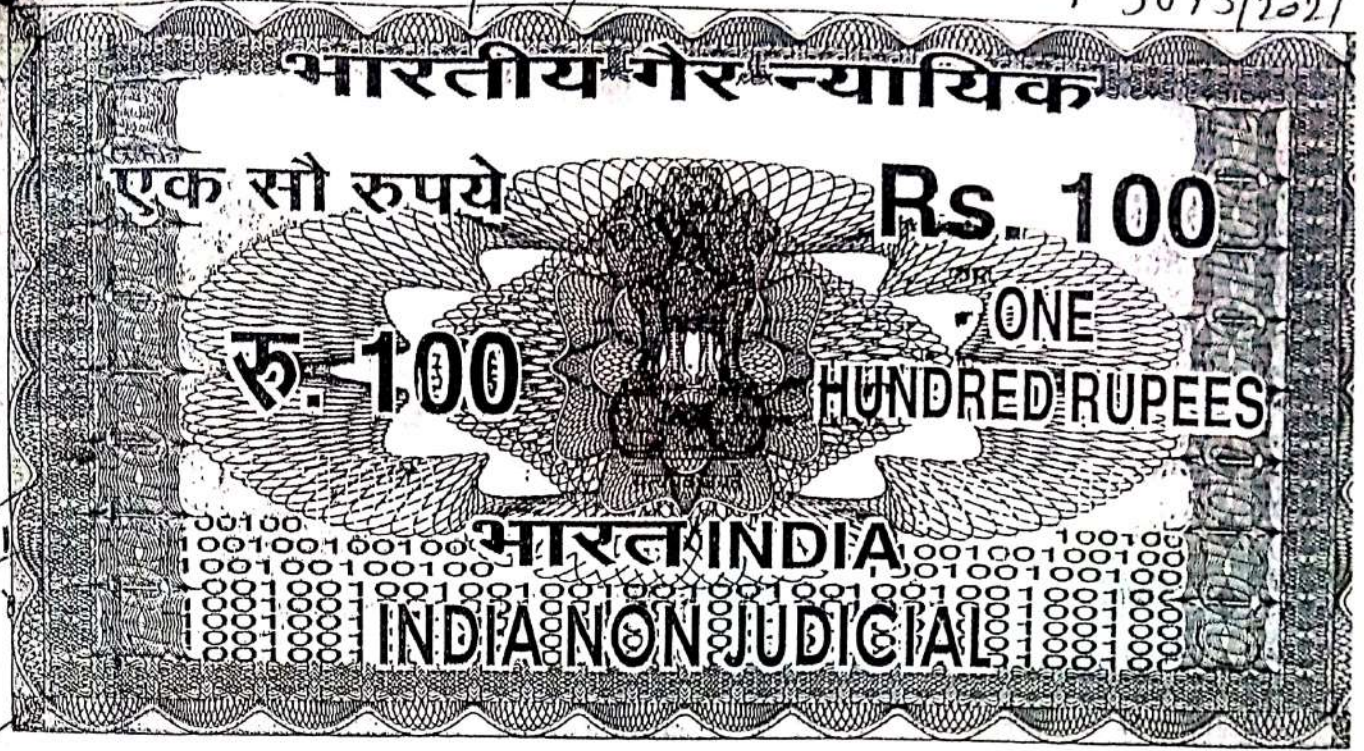


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 165658

পনো. (৪) 1709526/2021

[Signature]
 A. P. S. Das
 Notary Public
 at Kankaria, Kolkata

POWER OF ATTORNEY

6 SEP 2021

THIS POWER OF ATTORNEY made this 6th day of SEPTEMBER, TWO THOUSAND AND TWENTY ONE (2021) BY SRI CHANDRANATH BANERJEE (PAN: AAJPB6513E), (AADHAAR NO: 706231907524) (MOBILE NO: 8420044578) son of Late Sisir Kumar Banerjee, by faith Hindu, by occupation Business, residing at No. 9/A, Dr. Suresh Sarkar Road, Kolkata - 700014, Police Station - Entally, hereinafter referred to as the GRANTOR in favour of Sri Dipak Kumar Kolay, son of Late Gopi Krishna Kolay, (PAN: AFYPK9663G), (AADHAAR NO: 356138621174) (MOBILE NO: 9831753578) by faith Hindu, by occupation Business, working for gain at premises No. 6, Puran Chand Nahar Avenue, Kolkata-700013, Police Station : Taltalla, (hereinafter referred to as the ATTORNEY).

স্মারক নং 4970 তারিখ 01 SEP 2021

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স্বাক্ষর
স্বাক্ষর

SEP 2021

Monday Day

01 SEP 2021

[Handwritten signature]

Sopje Pradhan

S/O Basudev Pradhan

Village - Sitalchak

P.S AMTA

P.O BANKURA

Pion



6 SEP 2021

WHEREAS:

- A. I am the Owner of the Property being **ALL THAT** the price and parcel of land measuring about 9 Cottahs 5 Chittacks 15 square feet together with 3 storied building standing thereon lying and situated previously at premises No. 20, New Park Street, Calcutta-700017 now known as No. 179, Park Street, Kolkata-700017, Police Station – Beniapukur comprises in Division-V, Sub-Division-B, in Dihi Panchanagram under Sub-Registration Office Sealdah under Calcutta Improvement Trust (C.I.T.), Scheme No. VIII, within Ward No. 61 of Kolkata Municipal Corporation together with three storied fully tenanted building having an area of about 3990 Sq.ft.. more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as **“THE SAID PROPERTY/PREMISES”**.
- B. I have entered in to a **DEVELOPMENT AGREEMENT** on 16.04.2014 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) with one M/S. **RETREAT CONSTRUCTION AND HOUSING PRIVATE LIMITED** (hereinafter referred to as the Developer), whereunder I have agreed to develop the said property more particularly described in the Schedule below upon terms and conditions contained therein and the same was registered in the office of the Additional Registrar of Assurances-I and recorded in Book No.I, CD Volume No.7, Pages 6386 to 6432, being Deed No. 03388 for the year 2014.

- C. Under the said DEVELOPMENT AGREEMENT, I agreed to give a Power of Attorney in favour of the nominee of the developer in order to enable the Attorney to get the plans sanctioned by the competent authority and other appropriate authority and to do all other acts and things and to sign other relevant papers in my name and on my behalf pertaining to the said DEVELOPMENT AGREEMENT.
- D. In pursuance of the above arrangement , I am desirous of executing a Power of Attorney in favour of Sri Dipak Kumar Kolay, son of Late Gopi Krishna Kolay, by faith Hindu, by occupation Business, working for gain at premises No. 6, Puran Chand Nahar Avenue, Kolkata-700013, Police Station : Taltalla, as my true and lawful attorney as and for the purposes relating to the said Property as hereinafter contained.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, **SRI CHANDRANATH BANERJEE**, son of Late Sisir Kumar Banerjee, by faith Hindu, by occupation Business, residing at No. 9/A, Dr. Suresh Sarkar Road, Kolkata - 700014, Police Station - Entally, do hereby nominate constitute and appoint the said **SRI DIPAK KUMAR KOLAY (PAN : AFYPK9663G)**, son of Late Gopi Krishna Kolay, by faith Hindu, by occupation Business, working for gain at premises No. 6, Puran Chand Nahar Avenue, Kolkata-700013, Police Station : Taltalla , Director of M/S. RETREAT CONSTRUCTION AND HOUSING PRIVATE LIMITED, to be my true and lawful Attorney to do and to exercise all or any of the acts, deeds, matters and things and further to exercise all powers and authorities that may be necessary



✓
6 SEP 2021

from time to time to be done, performed and/or exercised and/or executed by the said Attorney, that is to say:-

1. To apply for and obtain sanction of a building plan in respect of the said premises and to further apply for and obtain any modification or alterations or revalidations thereto from time to time and at all times hereafter.
2. To sign and execute all plans, sketches, maps, affidavits, declarations, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said premises.
3. To obtain delivery of the sanction plan from the Kolkata Municipal Corporation or any other authority or authorities.
4. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or license and/ or clearances and/ or consents from any statutory authority including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Fire Brigade, Kolkata Police, Pollution Authority, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976 and Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993.

5. To appear and represent us before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Fire Brigade, Kolkata Police, Pollution Authority, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976 and Local Municipal Act and Land Acquisition Act and Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 in connection with the sanction, modification and/or alteration of plans for the new building and to sign, file and affirm necessary applications, plans, papers, declarations, returns, petitions, affidavits, indemnities of whatsoever nature that may be required for all or any of the purposes in respect of the said Premises and to obtain necessary permissions, and/or approvals and/or sanctions and/or license and/ or consents for construction/ reconstruction/ renovations/ repairing of the building thereat.
6. To negotiate and settle with the existing occupants/tenants.
7. To pay fees for obtaining sanction and such other orders, approvals, licenses, consents, clearances, and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of necessary papers and documents as may be required by the necessary authorities.
8. To receive the excess amount of fees, if any, paid for the purpose of sanction, clearances, approvals,, consents, permissions, licenses and

modification and/or alteration of the plans to the concerned authority or authorities.

9. To appoint Architect(s) and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper and pay their fee(s) and charges.
10. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or connections of any other utility to the said Premises and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and pay necessary fees and charges and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said Premises or any part thereof.
12. For all or any of the purposes hereinbefore stated to appear and represent us before any Notary, Registrar of Assurance, District Registrar, Metropolitan Magistrate, Tribunal and any other officers or authority or authorities having jurisdiction and to present for registration and to acknowledge execution or to cause registration of any undertaking, declaration, affidavits and other documents as deemed necessary and/ or required.
13. To appear and represent us before all authorities including those under the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said Premises and for that purpose to sign, execute

and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

14. To apply for and obtain mutation of the said Premises with the Kolkata Municipal Corporation and to pay all fees, charges and expenses in respect thereof.
15. To commence prosecute enforce, defend, answer and oppose all actions suits and other legal proceedings and demands touching any of the matters concerning the said Premises or any part thereof including relating to acquisition and/or requisition in respect of the said premises or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.
16. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal, plaint, petition including writ petition, affidavit, memorandum of appeal, letter or any other documents or papers in any proceedings or in any way in respect of the said Premises.
17. To appear before any Judge, Court, Tribunal, Authority, Officer including Municipal Office, Collector's Office, Fire Brigade Office, Police, Survey or other authorities and to do all things necessary in connection with the said premises.

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18. To serve and accept service of summons, notices, warrants, subpoenas and other processes of Court and authorities concerned including municipalities and to do all things necessary in connection with the said Premises.
19. To retain, employ and discharge any Counsel, Vakil, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay costs, charges and expenses incurred in connection with the said Premises.
20. To compromise and settle all or any of the actions, suits and other proceedings whether legal or not as the said Attorney may deem fit and proper in connection with the said Premises.
21. To sign, issue, deliver, serve, accept, acknowledge, as the case may be, notices, letters, reply notices, subpoenas, summons from time to time in connection with the matters herein contained.
22. To deposit and withdraw fees, documents and moneys in and from a Court or Courts and/or any other person or authority and give vouchers, receipts and discharges therefore in connection with the said Premises.
23. To negotiate with tenants occupiers and encroachers for the purpose of obtaining vacant possession of the portions under their respective possession at the said Premises and to obtain vacant possession of various parts and portions of the said Premises.

24. To apply for and obtain necessary permission for soil testing, demarcation of boundaries, survey and measurement of the said premises as is required and necessary for the sanction of the building plan in connection with the said Premises.
25. To cause demolition of any existing structures on the said Premises.
26. To commence, carryout and complete and/or cause to be commenced, carried out and apply for and obtain occupancy certificate/s or completion certificate/s from the Kolkata Municipal Corporation and also cause the assessment, mutation of units in the name of the purchasers and for that purposes to do all acts, deeds and things as the said Attorney may desire or deem fit in connection with the said Premises.
27. For all or any of the purpose hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute submit papers and documents in connection with the said Premises.

♪

AND GENERALLY to act as my Attorney in relation to the said premises for and on my behalf and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as I could have done if personally present and I hereby agree to ratify and confirm whatever my said Attorney shall do or purport to be done by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO :**(The said Premises/Property)**

ALL THAT the piece and parcel of revenue free land measuring about Cottahs 15 Chittacks 15 Square Feet be little more or less together with the storied brick built up building situated thereon being municipal premises No. 179, Park Street, Kolkata-700017, Police Station Beniapur and butted and bounded as under:

ON THE NORTH	:	By No. 16 & 22, North Range Road, Kolkata-700017;
ON THE SOUTH	:	By Park Street Road
ON THE EAST	:	By premises No: 181, Park Street, Kolkata-700017;
ON THE WEST	:	By premises No. 177, Park Street, Kolkata-700017;


HOWSOEVER OTHERWISE the same messuage, land, hereditaments and premises now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described and/or distinguished.

IN WITNESS WHEREOF I the said GRANTOR has hereunto set an subscribed his hand on the day, month and year first above written.

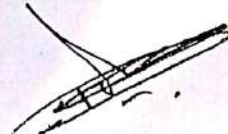
SIGNED, SEALED AND DELIVERED by the said GRANTOR at Kolkata in the presence of:

1. SURJIE Pradhan
vil-sitakchak
Pill-7113003
P.S - AMTA

2. Pradip Kumar
Adarshnagar Pally, Manik
Danga, Gholra, Sode
- P.W., KOL-111




Signature of the Executant
(CHANDRANATH BANERJEE)



(SRI DIPAK KUMAR KOLAY)

Accepted by me

DRAFTED BY


(Hiralal Mishra)
ADVOCATE

HIGH COURT, CALCUTTA

WB / 858 / 84

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

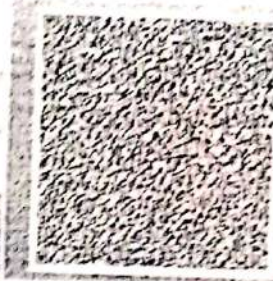
ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AFYPK9663G

नाम / Name: DIPAK KUMAR KOLAY
 पिता का नाम / Father's name: GOPI KRISHNA KOLAY
 जन्म की तारीख / Date of Birth: 26/01/1954
 लिंग / Gender: Male



(Handwritten Signature)

हस्ताक्षर / Signature



Validity unknown

Signed by: Income Tax P. Services Unit, IITD
 Date: 29/02/2019 15:00:22
 Reason: Document Sign
 Location: India

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
 (ई-स्थायी लेखा संख्या (ई-एन) एक अद्यतन से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के चुकाव, आकलन, कर मांग, देका बकाया, मुआवजे के निदान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व वापसी आदि भी शामिल है।)
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के अंतर्गत निर्दिष्ट कई लेनदेम के लिए स्थायी लेखा संख्या (एन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
 एक से अधिक स्थायी लेखा संख्या (एन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "PAN QR Code Reader".
 इस ई-स्थायी लेखा संख्या (ई-एन) कार्ड में वर्धित क्व कोड शामिल है जो एक विशेष एंड्रोइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशेष मोबाइल ऐप को खोजने के लिए कीवर्ड "PAN QR Code Reader" है।

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card
AFYPK9663G

नाम / Name: DIPAK KUMAR KOLAY
 पिता का नाम / Father's Name: GOPI KRISHNA KOLAY
 जन्म की तारीख / Date of Birth: 26/01/1954

हस्ताक्षर / Signature

Fold

In case this card is not found, kindly inform / return to:
 Income Tax PAN Services Unit, IITD,
 Post No. 11, Sector III, CBD Belapur,
 Gurgaon, Haryana - 122002

यदि इस कार्ड को नहीं पाया जा सके, तो कृपया सूचित करें, पता:
 आयकर ई-एन सेवा यूनिट, IITD,
 पोस्ट नं. 11, सेक्टर III, CBD बेलपुर,
 गुरुगढ़, हरियाणा - 122002



सत्यमेव जयते



आधार



Government of India



AADHAAR

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাতুক্তির নম্বর/ Enrolment No.: 1492/51728/00413

To
দীপক কুমার কোলে
Dipak Kumar Kolay
S/O Late Gopl Krishna Kolay
6
PURAN CHAND NAHAR AVENUE
TALTALA
NEXT TO UNION BANK OF INDIA
Dharmatala
Dharmatala
Kolkata West Bengal - 700013
9748004578

Validity unknown

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২০১৯



আপনার আধার সংখ্যা / Your Aadhaar No. :

3561 3862 1174

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



দীপক কুমার কোলে
Dipak Kumar Kolay
জন্মতারিখ/DOB: 26/01/1954
পুরুষ/ MALE



3561 3862 1174

আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India

Address:
S/O Late Gopl Krishna Kolay, 6,
PURAN CHAND NAHAR AVENUE,
NEXT TO UNION BANK OF INDIA,
TALTALA, Dharmatala, Kolkata,
West Bengal - 700013

ঠিকানা:
S/O গোপী কৃষ্ণ কোলে, ৬, পুরান চাঁদ নাহার
এভিনিউ, ইউনিয়ন ব্যাঙ্ক অফ ইন্ডিয়ার পাশে,
তালতালা, ধর্মতলা, কোলকাতা,
পশ্চিম বঙ্গ - ৭০০০১৩

3561 3862 1174

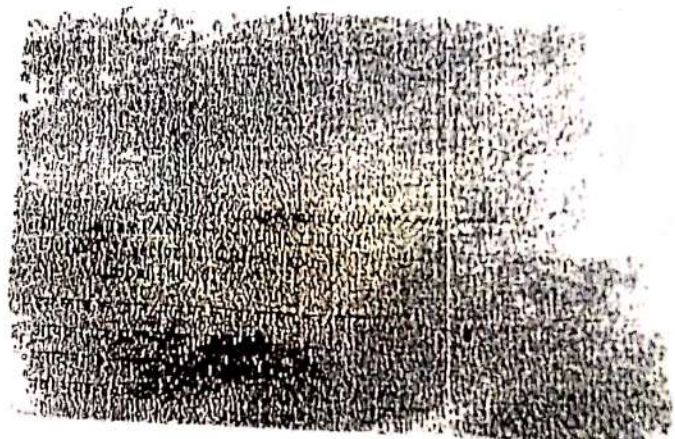


http://uidai.gov.in

www.uidai.gov.in



Chandra Kumar Banerjee





समस्याएं आर



आधार

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार का प्रमाण अंतरराष्ट्रीय स्तर पर मान्य नहीं है।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

आधार ही आप का पहचान है।
 आधार अतिरिक्त ही नागरिकता और ना-नागरिकता से संबंधित है।
 आधार का प्रमाण अंतरराष्ट्रीय स्तर पर मान्य नहीं है।
 Aadhaar is valid throughout the country.
 Aadhaar will be helpful in availing Government and Non-Government services in future.

X



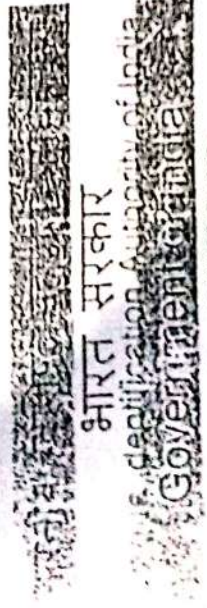
भारत सरकार
समस्याएं आर

ADDRESS
S/O. Saur Kumar Banerjee 2A, OR SURESH BANERJEE
ROAD, Bhubaneswar, Odisha, India - 751004

Chandra Nath



आधार



Enrollment No. 1172/49512/16924

To
Chandra Nath Banerjee
S/O. Saur Kumar Banerjee
2A, OR SURESH BANERJEE ROAD
Bhubaneswar
Odisha
Pin-751004
Mobile No. 9830045625
MO 9830045625



आपका आधार क्रमांक / Your Aadhaar No. :
7062 3190 7524

नंरा आधार, मेरी पहचान

X

भारत सरकार
समस्याएं आर
Chandra Nath Banerjee
Saur Kumar Banerjee
DOB: 01/07/1997
Male





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 21 / 154 / 003618

পরিচয় পত্র



Elector's Name

Banerjee Chandranath

নিবাচকের নাম

ব্যানার্জী চন্দ্রনাথ

Father/Mother/
Husband's Name

Sisir

পিতা/মাতা/স্বামীর নাম

সিসির

Sex

M

লিঙ্গ

পুং

Age as on 1.1.1995

28

১.১.১৯৯৫-এ বয়স

২৮

Chandranath

Address

9A, DR. S. SARKAR RD, CALCUTTA.

ঠিকানা

৯এ, ডাঃ সুরেশ সরকার রোড, কলিকাতা।

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন-আধিকারিক

For 154 -TALTALA(SC)

Assembly Constituency

১৫৪ -তালতলা(তপঃ)

বিধানসভা নির্বাচন ক্ষেত্র

Place

CALCUTTA

স্থান

কলিকাতা

Date

09.07.95

তারিখ

০৯.০৭.৯৫


 भारत सरकार
 GOVERNMENT OF INDIA




সুরজিৎ প্রদান
 Surjit Prodhon
 পিতা : বাসুদেব প্রদান
 Father : BASUDEB PRODHAN
 জন্ম বর্ষ / Year of Birth : ২০০০
 পুরুষ / Male



4598 1595 1691


আধার - সাধারণ মানুষের অধিকার


surjit e prodhon



 ভারতীয় পরিচয় প্রাধিকরণ
 UIDAI IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা
 বীতলাচক বাকুড়া, হাওড়া,
 পশ্চিমবঙ্গ ৭১১৩০৩

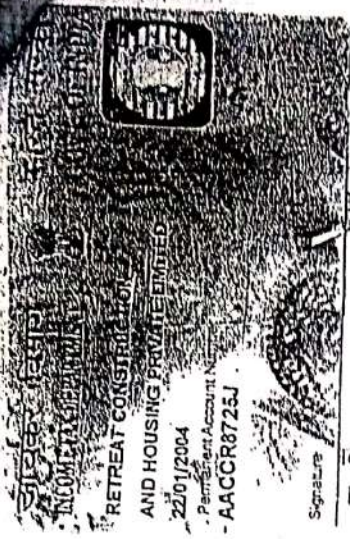
Address:
 Sital Chak, Bankura,
 Howrah, West Bengal
 711303

 1247
 1900 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No 1947
 Banskura-560 001



आयकर पैन सेवा इकाई
यूनिट ट्रस्ट निवेशक सेवा लिमिटेड द्वारा संचालित
सौवर्कर - 11, पोस्ट बोग क्र. 20, सी बी डी बोलापुर,
नवी मुम्बई - 400 614.

सूचित करते हुए प्रसन्नता है कि आपको स्थायी लेखा संख्या

के साथ संलग्न है। आगे, आयकर विवरणी दाखिल करने के लिये कृपया

आय की विवरणी तथा करों के भुगतान के लिए चालानों में स्थायी लेखा संख्या का उल्लेख करना आवश्यक है ताकि आपके द्वारा भुगतान किये गये करों का सही क्रेडिट सुनिश्चित किया जा सके और आयकर विवरणी की प्रोसेसिंग गति के साथ की जा सके। साथ ही, विभाग के साथ अन्य सभी पत्र-व्यवहार में स्थायी लेखा संख्या का उल्लेख करने से करदाता सेवाओं में सुधार करने में मदद मिलेगी।

हमें सूचित करना है कि आयकर अधिनियम, 1961 के अंतर्गत विनिर्दिष्ट अनेक संब्यवहारों में स्थायी लेखा संख्या का उल्लेख करना अनिवार्य है। ऐसे संब्यवहारों के विस्तृत ब्यौरे के लिए, आयकर नियम, 1962 के नियम 114बी के साथ पठित आयकर अधिनियम, 1961 की धारा 139ए का अवलोकन करें।

एक से अधिक स्थायी लेखा संख्या आबंटित होने की असंभावित स्थिति में इस तथ्य को अपने निर्धारण अधिकारी की जानकारी में अवश्य लायें क्योंकि एक से अधिक स्थायी लेखा संख्या रखना या प्रयोग करना कानून के विरुद्ध है तथा इसके लिये 10,000 रुपये तक की शास्ति लगायी जा सकती है।

आपके स्थायी लेखा संख्या कार्ड में मुद्रित आंकड़ों में किसी प्रकार की त्रुटि होने पर आयकर स्थायी लेखा संख्या सेवा इकाई के उपरोक्त पते पर और स्थायी लेखा संख्या कार्ड के पिछे दिये पते पर सूचित कर सकते हैं।

आयकर विभाग