

29/2/2022

2-2857/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 214295

8001716267/2022

Certified that this document is admitted to Registration. The signature sheet and the endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar  
Sealdah

**DEVELOPEMENT POWER OF ATTORNEY**

TO ALL WHOM THIS PRESENTS shall come I, MAYARANI MALLICK, (PAN ADRPM 1608A), wife of Bonomali Mallick, by faith Hindu, by occupation Business by Nationality Indian residing at 26/1A, Shib Kristo Daw Lane, Post Office Kankurgachi and Police Station Phool Bagan Kolkata-700054 do hereby solemnly **SEND GREETINGS.**

Certified that this document is admitted to Registration. The signature sheet and the endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar  
Sealdah

10/6/22

WHEREAS the executrix/appointer is the absolute owner in respect of land measuring **4 Cottaha 10 Chittacks** (more or less ) with permanent/temporary structure standing therein 3000 sq.ft. (more or less) Dihi 55 gram, Touzi No 1298/2833, Division 3, Sub Division 11 Holding No 23 presently being premises No 26/1A, Shib Kristo Daw Lane, (formerly 26, Shib Kristo Daw Lane ) Kolkata 700054 Post Office Kankurgachi and Police Station Phool Bagan Kolkata-700054 District South 24, A.D.S.R. Sealdah District of South 24-Porganas with all easement rights thereto.

AND WHEREAS the executor/appointer/owner executed "Development Agreement" dated 07.06.2022 Being No. 2793 for the year 2022 A.D.S.R, Sealdah, 24 parganas (South) with TANISHA HOUSING PRIVATE LIMITED, [PAN AAECT0531C] a company incorporated under the provisions of Companies Act 1956 as amended upto date represented by its Director NAVNIT KUMAR GUPTA, [PAN AGMPG8387J ] son of Sri Bisheswar Prasad Gupta, by faith:- Hindu, by Occupation:- Business, by Nationality:- Indian residing at and also having office at 5, Palmer Bazar Road, Post Office Tangra Police Station Entally, Kolkata-700015 as the "DEVELOPER" therein in respect of the development of the schedule land.

NOW KNOW ALL WHOM BY THESE PRESENTS, I MAYARANI MALLICK do hereby nominate, constitute and appoint my attorney TANISHA HOUSING PRIVATE LIMITED, [PAN AAECT0531C] a company incorporated under the provisions of Companies Act 1956 as amended upto date represented by its Director NAVNIT KUMAR GUPTA, [PAN AGMPG8387J ] son of Sri Bisheswar Prasad Gupta, by faith:- Hindu, by Occupation:- Business, by Nationality:- Indian residing at and also having office at 5, Palmer Bazar Road, Post Office Tangra Police Station Entally, Kolkata-700015 to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To enter into, hold and defend possession of the said property and every part thereof and also to manage, maintain and administer the said land and every part thereof.

2. To sign execute and submit all papers, documents, statements undertakings, declarations and plans as be required for having the plan sanctioned and/or modified by the Appropriate Authority.
3. To appear and represent me before the necessary authorities including The Kolkata Municipal Corporation.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for sanction, Modification and/or alterations of the sanctioned plans in respect of the premises as be required by The Kolkata Municipal Corporation or any Authority.
5. To receive refund of the excess amount of fees and/or Tax. If any, paid for the purpose of sanction modification, addition and/or alteration of the sanctioned plans to any person authority or authorities.
6. To assign, sell, and transfer the part and portion which is more fully described "B" hereunder and also written in the said Development Agreement.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, telephone or other connections of any other utility in the said property and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
8. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceeding and demands touching any of the matters concerning the said property or any part thereof.
9. To enter into and execute any Agreement for sale and also to execute and register any Deed conveyance or Conveyances,

Declaration, Affidavit, Gift and to receive and acknowledge earnest money, advance money, part -payment and/or consideration money and to deposit the same in Developer's Bank Account in terms of the said Development Agreement save and except Owner's Allocation.

10. To appear before District Sub Registrar III, Alipore, 24 pgs (S), Additional District Registrar Scaldah, 24 pgs (S), Additional Registrar of Assurances and/or before any Registration Department and to execute and register the Agreement for Sale, Conveyance or Conveyances and/or any other such documents to sale and transfer in my name and on my behalf with respect to Developer's Allocation morefully described in Schedule "B" hereunder.

11. To defend and to file suit, Civil or criminal and for the said purpose to file plaint, written statement, objections, Counter objections, Appeal Writs, affidavit-in-Opposite, affidavit-in-Reply, Civil Revisions and to appoint Advocate, Pleader, Barrister and to sign Vakalatnama in my name and on my behalf.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 4 Cottaha 10 Chittacks (more or less ) with permanent structure standing thereon 3000 sq.ft. (more or less) Dihi 55 gram, Touzi No 1298/2833, Division 3, Sub Division 11 Holding No 23 being premises No 26/1A, Shib Kristo Daw Lane, (formerly 26, Shib Kristo Daw Lane) Assessee No 110311300714) Kolkata 700054 Post Office Kankurgachi, Police Station Phool Bagan Kolkata-700054 with all easement rights which is butted and bounded as follows:-

ON THE NORTH AND EAST	:	Shib Kristo Daw Lane,
ON THE SOUTH	:	Land of Bijoy Bakuli.
ON THE WEST	:	Common Drain.

THE SCHEDULE 'B' ABOVE REFERRED TO

**Developer's Allocation:-** shall mean remaining/balance built up area and/or constructed space of the newly constructed building allocated to the Developer as referred to hereinafter in the Building to be constructed alongwith proportionate stair area together with undivided proportionate share of land comprised in the premises together with undivided share in the common parts and facilities save and except the Owners' allocation share as aforesaid more fully and particularly described in the Schedule "C" hereunder written with right to sale and transfer to third party Purchaser by the strength of Development Power of Attorney. The Developer shall have every right to extend/expand construction vertically and horizontally with affecting the Owner herein within preview of sanction plan.

IN WITNESSES WHEREOF, I the executrix subscribed my signature and seal in the presence of the following witnesses on 08<sup>th</sup> day of June 2022.

WITNESSES:

1. Ajay Kumar Singh  
S. Palman Water Road  
Kolkata-700015

Maya Rain Mallick

SIGNATURE OF THE PRINCIPAL

2. Suresh Mallick  
46/D, Shib Kocishna  
Daw Lane, Kal = 15

TANISHA HOUSING PVT. LTD.

Nawmit Kumar Chatterjee  
Director

SIGNATURE OF THE ATTORNEY

Drafted by me

Amit Karmakar  
Advocate

Amit Karmakar







Advocate

High Court, Calcutta.



Government of West Bengal  
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16068001716867/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	MAYARANI MALLICK 26/1A, Shibkrishna Daw Lane, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Principal			<i>Maya Band Mallik</i> 08-06-2022
2	NAVIT KUMAR GUPTA 5, City:- Not Specified, P.O:- TANGRA, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015	Representative of Attorney [TANISHA HOUSING PRIVATE LIMITED]			<i>Navit Kumar Gupta</i> 08-06-2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Saheb Dey Son of G Dey Sealdah Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	MAYARANI MALLICK, NAVIT KUMAR GUPTA			<i>S. Dey</i> 08-06-2022

(Amitava Ghosal)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
SEALDAH  
South 24-Parganas, West  
Bengal

Query No:-16068001716867/2022, 08/06/2022 12:19:59 PM SEALDAH (A.D.S.R.)

## Major Information of the Deed

Deed No :	I-1606-02854/2022	Date of Registrallon	10/06/2022
Query No / Year	1606-8001716867/2022	Office where deed is registered	
Query Date	08/06/2022 11:49:44 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	A Karmakar High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910342901, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,28,37,500/-		
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]:- 160602793/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Shibkrishna Daw Lane, , Premises No: 26/1A, , Ward No: 031 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 10 Chatak	1/-	2,08,12,500/-	Property is on Road , Project Name :
Grand Total :				7.6313Dec	1 /-	208,12,500 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1/-	20,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	1 /-	20,25,000 /-	



## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MAYARANI MALLICK (Presentant )</b> Wife of BONOMALI MALLICK 26/1A, Shibkrishna Daw Lane, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: ADxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 . Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/06/2022 . Admitted by: Self, Date of Admission: 08/06/2022 ,Place : Pvt. Residence

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>TANISHA HOUSING PRIVATE LIMITED</b> 5, Pamer Bazar Road, City:- Not Specified, P.O:- Tangra, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>NAVNIT KUMAR GUPTA</b> Son of BISHESWAR PRASAD GUPTA 5, City:- Not Specified, P.O:- TANGRA, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: AGxxxxxx7J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TANISHA HOUSING PRIVATE LIMITED (as DIRECTOR)

## Identifier Details :

Name	Photo	Finger Print	Signature
Saheb Dey Son of G Dey Sealoh Court, City:- Not Specified, P.O:- Entaly, P.S.-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014			

Identifier Of MAYARANI MALLICK, NAVNIT KUMAR GUPTA

## Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	MAYARANI MALLICK	TANISHA HOUSING PRIVATE LIMITED-7.63125 Dec

## Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	MAYARANI MALLICK	TANISHA HOUSING PRIVATE LIMITED-3000.00000000 Sq Ft

Endorsement For Deed Number : I - 160602854 / 2022

On 08-06-2022

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

Presented for registration at 18:35 hrs on 08-06-2022, at the Private residence by MAYARANI MALLICK ,Executant.

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

Execution is admitted on 08/06/2022 by MAYARANI MALLICK, Wife of BONOMALI MALLICK, 26/1A, Road: Shibkrishna Daw Lane, , P.O: KANKURGACHI, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others

Identified by Saheb Dey, , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-06-2022 by NAVNIT KUMAR GUPTA, DIRECTOR, TANISHA HOUSING PRIVATE LIMITED, 5, Pamer Bazar Road, City:- Not Specified, P.O:- Tangra, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Identified by Saheb Dey, , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

On 09-06-2022

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 2,28,37,500/-

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

On 10-06-2022

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

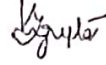
Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 193364, Amount: Rs.100/-, Dale of Purchase: 24/03/2022, Vendor name: S MUKHERJEE

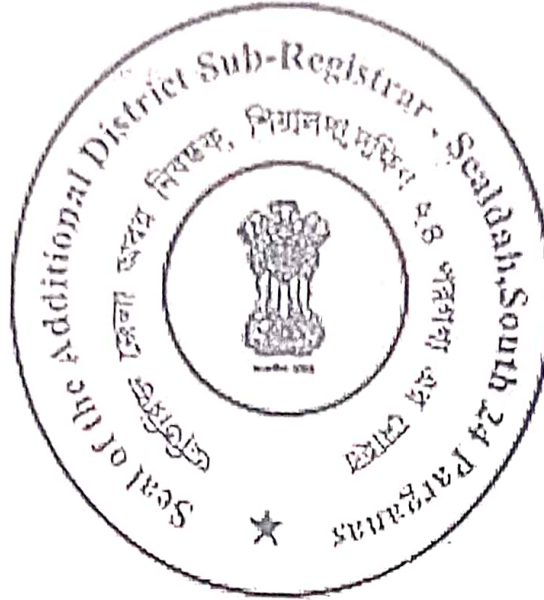


**KALLOL SENGUPTA**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022; Page from 98422 to 98436  
being No 160602854 for the year 2022.



Digitally signed by AMITAVA GHOSAL  
Date: 2022.06.14 12:13:59 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal*

(Amitava Ghosal) 2022/06/14 12:13:59 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)