contained therein.

B. AND WHEREAS in terms of the Agreement, the Principal is executing this Power of Attorney in favour of the Attorneys jointly and/or severally to do all acts deeds and things as and for the purposes relating to the Said Property and the Project and the related purposes hereinafter contained:

III. NOW KNOW YE BY THESE PRESENTS, We the Principal abovenamed doth hereby nominate constitute and appoint the said Attorneys jointly and/or severally as the true and lawful attorneys for in the name and on behalf of the Principal to do execute exercise and perform all or any of the following acts deeds matters and things relating to the Said Property and the Project and related purposes i.e., to say:-

1. To manage, maintain, look after, supervise, administer, secure, hold and defend possession of the Said Property and every part thereof and its equipments and installations and do all acts deeds and things in connection therewith.
2. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against all or any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for that to enter into all contracts agreements and arrangements with them or any of them or otherwise and to abate all nuisance, without jeopardizing the interest of the Principal in any manner whatsoever, in terms of the Agreement .



3. To cause survey, measurement, soil test, excavation and other works at the Said Property.
4. To sign, apply for and obtain mutation, conversion, updation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Said Property or any part thereof or the boundary of the Said Property in the records of the Kolkata Municipal Corporation Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Municipal authorities, Planning Authority, Development Authority, and any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said Attorney or Attorneys.
5. To demolish, construct, reconstruct boundary walls, fencing, dividers etc., at the Said Property and/or any portion thereof for the purposes connected to development in terms of the Agreement and to construct or put up temporary sheds, structures etc., for storage of building materials or site offices.
6. To accept or object to the assessments made from time to time of land revenue or taxes or valuation or taxes in respect of the Said Property or the building or buildings that may be constructed thereon or any part or share thereof by the land authorities, municipal authorities and other authorities and to attend all hearings and have the same finalized.
7. To pay all rates, municipal and other taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever payable in respect of the Said Property or any part thereof or New Buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.
8. To prepare apply for sign and submit plans, maps, specifications and sketches for approval or sanctioning by the concerned municipal and other appropriate authorities and to have the same approved and/or sanctioned and if required, to have the same modified revalidated revised altered and/or renewed.
9. To process the application for the sanctioning of the plan, pay fees and obtain sanction revalidation modification revision alteration and/or renewal and/or such other orders and permissions of the new plans for any construction at the Said Property.



10. To sign and submit all declarations, undertakings, affidavits, gifts of strips or splayed corners required by any authority for the purpose of sanction/ modification/ alteration/ renewal of the plans for any construction at the Said Property.
11. To give notice to the municipal and all other concerned authorities regarding commencement of construction and/or demolition of any structure(s) and/or other purposes as required or deemed fit and proper.
12. To carry out demolition, construction, reconstruction, addition, alteration, erection, re-erection and any other related activity at the Said Property in respect of the Project.
13. To inform municipal and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the applicable rules and to get the same regularized.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, borewell, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanical parking system, MLCP etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the Project or any part thereof including those mentioned in the last mentioned clause hereinabove and also to give contract to the manufacturer for maintenance of lift or lifts, generator, dish antenna and other utilities and its concerned machineries.
16. To deal with any person owning, occupying or having any right title or interest in the said property or the property adjacent to or near the Said Property in connection with the Project in such manner and on such terms and conditions as the said attorney or attorneys may deem fit and proper, without causing prejudice to the right title interest of the Principal in the said Property in any manner whatsoever.
17. To apply for and obtain "No Objection Certificate" from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and all



other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and any development activity or other purposes connected with the Project.

18. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned and any service providers.
19. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
20. To apply for and obtain in the name of the Developer the registration under all real estate development laws and any other similar laws if and applicable and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
21. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building at the Said Property or portion or portions thereof and also for additions and/or alteration and/or modifications thereto (including those on account of user or change of user thereof or any part thereof) and also for other purposes connected with the Project.
22. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accountants, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.
23. To appoint organizations and persons in connection with Building Management, Facility Management, Common Area management on such terms and conditions as the attorneys may deem fit and proper and to cancel, alter or revoke any such appointment or collaboration.



24. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the Project.
25. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities.
26. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.
27. To obtain loans and finance from any Banks and/or the Financial Institutions in terms of the Agreement
28. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas (including Shares in land) to take home loans and/or home finances from any Banks or Financial Institutions and deal with banks and financiers and/or their officers and/or assigns in connection with the any no objection certificates, consents, clearances, etc., from them without imposing any liability or responsibility on the Principal in that regard.
29. To produce or give copies of any original title deed or document relating to the Said Property to any person or financier or others in terms of the Agreement.
30. To advertise and publicize the Project or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Agreement.
31. To Transfer the Areas of the Developer's Allocation and joint allocation as the Agreement with the Shares in Land and other appurtenances thereof to such person or persons and at such consideration as the Attorneys or any of them may deem fit and proper, and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges therefor to fully exonerate the person or persons paying the same;
32. To Transfer the Developer's Allocation in the Project and/or the Said Property in terms of the Agreement and execute, register and present all necessary deeds documents agreements etc. before the necessary authorities



33. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Saleable Areas out of the Developer's Allocation in the Project, take and accept bookings and applications, deal with, enter upon bookings and/or agreements for Transfer and/or part with possession of all or any Units, Parking Spaces and other Saleable Areas along with or independent of or independently the land comprised in the Said Property attributable thereto or any portion thereof or any undivided share therein to any Transferee at such consideration and on such terms and conditions as the said attorney or attorneys may deem fit and proper but without violating with the terms and conditions of the Agreement.
34. To ask, demand, recover, realize and collect the Realizations and all other amounts or any parts thereof receivable in respect of the Saleable Areas out of the Developer's Allocation in the Said Property in the manner and as per the terms and conditions of the Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
35. To cancel or terminate any booking/blocking and terminate any contract agreement right of occupancy user and/or enjoyment with any person or persons intending to acquire Saleable Areas out of the Developer's Allocation and/or undivided shares in the land comprised in the Said Property and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
36. To join in as party to agreements for Transfer of the Saleable Areas out of the Developer's Allocation and/or Shares in Land or part thereof and/or the Said Property, and also confirming thereunder the rights and entitlements of the Developer under the said Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
37. To enter upon any agreement to transfer the proportionate share in land and/or in the common areas and installations to any Association or Society if so and as required by law in such manner as may be required.
38. To prepare sign execute modify, alter, draw, approve rectify and/or register and/or give consent and confirmation and/or deliver all papers, documents, agreements, sale deeds, conveyances, leases, supplementary agreements, nominations, assignments, licenses, mortgages, charges, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by



the said Attorneys in respect of the Transfer in the manner and as per the terms and conditions of the Agreement.

39. To enforce any covenant in any Agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder.
40. To ask, demand, sue for, recover, realize and collect Other Deposits / Extra Charges (as defined and described in the Agreement) which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
41. To have the Units Transferred to the Transferees to be separately assessed and mutated in the name of the respective Transferees in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Attorney or Attorneys may deem fit and proper.
42. To deal with any claim of any third party in respect of the Said Property or any portion thereof and to oppose or settle the same.
43. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Project as Maintenance In-Charge until the Owners' Association is formed in terms of the Agreement.
44. To form a non profit making company or association or society or syndicate amongst the owners and/or buyers of the Transferable Areas.
45. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
46. For all or any of the purposes hereinstated to apply for, sign, appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Improvement Trust, and all its departments, Kolkata Metropolitan Development Authority and other authorities / officers under the Land laws, Municipality, Thika Controller, Rent Controller, Fire Brigade, Planning Authority, Development Authority, the Authorised Officers / Authorities under the Real Estate (Regulation and Development) Act, 2016, the Authorities under the West Bengal Apartment Ownership Act,



Companies Act, Societies Registration Act, West Bengal Co-operative Societies Act, 2006, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Airport Authorities, all Revenue Authorities, Pollution Control Authorities and other authorities connected to pollution matters, Environment Authorities, Licensing Authorities, Development Plan Authorities of the Government of West Bengal and/or India, Kolkata Port Trust, Insurance Companies, Police Authorities, Traffic Department, Directorate of Fire Services and all Fire Authorities, Directorate of Lifts, Directorate of Electricity and Chief Electrical Inspector and other Electricity Authorities, Government of West Bengal, Insurance Companies, Microwave Authorities of Department of Telecommunication, Electricity, Water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal, land and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts deeds and things as the attorney may deem fit and proper and to make sign execute register submit register and/or deliver all documents, declarations, affidavits, applications, undertakings, objections, notices etc (including those relating to boundary verification) and also to submit and take delivery of all title deeds concerning the Said Property and other papers and documents (including cause papers and orders passed in any suit or litigation or proceeding) as be required by the necessary authorities or as may in any way be found necessary or expedient by the said Attorney. The Principal shall be bound to bear all cost on account of litigation which may arise in respect of transfer of title to the Attorneys and in similar manner the Developer shall bear at their cost any other litigation pertaining to construction which may arise before completion of the project.

47. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all Agreements for transfer, Deeds and documents instruments and writings including the



bank/finance documents, mortgage deeds, if any, executed by the said Attorneys by virtue of the powers hereby conferred.

48. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions, review, arbitration proceedings, and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit, to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, Debts Recovery Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers, etc. and to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney or attorneys may think fit and proper, the attorneys shall intimate the Principal in this regard.
49. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
50. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
51. To receive all letters parcels or other postal articles and documents in respect of the Said Property and to grant proper and effectual receipt thereof.
52. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

IV. **AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the Said Property and the Project and the Project and related purposes which the Principal itself could have lawfully done under its own hands and seal, if personally present.

V. **AND** the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever their said Attorney or Attorneys shall lawfully do or cause



to be done in or about the premises aforesaid, in exercise of the powers granted hereunder.

VI. AND it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the provisions of the Agreement or impair or affect the rights and entitlement of the Principal and by executing this Power of Attorney the obligations of the Principal or the Developer or consequences for non compliance under the Agreement shall not be affected.

THE SCHEDULE ABOVE REFERRED TO:

(SAID PROPERTY)

ALL THAT piece and parcel of land containing an area of 3 Cottahs 3 Chittacks 28 square feet be the same a little more or less situate at Premises No. 21, Jadunath Sarkar Road (formerly 21 Lake Terrace), Police Station: Tollygunge & Post Office: Sarat Bose Road, Kolkata - 700 029, and butted and bounded:

ON THE NORTH : By KMC Road, namely Jadunath Sarkar Road, Kolkata
 ON THE SOUTH : By Premises No. 33, Lake Road, Kolkata
 ON THE EAST : By Premises No. 23, Lake Terrace, Kolkata
 ON THE WEST : By Premises No. 19, Lake Terrace, Kolkata



IN WITNESS WHEREOF the Principal have hereunto set and subscribed their respective hands and seal on this 30th day of November Two Thousand and Twenty-Two.

EXECUTED AND DELIVERED
by the PRINCIPAL abovenamed
at Kolkata in the presence of:

1. Ranjan Kumar Ghose
S/O Late Radha Mohan Ghose
38/A, Block 'B'
New Alipore,
Kolkata - 700 055

2. *pdh.*
Alipore Court
11-29

Bulbul Ghose
(Anjit Majumdar)
Anjitdar

Swagata Majumdar
Somadeep Majumdar

PRINCIPALS

PRIME REALCON PVT. LTD.

Shantanu Chakraborty

DIRECTOR

Authorized Representative

PRIME REALCON PVT. LTD.

Abhijit Chakraborty

DIRECTOR

Authorized Representative

WE ACCEPT

Prepared by me

pdh.

BAPI DAS











Advocate

Alipore Police Court

Kolkata-700 027



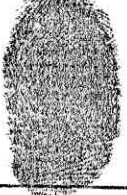







Regd No.-WB-613/2001



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




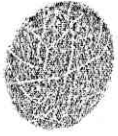






Name..... CHANDAN CHATTERJEE

Signature..... Chandan Chatterjee

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left hand					
right hand					

Name..... ABHINAV CHAKRABORTY





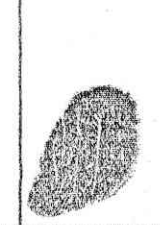





Signature..... Abhinav Chakraborty

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

Name..... BULBUL GHOSE

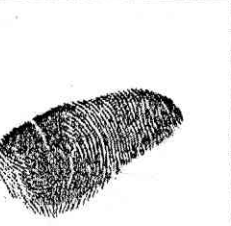









Signature..... Bulbul Ghose



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











Name.....SUJIT MAJUMDAR,

Signature.....*Sujit*

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

Name.....SWAGATA MAJUMDAR



Signature.....*Swagata Majumdar*

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

Name.....SOURADEEP MAJUMDAR.....

Signature.....*Souradeep Majumdar,*



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

Name..... BAPI DAS

Signature..... B Das

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

Name.....

Signature.....

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

Name.....

Signature.....



Major Information of the Deed

Deed No :	I-1603-18514/2022	Date of Registration	05/12/2022
Query No / Year	1603-8003379291/2022	Office where deed is registered	
Query Date	29/11/2022 3:51:15 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	PRAVAKAR DAS NABAGRAM,Thana : Shyampur, District : Howrah, WEST BENGAL, PIN - 711315, Mobile No. : 9836154192, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,56,80,249/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160316003/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADU NATH SARKAR ROAD, , Premises No: 21, , Ward No: 000 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 3 Chatak 28 Sq Ft		1,56,80,249/-	Property is on Road , Project Name :
Grand Total :				5.3235Dec	0/-	156,80,249 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>BULBUL GHOSE Daughter of Late Sailendra Nath Majumdar 38A, New Alipore, Block- B, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: avxxxxx2b, Aadhaar No: 42xxxxxxxx4618, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence</p>



2	<p>SUJIT MAJUMDAR Søn of Late Sailendra Nath Majumdar 21, Lake Terrace Road, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BGxxxxxx2P, Aadhaar No: 55xxxxxxxx7531, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence</p>
3	<p>SWAGATA MAJUMDAR Wife of Late Mohan Majumdar 21, Lake Terrace Road, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLxxxxxx4L, Aadhaar No: 64xxxxxxxx7523, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence</p>
4	<p>SOURADEEP MAJUMDAR Son of Late Mohan Majumdar 21, Lake Terrace Road, City:- , P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DKxxxxxx3C, Aadhaar No: 75xxxxxxxx8031, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	<p>PRIME REALCON PRIVATE LIMITED 448, Hemanta Mukhopadhyay Sarani, Ground Floor, City:- , P.O:- Bullygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	<p>Mr Chandan Chatterjee (Presentant) Son of Late Sachindra Kumar Chatterjee 2/2A, Mahendra Road, City:- , P.O:- Bhowanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx0h, Aadhaar No: 72xxxxxxxx8525 Status : Representative, Representative of : PRIME REALCON PRIVATE LIMITED (as DIRECTOR)</p>
2	<p>Mr Abhijit Chakraborty Son of Late Sourindra Mohan Chakraborty 7B, Indrani Park, Tollygunge, City:- Kolkata, P.O:- Tollygunge, P.S:-Chetla, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9H, Aadhaar No: 71xxxxxxxx2308 Status : Representative, Representative of : PRIME REALCON PRIVATE LIMITED (as Authorized Representative)</p>



Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			

Identifier Of BULBUL GHOSE, SUJIT MAJUMDAR, SWAGATA MAJUMDAR, SOURADEEP MAJUMDAR, Mr Chandan Chatterjee, Mr Abhijit Chakraborty

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BULBUL GHOSE	PRIME REALCON PRIVATE LIMITED-1.33089 Dec
2	SUJIT MAJUMDAR	PRIME REALCON PRIVATE LIMITED-1.33089 Dec
3	SWAGATA MAJUMDAR	PRIME REALCON PRIVATE LIMITED-1.33089 Dec
4	SOURADEEP MAJUMDAR	PRIME REALCON PRIVATE LIMITED-1.33089 Dec



Endorsement For Deed Number : I - 160318514 / 2022

On 29-11-2022

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 1,56,80,249/-

Shan

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 30-11-2022

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

Presented for registration at 17:30 hrs on 30-11-2022, at the Private residence by Mr Chandan Chatterjee .

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

Execution is admitted on 30/11/2022 by 1. BULBUL GHOSE, Daughter of Late Sailendra Nath Majumdar, 38A, New Alipore, Block- B, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 2. SUJIT MAJUMDAR, Son of Late Sailendra Nath Majumdar, 21, Lake Terrace Road, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person, 3. SWAGATA MAJUMDAR, Wife of Late Mohan Majumdar, 21, Lake Terrace Road, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 4. SOURADEEP MAJUMDAR, Son of Late Mohan Majumdar, 21, Lake Terrace Road, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-11-2022 by Mr Chandan Chatterjee, DIRECTOR, PRIME REALCON PRIVATE LIMITED, 448, Hemanta Mukhopadhyay Sarani, Ground Floor, City:- , P.O:- Bullygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 30-11-2022 by Mr Abhijit Chakraborty, Authorized Representative, PRIME REALCON PRIVATE LIMITED, 448, Hemanta Mukhopadhyay Sarani, Ground Floor, City:- , P.O:- Bullygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr BAPI DAS, , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

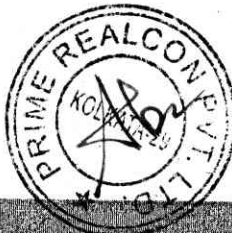
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MANIMALA CHAKRABORTY

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal



On 05-12-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5630, Amount: Rs.100.00/-, Date of Purchase: 17/10/2022, Vendor name: Subhankar Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53,00/- (E = Rs 21,00/-, H = Rs 28,00/-, M(b) = Rs 4,00/-) and Registration Fees paid by Cash Rs 53,00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100,00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 5630, Amount: Rs.100.00/-, Date of Purchase: 17/10/2022, Vendor name: Subhankar Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 598295 to 598319
being No 160318514 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.12.05 18:44:23 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/12/05 06:44:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

