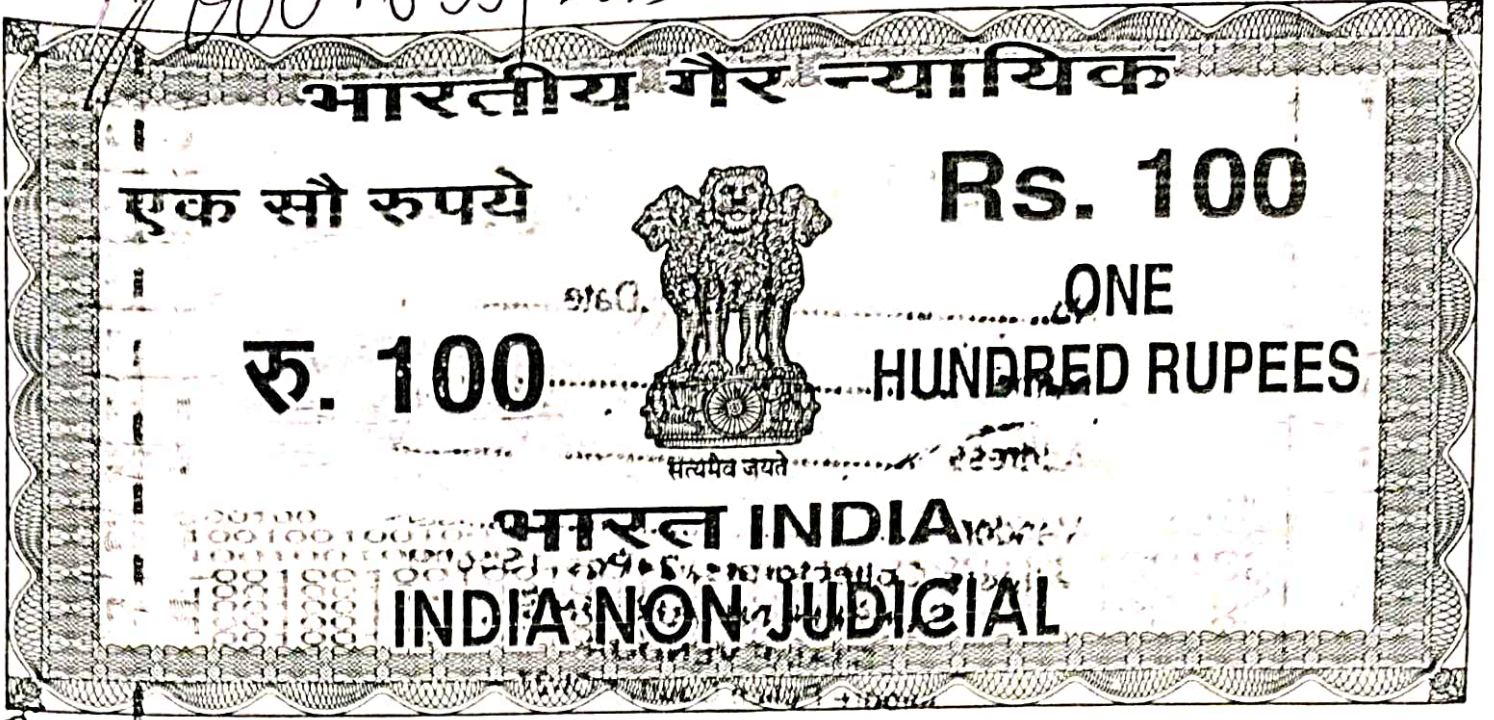


16/07/2023

I-1561/2023



पश्चिम बंगाल WEST BENGAL

AP 350580

07/23
8/1336676/23

8-8-1736676/2023

This document is admitted
for use as a development
sheet/s and
shall be filed with this
document.

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

07 JUL 2023
Registrar-1
District South 24 Parganas

BY THIS POWER OF ATTORNEY, by these present that WE, 1. SRI. SUBRATA SAHA (PAN NO. AMAPS6459D &AADHAAR NO. 5661 7292 9654), son of Late Balai Chandra Saha, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, 7A, Kankulia Road 2. SMT. SIPRA CHAUDHURY (OCI NO. A126453) wife of Sri. Biprasish Chaudhury daughter of Late Balai Chandra Saha, by Faith - Hindu, by Occupation - Service, permanent resident of 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas. now residing. at 40, Richview Road, Unit number #1601, Toronto M9A 5C1, Canada, hereinafter referred and called as the "PRINCIPAL (LAND OWNERS)" SEND GREETINGS.

396f

4988

7 JUL 2023

No..... ₹ 100/- Date.....

Name : TUKUN GHOSH, Advocate

Address : Alipore Judges' Court
Kal-27

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27



9
District Sub-Registrar-1
Alipore, South 24 Parganas

JUL 2023

Identified by me
Sankar Sen
S/Officer Dinesh Kumar Sen
AFC - 42
O/C - Service
8, Jagannath Ghosh Road
P. S. & P. O. - Karba, Kal-42

WHEREAS 1. SRI. SUBRATA SAHA (PAN NO. AMAPS6459D & AADHAAR NO. 5661 7292 9654), son of Late Balai Chandra Saha, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas

2. SMT. SIPRA CHAUDHURY (OCI NO. A126453) wife of Sri. Biprasish Chaudhury daughter of Late Balai Chandra Saha, by Nationality - Indian, by Faith - Hindu, by Occupation - Service, permanent resident of 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, now residing at 40, Richview Road, Unit number #1601, Toronto M9A 5C1, ^{Canada} Canada, the **PRINCIPALS** herein are the absolute owners of **ALL THAT** piece and parcel of Bastu land measuring about 03(Three) Cottahs 15(Fifteen) Chittaks 22 (Twenty Two) Square Feet of a plot of land together with one storied building measuring about 1000 Square feet standing thereon, lying and situated at 7A, Jogesh Brahmachari Sarani previously 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, under Kolkata Municipal Corporation Ward No. 68, under Kolkata Municipal Corporation Assessee No. 110681700067, together with all easement right and appendages thereto which is particularly mentioned and described in schedule herein below. We have entered a registered Development Agreement with **M/S. AMARJEET SINGH & COMPANY**, (having PAN NO. ATCPS3171M) a sole proprietorship firm, having its office at 88-A/8, Bose Pukur Road, Post Office & Police Station - Kasba, Kolkata- 700042, District: South 24 Parganas and represented by its sole proprietor **SRI. AMARJEET SINGH** (having PAN No. ATCPS3171M) son of Sri. Dharamnath Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing 49/B, Swinhoe Lane, Post Office & Police Station - Kasba, Kolkata -700042, District: South 24 Parganas, which was duly registered on^{15/6074/7/023}..... in the office of the D.S.R. I at Alipore, South 24-Parganas Being Deed No. ...¹⁵⁶⁰..... for the year 2023 for this purpose for doing all acts, things, deeds etc. the principal herein intend to execute this Power of Attorney Now, we are unable to attend to all the matters necessary to develop and carry on such development work due to our other occupations. So, it is very much expedient for us to appoint an Attorney to look after all the affairs of our property in the schedule hereunder written and so, we **1. SRI. SUBRATA SAHA (PAN NO.**

Amarjeet Singh

Amarjeet Singh

AMAPS6459D & AADHAAR NO. 5661 7292 9654), son of Late Balai Chandra Saha, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas **2. SMT. SIPRA CHAUDHURY (OCI NO. A126453)** wife of Sri. Biprasish Chaudhury daughter of Late Balai Chandra Saha, by Faith - Hindu, by Occupation - Service, permanent resident of 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, now residing at 40, Richview Road, Unit number #1601, Toronto M9A 5C1, Canada, our true and lawful constituted attorney on our behalf to do and execute all acts, deeds and things mentioned below inter alia, for us and on our behalf and in our name viz.

Amrit Jyoti Singh

1. To appear, represent and act in all the courts, civil or criminals, originals, revisionals or appellate, district collectorate, state acquisition officer, in the office of the land acquisition, block land reforms officer, revenue officer, and in any other offices of the Government or Kolkata Municipal Corporation or any other competent authorities, Improvement Trust, commissioner of any division or district board or any other offices or local authorities on our behalf and for such purposes the said Attorney may accept service of any summons or notices issued by any person or persons or ordered by the court either personally or on his advocate.
2. To manage, control and look after our said property of **ALL THAT** piece and parcel of Bastu land measuring about 03(Three) Cottahs 15(Fifteen) Chittaks 22 (Twenty Two) Square Feet of a plot of land together with one storied building measuring about 1000 Square feet standing thereon, lying and situated at 7A, Jogesh Brahmachari Sarani previously 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, under Kolkata Municipal Corporation Ward No. 68, under Kolkata Municipal Corporation Assessee No. 110681700067, for the purpose of the said proposed construction of new building thereon on our behalf.
3. To sign and verify complaints, written statements, petition or claims and objections, memorandum of appeal and petition and applications of all kinds and to file them

relating to the aforesaid property mentioned in the schedule hereunder written in any such court or office and specially to the authority of Kolkata Municipal Corporation.

4. To appoint, engage on our behalf any advocate, pleader, solicitor, revenue agent or any other legal practitioner whenever our said Attorney thinks proper to do so and to discharge and/or terminate their appointments.
5. To cause mutation of the said property where necessary effect in the revenue and/or Kolkata Municipal Corporation records and to make such statements and sign all applications or objections personally or through lawyer or agent to effectuate the said purpose and deposit revenue, rent, rates and taxes for the said property in any Government Department or in Kolkata Municipal Corporation on our behalf.
6. To appoint, engage and employ mason, labourers, workers contractors, architects, structural engineers, surveyors and/or any other persons for construction of the said building till its completion for and on our behalf.
7. To sign forms and applications for purchasing quotas of building materials i.e., cement, sand, iron & steel rods, stone chips, marble and granite etc. for construction of the proposed new building at the said premises for and on our behalf.
8. To sign forms and applications for purchasing quotas of building materials i.e. cement, sand, iron & steel rods, stone chips, marble and granite etc. for construction of the proposed new building at the said premises for and on our behalf.
9. To deal with local people, Police (Thana), K.M.C. matter and to appear and represent us before drainage, water department, CESC Ltd., Fire Brigade, K.I.T. and all the other authorities concerned.
10. And generally to do, execute and perform all other act/s, deed/s matters or things whatsoever which is in the opinion of our said Attorney sought to be done executed

Amar Jit Singh

and perform in relation to our aforesaid property as fully and effectually we could do the same if we could have been personally present and also to apply for and obtain electricity, gas, water, sewerage, drains, telephone, insurance, fire brigade or other connection/s in our said property and to sign, execute, and submit all the papers in connection thereto before the authority concerned on our behalf. To sign, execute and submit the proposed/addition/ alteration / reconstruction building plan or plans, plumbing plan, sewerage plan, completion plan, applications, undertakings, declarations and sewer affidavits for and on our behalf to Kolkata Municipal Corporation for sanctioning the plan from Kolkata Municipal Corporation and then to get delivery of the said sanctioned plan or any modified building plan from Kolkata Municipal Corporation and to do all necessary things and acts for the said purpose, for our said property.

Anant Jyoti Singh

11. To enter into any agreement, agreement for sale with other person/persons on our behalf and to sign and execute all other deeds or conveyances to transfer deeds or instruments, assurances or declaration of deeds on our behalf and take consideration money thereof on our behalf in connection with sale of the property in respect of Developer's allocation as per aforesaid Registered Development Agreement and present the same before the Learned Registering Authority for admit and complete registration on our behalf, in connection with such sale of Developer's Allocation at our said property. AND GENERALLY to do all the lawful acts necessary for the above mentioned property.

AND GENERALLY to do all the lawful acts necessary for the above mentioned property and we hereby agree that all acts and things done by the said Attorney shall be considered as the acts, deed and things done by us, provided that all such acts and things done by the said Attorney shall be in conformity with law. We undertake to rectify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of this power hereby given.

SCHEDULE ABOVE REFERRED TO
(ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring about 03(Three) Cottahs 15(Fifteen) Chittaks 22 (Twenty Two) Square Feet of a plot of land together with one storied building measuring about 1000 Square feet standing thereon, lying and situated at 7A, Jogesh Brahmachari Sarani previously 7A, Kankulia Road, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700019, District South 24 Parganas, under Kolkata Municipal Corporation Ward No. 68, under Kolkata Municipal Corporation Assessee No. 110681700067, which is butted and bounded as follows:

On the East : K.M.C. Road. 20 feet
On the South : Premises No. 6, Kankulia Road.
On the West : Premises No. 3, Kankulia Road
On the North : Premises No. 7B, Kankulia Road.

Amar Jeet Singh

IN WITNESS WHEREOF, we the PRINCIPAL hereto signed this power of attorney on this ...07...day of July 2023

SIGNED & SEALED by the within named Principal (Owners)

In the presence of:

WITNESSES:

1. Biprasish Chaudhury
son of Khitish Chandra
Chaudhury
7A Kankulia Road
Kolkata - 700029
2. Tukun Ghosh
S/O N.N. Ghosh
at 22, B.P. Road
kal - 42

Subrata Saha

Sipra Chaudhury
SIGNATURE OF THE PRINCIPAL
Accepted by me

AMAR JEET SINGH & CO.

Amar Jeet Singh
Signature of the ^{Proprietor} attorney

Drafted by me:
Tukun Ghosh
TUKUN GHOSH
ADVOCATE, F-653/16
(M) 8910997456
Alipore Judges' Court
kal - 27

| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



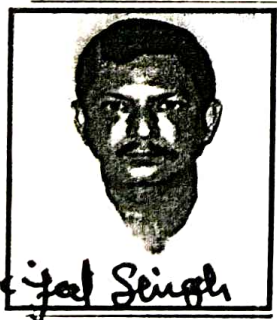
Name SUBRATA SAHA
Signature Subrata Saha

| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



Name SIPRA CHAUDHURY
Signature Sipra Chaudhury

| | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



Name AMARJEET SINGH
Signature Amarjeet Singh

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No. :- | I-1601-01561/2023 | Date of Registration | 07/07/2023 |
| Query No / Year | 1601-8001736676/2023 | Office where deed is registered | |
| Query Date | 07/07/2023 2:12:16 PM | D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Tukun Ghosh Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910997456, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | | |
| Set Forth value | Market Value | | |
| Rs. 2,002/- | Rs. 1,45,54,998/- | | |
| Stamp duty Paid (SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 46/- (Article:E, E, M(b)) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160101560/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kankulia Road, Road Zone : (Jyoti Housing -- Ballygunje Station Road Crossing Adjacent slum area besides Railway (Premises no. 60-95)) , , Premises No: 7A, , Ward No: 068 Pin Code : 700019







| Sch No | Plot Number | Khatlan Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|--|
| L1 | | | Bastu | 3 Katha 15 Chatak 22 Sq Ft | 1,001/- | 1,42,84,998/- | Width of Approach Road: 20 Ft., , Project Name : |
| Grand Total : | | | | 6.5473Dec | 1,001 /- | 142,84,998 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1000 Sq Ft. | 1,001/- | 2,70,000/- | Structure Type: Structure |
| Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 1000 sq ft | 1,001 /- | 2,70,000 /- | |

Principal Details :

Name,Address,Photo,Finger print and Signature



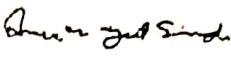
| | Name | Photo | Finger Print | Signature |
|--|--|--|---|---|
| 1 | Mr SUBRATA SAHA Son of Late BALAI CHANDRA SAHA Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office |  07/07/2023 |  LTI 07/07/2023 |  07/07/2023 |
| KANKULIA ROAD, 7A, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx9D, Aadhaar No: 56xxxxxxxx9654, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office | | | | |
| 2 | Mrs SIPRA CHAUDHURY Wife of Mr BIPRASISH CHAUDHURY Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office |  07/07/2023 |  LTI 07/07/2023 |  07/07/2023 |
| KANKULIA ROAD OCINO A126453, 7A, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office | | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | AMARJEET SINGH & COMPANY BOSE PUKUR ROAD, 88A/8, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: ATxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |




Representative Details :

Name, Address, Photo, Finger print and Signature

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| 1 Mr AMARJEET SINGH (Presentant) Son of Mr DHARAM NATH SINGH Date of Execution - 07/07/2023, , Admitted by: Self, Date of Admission: 07/07/2023, Place of Admission of Execution: Office |  |  |  |
| | Jul 7 2023 2:53PM | LTI 07/07/2023 | 07/07/2023 |

BOSE PUKUR ROAD, 49/8, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx1M, Aadhaar No: 36xxxxxxxx5671 Status : Representative, Representative of : AMARJEET SINGH & COMPANY (as SOLE PROPRIETOR)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|--|--|--|
| Mr Sankar Sen Son of Late Anup Kumar Sen 8, Jaganath Ghosh Road, City:- Kolkata, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 |  |  |  |
| | 07/07/2023 | 07/07/2023 | 07/07/2023 |

Identifier Of Mr SUBRATA SAHA, Mrs SIPRA CHAUDHURY, Mr AMARJEET SINGH

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|---------------------|--------------------------------------|
| 1 | Mr SUBRATA SAHA | AMARJEET SINGH & COMPANY-3.27365 Dec |
| 2 | Mrs SIPRA CHAUDHURY | AMARJEET SINGH & COMPANY-3.27365 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|---------------------|---|
| 1 | Mr SUBRATA SAHA | AMARJEET SINGH & COMPANY-500.00000000 Sq Ft |
| 2 | Mrs SIPRA CHAUDHURY | AMARJEET SINGH & COMPANY-500.00000000 Sq Ft |

07-07-2023

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:55 hrs on 07-07-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr AMARJEET SINGH .

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 1,45,54,998/-

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

Execution is admitted on 07/07/2023 by 1. Mr SUBRATA SAHA, Son of Late BALAI CHANDRA SAHA, KANKULIA ROAD, 7A, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mrs SIPRA CHAUDHURY, Wife of Mr BIPRASISH CHAUDHURY, KANKULIA ROAD OCINO A126453, 7A, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service

Indetified by Mr Sankar Sen, , , Son of Late Anup Kumar Sen, 8, Jaganath Ghosh Road, P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Service

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

Execution is admitted on 07-07-2023 by Mr AMARJEET SINGH, SOLE PROPRIETOR, AMARJEET SINGH & COMPANY, BOSE PUKUR ROAD, 88A/8, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indetified by Mr Sankar Sen, , , Son of Late Anup Kumar Sen, 8, Jaganath Ghosh Road, P.O: Kasba, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4988, Amount: Rs.100.00/-, Date of Purchase: 07/07/2023, Vendor name: Subhankar Das



Md Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 55988 to 56002
being No 160101561 for the year 2023.



Digitally signed by MD TABIS ANSARI
Date: 2023.07.12 13:33:18 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 2023/07/12 01:33:18 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)