

66H/43 VC-134/23

1-408/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 988002

16.01.23
4-30
G-260579

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[Signature]
Atipon, Naul, 24-parganna

18-01-23

SPECIFIC POWER OF ATTORNEY

THIS SPECIFIC POWER OF ATTORNEY is granted at Kolkata on this day of 16th JAN 2023:

BY

- (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 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 BLOPM9044L & AADHAR CARD NO.



25 SEP 2021

Shantanu Chatterjee



266

236775

No. Ra. Date

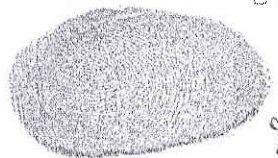
Name :- Somnath Rai, Advocate
Address :- Alipur Police Court, Kot-27

Vendor :-
I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001

PRIME REALCON PVT. LTD.

Shantanu Chatterjee

DIRECTOR



267

PRIME REALCON PVT. LTD.

Abhijit Chakraborty

DIRECTOR



268

Balul Ghose



269

Swajal



270

Swagata Majumdar



271

Somadeep Majumdar



272

Sandhya Majumdar



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
16 JAN 2023



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 **"APPOINTERS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and permitted assigns) of the **ONE PART**.

- (2) The **'DEVELOPER'** - (shall mean the said **PRIME REALCON PRIVATE LIMITED** and its successors-in-business/interest, executors, administrators and assigns) the party of the **OTHER PART**.

WHEREAS:

- A. The Appointers are the owners and possessed of or otherwise well and sufficiently entitled to 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), (previously known as plot no.-14 of K.I.T. scheme no.- XXXIII & old Municipal premises no.- 23, Lake Road), Police Station: Tollygunge & Post Office: Sarat Bose Road, Kolkata – 700 029 (hereinafter referred to as the **"said Property"**) which is more fully described in **Schedule 1** herein.
- B. The Appointers now desire to appoint the Developer, to be represented by its true and lawful Attorneys, as its constituted attorney and to carry out things and take appropriate measures and actions for the development of 'new building' on the said Property as hereinafter appearing.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH, that the said **M/S. PRIME REALCON PRIVATE LIMITED (PAN – AAFCP7797R)** the said developer, being 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, do hereby appoint nominate and constitute (a) **MR. 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**), jointly and/or severally as our true and lawful Attorneys for and on our behalf and in its place and stead and/or on our account to do the following acts deeds and things in respect of developmental works to be executed on the said Property.



8. To pay fees, obtain sanction and such other orders and permission from the necessary authorities as may be expedient for sanction modification and/or alteration of the plan and also to submit and take delivery of title deeds concerning the said Property and other papers and documents as required by the concerned authorities.
9. To receive, refund of the excess amount of fee if any paid for the purpose of modification and/or alteration of the plans, in accordance with aforesaid agreement, to any authority or authorities.
10. To commence construction of such building or buildings thereon as the Attorneys may deem fit and proper and for that to take down demolish, remove any house building and/or structure of whatsoever on the said Property.
11. To apply for and obtain building materials from the concerned reputed and registered authorities for construction of the building on the said Property as aforesaid.
12. To apply and obtain in the name of the Appointers all permissions, approvals, registrations and consents as may be required from time to time under applicable law (including the Real Estate Development and Regulatory Act 2016) for the construction and development of the said Property and for that purpose sign and execute all forms, letters, deeds and documents as may be prescribed under law or otherwise and to represent the Appointers before all departments and authorities concerned for the purpose of receiving and obtaining all such approvals, permissions, consents and registrations;
13. To utilise or shift or have connected the existing utilities in the said Property in such manner as the said Attorneys may deem fit and proper;
14. To appoint any consultant, manager, architects, engineers and/or any other suitable professionals from time to time;

And generally to do execute and perform any other act or acts deed or deeds matter or thing whatsoever which in the opinion of the said Attorneys ought to be done executed and performed in relation to the said Property

This Specific Power of Attorney is being executed for the specific purpose relating to sanction for erection of building on the said Property on behalf of the Appointers and does not constitute any right to transfer or sell or act in any such manner relating to the sale or to transfer rights on the said Property to any third party whatsoever whether deemed or otherwise at the cost of the Appointers.

Be it expressly stated that this Specific Power of Attorney does not create, constitute or assume any kind of transfer, enjoyment or making profit in favour of the Attorneys.



And the Appointers hereby agree and undertake to ratify and confirm all and whatsoever the said Attorneys under the power in that behalf herein before contained shall lawfully do execute or perform in exercise of the power authorities and liberties hereby conferred upon under and by virtue of this deed.

Be it noted that this Specific Power of Attorney is being granted in favour to the said Attorneys without any consideration and no right or interest or title of the Attorneys is created on the said Property which is the subject matter of this Power of Attorney and that further the said Attorneys shall not hereby obtain or have power to make any construction, development work on the said Property.

This Specific Power of Attorney may be revocable.

SCHEDULE OF THE PROPERTY

(the 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),(previously known as plot no.-14 of K.I.T. scheme no.- XXXIII & old Municipal premises no.- 23, Lake road), 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. 19, Lake Terrace, Kolkata
ON THE WEST	:	By Premises No. 23, Lake Terrace, Kolkata



IN WITNESS WHEREOF, the Appointers have executed these presents on the
 26th day of JANUARY 2023.

EXECUTED AND DELIVERED by
 APPOINTERS, acting through their
 duly authorized signatories at
 Kolkata in the presence of:

1. Suman Chakraborty
 23, JANATA SARANI
 HINDMOTOR, HOOGHLY.
 712233.

2. Ranjan Kumar Ghose
 38/A, Block 'B'
 New Alipore
 Kolkata - 700053.

Bullul Ghose

Smajlar

Swagata Majumdar

Somadeep Majumdar

ACCEPTED AND CONFIRMED by
 the ATTORNEYS

PRIME REALCON PVT. LTD.

Shantanu Chatterjee

DIRECTOR

PRIME REALCON PVT. LTD.

Abhijit Chakraborty












DIRECTOR

Drafted by me:

Alipore police line
26-1-23
W. Chatterjee














FINGER IMPRESSIONS OF HAND

	left hand	LITTLE	RING	MIDDLE	INDEX	THUMB
						
	right hand	THUMB	INDEX	MIDDLE	RING	LITTLE
						

Name :

Signature: *Bambhew Ghose*












FINGER IMPRESSIONS OF HAND

	left hand	LITTLE	RING	MIDDLE	INDEX	THUMB
						
	right hand	THUMB	INDEX	MIDDLE	RING	LITTLE
						

Name: SUJIT MAJUMDAR

Signature: *Sujit*

FINGER IMPRESSIONS OF HAND

	left hand	LITTLE	RING	MIDDLE	INDEX	THUMB
						
	right hand	THUMB	INDEX	MIDDLE	RING	LITTLE
						

Name:

Signature: *Swagata Majumdar*



FINGER IMPRESSIONS OF HAND



left hand	LITTLE	RING	MIDDLE	INDEX	THUMB
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name: SOURADEEP MAJUMDAR

Signature: Souradeep Majumdar



left hand	LITTLE	RING	MIDDLE	INDEX	THUMB
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name: CHANDAN CHATTERJEE

Signature: Chandan Chatterjee



left hand	LITTLE	RING	MIDDLE	INDEX	THUMB
right hand	THUMB	INDEX	MIDDLE	RING	LITTLE

Name: ADHIT CHAKRABORTY

Signature: Adhrit Chakraborty



FINGER IMPRESSION OF HAND



	Little Finger	Ring Finger	Mid Finger	Index Finger	Thumb
left hand					
right hand	Thumb	Index Finger	Mid Finger	Ring Finger	Little Finger

Name: SAROJ KUMAR RAM

Signature: Saroj Kumar Ram

	Little Finger	Ring Finger	Mid Finger	Index Finger	Thumb
PHOTO	left hand				
	right hand	Thumb	Index Finger	Mid Finger	Ring Finger

Name:


Signature:

	Little Finger	Ring Finger	Mid Finger	Index Finger	Thumb
PHOTO	left hand				
	right hand	Thumb	Index Finger	Mid Finger	Ring Finger

Name:


Signature:



 **WEST BENGAL LAW CLERKS STATE COUNCIL**
Sealdah Court Complex (7th Floor)
1, Beliaghata Road, Kolkata-700014

IDENTITY CARD NO. 00010003

NAME	SAROJ KUMAR RAM
S/D/W OF	ASHOK KUMAR RAM
ADDRESS	138B/1 SISIR BAGAN ROAD P.S. BEHALA DIST. SOUTH 24 PGS.
DATE OF BIRTH	30.06.1980
EC NO	018215/1113/013441
WORKING PLACE	ALIFORE CRIMINAL COURT
DATE OF ISSUE	13.10.2012


[Signature]
Signature of the Chairman



Major Information of the Deed

Deed No :	I-1603-00708/2023	Date of Registration	18/01/2023
Query No / Year	1603-2000060579/2023	Office where deed is registered	
Query Date	08/01/2023 2:33:48 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,56,80,249/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(d))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

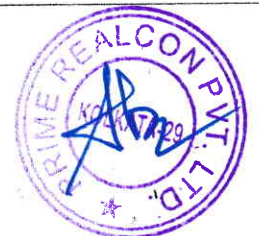
Land Details :

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	(RS :-)		Bastu	3 Katha 3 Chatak 28 Sq Ft		1,56,80,249/-	Property is on Road
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: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Pvt. Residence</p>



	<p>SUJIT MAJUMDAR Son 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: Others, Citizen of: India, PAN No.:: BGxxxxxx2P, Aadhaar No: 55xxxxxxxx7531, Status :Individual, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,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: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,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: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/01/2023 , Admitted by: Self, Date of Admission: 16/01/2023 ,Place : Pvt. Residence</p>

Attorney Details :

SI 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 :

SI 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 ABHJJT CHAKRABORTY Son of Mr SOURINDRA MOHAN CHAKRABORTY 7B, INDRANI PARK, City:- , P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AExxxxxx9H, Aadhaar No: 71xxxxxxxx2308 Status : Representative, Representative of : PRIME REALCON PRIVATE LIMITED (as DIRECTOR)</p>



Mr
AL
F

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAROJ KUMAR RAM Son of Late A K RAM 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 ABHJJT CHAKRABORTY



Endorsement For Deed Number : I - 160300708 / 2023

On 16-01-2023

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

Presented for registration at 16:30 hrs on 16-01-2023, at the Private residence, by Mr Chandan Chatterjee .

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

Execution is admitted on 16/01/2023 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 Others, 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 SAROJ KUMAR RAM, , Son of Late A K RAM, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 16-01-2023 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 SAROJ KUMAR RAM, , Son of Late A K RAM, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 16-01-2023 by Mr ABHJJT CHAKRABORTY, 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 SAROJ KUMAR RAM, , Son of Late A K RAM, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

[Signature]

Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 18-01-2023

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 (d) 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/-



of Stamp Duty

and that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
Stamp: Type: Impressed, Serial no 236775, Amount: Rs.100.00/-, Date of Purchase: 25/09/2021, Vendor name: I
akraborty



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 1603-2023, Page from 33110 to 33126

being No 160300708 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.01.20 11:42:39 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2023/01/20 11:42:39 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)