

19/16/2022

1772/22

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AD 852671

100 1303-8-233385/22

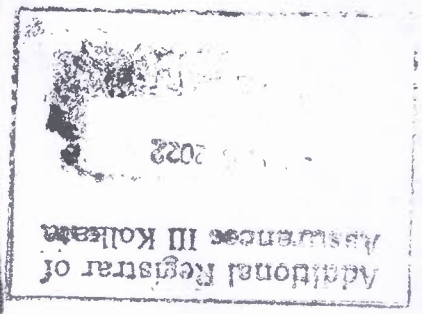
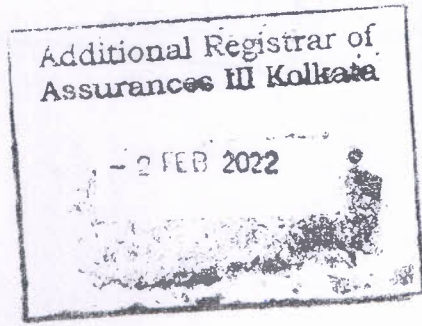
DEVELOPMENT OF POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME I, MRS. MAITRAYEE BOSE (PAN AMGPB0844F Aadhar No. 648680265802 Mobile No. 9836014900) wife of Late Sanjoy Bose, by Nationality- Indian, by Faith - Hindu, by Occupation - Housewife, residing at P-186, CIT Road, Scheme -IVM, Post Office - Beliaghata, Police Station -Beliaghata, Kolkata - 700010.

Certified that the document is admitted to Registration in the Subordinate Sheet and the registration fee has been paid to this document is the part of this document.



Additional Registrar of Assurances III, Kolkata



For Omkar Enterprise
Sanjay Kumar
Proprietor

048992

Sl. No.....Date.....
Name.....
Add.....
AMT.....50.....

20 JAN 2022
20 JAN 2022

Mr. D. Mitra Solicitor & Advocates
10, Old Post Office Street
1st Floor, Room No. 29
Kolkata - 700 001

←
SOURAJITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

[Handwritten signature]

Additional Registrar of
Assurances in Kolkata
- 21 - 2022



I identified by me
Rajiv Kumar Ganguly
S/O Sri Kartick Ch. Ganguly
24/R Barwari talu Road
P.O & P.S - Beliaghata
Kolkata - 700010
(Service)

Proprietor
For Online Enterprise

icate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 181789 to 181815
being No 190301772 for the year 2022.



S-a

Digitally signed by Samar kumar
pramanick
Date: 2022.03.12 17:22:19 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/03/12 05:22:19 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

For Omkar Enterprise
Omkar Enterprise
Proprietor

(This document is digitally signed.)

Major Information of the Deed

Deed No :	I-1903-01772/2022	Date of Registration	02/02/2022
Query No / Year	1903-8000233385/2022	Office where deed is registered	
Query Date	22/01/2022 2:17:30 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	D MITRA , HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL - 700001, Mobile No. : 9830175416, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 3,03,12,836/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190300762/2022 Received Rs. 50/- (FIFTY only) from the applicant issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: C. I. Road, Road Zone : (Beliaghata Main Road -- Phool Bagan More) , , Premises No: P186, , Ward No: 033 Pin Code: 700010

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	5 Katha 8 Chatak 30 Sq Ft		2,93,83,361/-	Property is on Road , Project Name :
Grand Total :				9.1438Dec	0 /-	293,83,361 /-	



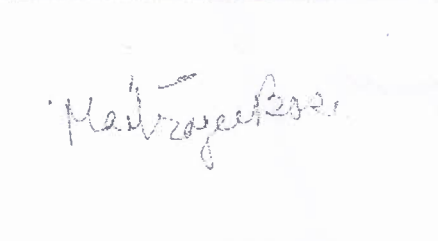
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	0/-	9,29,475/-	Structure Type: Structure
Floor No: 1, Area of floor : 1800 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	0 /-	9,29,475 /-	

For Omkar Enterprise

 Proprietor




Principal Details :

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Finger Print	Signature
1	Mrs MAITRAYEE BOSE (Presentant) Wife of Late Sanjoy Bose Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office	 02/02/2022	 LTI 02/02/2022	 02/02/2022
P-186, CIT Road, Scheme -IVM,, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx4F, Aadhaar No: 64xxxxxxxx5802, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MESSRS OMKAR ENTERPRISE 21B, Ballygunge Station Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ADxxxxxx8E,Aadhaar No Not Provided, Status :Organization Executed by: Representative




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Shri Arunagata Das Son of Shri Dulal Chandra Das Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office	 Feb 2 2022 12:19PM	 LTI 02/02/2022	 02/02/2022
21B, Ballygunge Station Road, City:- Not Specified, 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.:: ADxxxxxx8E,Aadhaar No Not Provided Status : Representative, Representative of : MESSRS OMKAR ENTERPRISE (as Proprietor)				

For Omkar Enterprise

 Proprietor

Details :

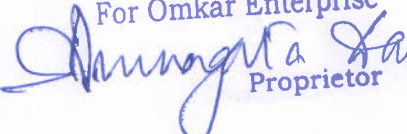
	Photo	Finger Print	Signature
RAJIV KUMAR GANGULI son of Shri KARTICK CHANDRA GANGULI 24/R, BARWARITALA ROAD, City:- Not Specified, P.O:- BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010			
	02/02/2022	02/02/2022	02/02/2022
Identifier Of Mrs MAITRAYEE BOSE, Shri Arunagata Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MAITRAYEE BOSE	MESSRS OMKAR ENTERPRISE-9.14375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs MAITRAYEE BOSE	MESSRS OMKAR ENTERPRISE-1800.0000000 Sq Ft

For Omkar Enterprise

Proprietor

On 22-01-2022

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. 3,03,12,836/-



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 02-02-2022

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 15 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:16 hrs on 02-02-2022, at the Office of the A.R.A. - III KOLKATA by Mrs MAITRAYEE BOSE ,Executant.

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

Execution is admitted on 02/02/2022 by Mrs MAITRAYEE BOSE, Wife of Late Sanjoy Bose, P-186, CIT Road, Scheme -IVM,, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife

Identified by RAJIV KUMAR GANGULI, , , Son of Shri KARTICK CHANDRA GANGULI, , 24/R,BARWARITALA ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Service

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

Execution is admitted on 02-02-2022 by Shri Arunagata Das, Proprietor, MESSRS OMKAR ENTERPRISE, 21B, Ballygunge Station Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by RAJIV KUMAR GANGULI, , , Son of Shri KARTICK CHANDRA GANGULI, , 24/R,BARWARITALA ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty


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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 48992, Amount: Rs.50/-, Date of Purchase: 28/01/2022, Vendor name: Suman Chanda



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

For Omkar Enterprise

Proprietor

SEND GREETINGS:

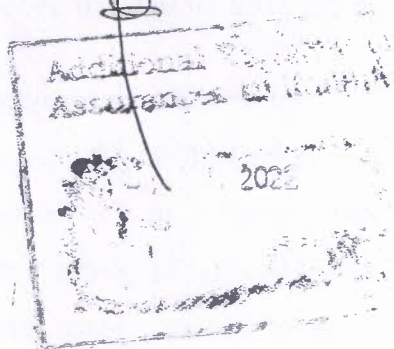
WHEREAS

A. By a registered deed of conveyance dated 19th August, 1958 made between the Trustees of the Improvement of Calcutta described therein as The Board of the One Part and Sailendra Nath Bose described therein as the Purchaser of the Other Part, The Board for the consideration therein mentioned sold conveyed and transferred assigned assured unto and in favour of the said Sailendra Nath Bose ALL THAT the piece or parcel of Revenue free land containing an area of 5 Cottahs 8 Chittaks 30 sq.ft. be the same a little more or less lying and situate and being plot no. 186 of the surplus land in Calcutta Improvement Scheme IVM formed out of old premises no. 136, Raja Rajendra Lal Mitra Road and comprising in the holding no. 71 in Sub-division -9, tin no. Dihi Panchagram, Post Office – Beliaghata, Police Station Beliaghata, Kolkata -700010, now numbered as P-186, Scheme IV-M, C.I.T. Road, Post Office – Beliaghata, Police Station – Beliaghata, Kolkata -700010, morefully described in the schedule thereunder written and also particularly described in the First Schedule hereunder written hereinafter referred to as 'the said land' which was registered at the office of the Sub-Registrar Sealdah and recorded in Book No.I, Volume No.47, pages 151 to 153 being no. 2169 for the year 1958.

B. For the purpose of securing the part payment of the said consideration money amounting to Rs.10,529/- (Rupees Ten Thousand Five Hundred Twenty Nine only) payable to the Trustees for the Improvement of Calcutta as aforesaid the said Sailendra Nath Bose by an Indenture dated 19th August, 1958 of security made between Sailendra Nath Bose described therein as the owner and Trustees for the Improvement of

For Omkar Enterprise
Sauragar & Son.
Proprietor

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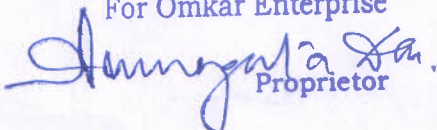


Proprietor
For Omkar Enterprise

Calcutta described therein as the Board which was registered at the office of the Sub-Registrar of Sealdah in Book No. I, Volume No. 41 at Pages 280 to 285 Being no. 2170 for the year 1958 charged and secured the said land unto and in favour of the said Trustees for the Improvement of Calcutta as and by way of security.

- C. Upon payment of the said Rs.10,529/- (Rupees Ten Thousand Five Hundred Twenty Nine only) with interest by an Indenture of Release dated 16th July, 1968 made between Trustees for the Improvement of Calcutta described therein as the Board of the one part of the Sailendra Nath Bose described therein as a Release of the other part which was registered at the office of Sub-Registrar of Sealdah and recorded in Book No. I, Volume No. 31, Pages 275 to 277 Being No. 1457 for the year 1968 the said Trustees for the Improvement of Calcutta released the said land absolutely unto and in favour of said Sailendra Nath Bose and revoked the Indenture of Security made on the 19th August, 1958.
- D. In the premises the said Sailendra Nath Bose was absolutely seized and possessed and sufficiently entitle to the said land free from all encumbrances, liens, lispences, charges acquisition requisition, mortgage whatsoever and howsoever as an absolute owner thereof and after purchase of the said land of aforesaid submitted a building plan for construction of a building on the said land and the Corporation of Calcutta vide building plan sanction no.37 dated 24th June, 1967 sanctioned the said building for construction of the building on the said land.
- E. The said Sailendra Nath Bose after obtaining the plan sanctioned for construction of the building on or about 1969 out of his own source of income constructed one storied building in a portion of the said land

For Omkar Enterprise


Proprietor

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**Additional Register of
Assurances in Malaya**

[Circular stamp] 2022

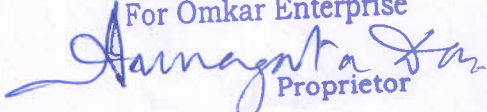


For Official Use
Proprietor

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lying situate at and being premises No. P-186, Scheme -IVM, Post Office - Beliaghata, Police Station - Beliaghata, Kolkata -700010 and got his name mutated in the records of Calcutta Corporation (now known as Kolkata Municipal Corporation) and paid taxes regularly.

- F. In the premises the said Sailendra Nath Bose was absolutely seized and possessed of as an absolute owner of ALL THAT one storied building constructed in a portion of the said land together with piece or parcel of Revenue free land containing an area of 5 Cottahs 8 chittakcs 30 sq.ft. be the same a little more or less lying and situate at and being Plot no. P186, Scheme -IVM, Post Office - Beliaghata, Police Station - Beliaghata, Kolkata -700010 more particularly described in the First Schedule hereunder written hereinafter referred to as the "said premises".
- G. The said Sailendra Nath Bose prior to his death executed his last Will and Testament on 20th October, 1977 whereby and whereunder he appointed Asok Hari Sarkar as the sole executor to his said last Will and Testament and bequeath the said premises to his son Sanjoy Bose subject to life interest of his wife Smt. Shewli Bose.
- H. The said Sailendra Nath Bose died testate on 19th December, 1980 leaving behind the surviving his wife Smt. Shewli Bose his one married son Sri Sanjoy Bose and one married daughter namely Nandini Mitra as his only heirs and legal representatives under the Hindu Succession Act, 1956.
- I. The Asok Hari Sarkar, the sole executor named in the said last Will dated 28th October, 1977 of the said Sailendra Nath Bose filed an application in the Hon'ble High Court at Calcutta under its Testamentary and Intestate Jurisdiction for grant of probate of the said

For Omkar Enterprise

Proprietor

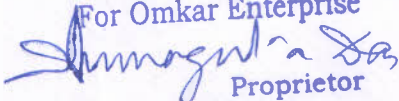
Additional Registrar of
Assurances in Kollath
2022



Proprietor
For Omkar Enterprise

last Will of the said Sailendra Nath Bose dated 28th October, 1977 which is marked as No.209 of 1981 and the Hon'ble High Court at Calcutta on 14th December, 1981 granted Probate of the said last Will and Testament of the said Sailendra Nath Bose.

- J. The widow of Sailendra Nath Bose namely Smt. Shewli Bose died intestate on 24th September, 2003 living behind her and surviving her son namely Sanjoy Bose and her married daughter namely Nandini Mitra as her only legal heirs and legal representatives under the Hindu Succession Act, 1956.
- K. The said Sanjoy Bose son of Sailendra Nath Bose died intestate on 24th December, 2015 without any issue leaving and surviving me, his wife Maitrayee Bose as his only heirs and legal representatives under the Hindu Succession Act, 1956 and by virtue of law of inheritance I have inherited entire estate of the said Sanjoy Bose including the said premises and am present owner of the said premises.
- L. After the death of my husband Sanjoy Bose I, wife of Sanjoy Bose became absolute owner of the said premises and got her name mutated in the records of the Kolkata Municipal Corporation in respect of the said premises and paying the taxes regularly and is in khas possession of the said premises without any obstructions interference whatsoever and howsoever.
- M. I have decided to develop the said premises and in the premises by a Development Agreement dated 20th January, 2021 executed between myself namely Maitrayee Bose described therein as the Owner of the First Part and MESSRS OMKAR ENTERPRISE, a sole proprietorship firm having its office at No. 21B, Ballygunge Station

For Omkar Enterprise

Proprietor

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**Additional Registrar of
Assurances, III Kolkata**

10 FEB 2022



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Proprietor
M/s. Omkar Enterprise

Road, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019, District South 24 Parganas, represented by its sole Proprietor namely SRI ARUNAGATA DAS, son of Sri Dulal Chandra Das, by Religion Hindu, by Nationality Indian, by Occupation Business, having his place of business at No. 21B, Ballygunge Station Road, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019, District South 24 Parganas and residing at FE-423, Second Floor, Sector-III, Salt Lake City, Post Office I.B. Market Bidhannagar, Police Station South Bidhannagar, Kolkata-700 106, District North 24 Parganas, PAN-ADPPD3508E, Aadhaar No. 5215 5995 7755, Mobile No. 9830091872, described therein as the DEVELOPER of the other part, I agreed to develop the said premises for the consideration and on the terms and conditions more particularly mentioned in the said Development Agreement which was registered office of the Additional Registrar of Assurances Kolkata -III and recorded in Book No. I, Being Deed no. 0762 for the year 2022.

- N. In terms of the said registered Development Agreement dated 20th January, 2022, I have agreed to execute a general power of attorney in favour of nominee of the Developer, inter alia, for the purposes of construction of the building on the said premises after demolishing the existing structure, obtaining plan sanction and taking all steps as may be required for the development of the said premises.
- O. Pursuant to the request of the Developer I have agreed to execute and register the Power of Attorney in terms of the registered Development Agreement dated 20th January, 2022 in favour of the attorney named hereunder for the purposes stated herein below.

For Omkar Enterprise

Proprietor

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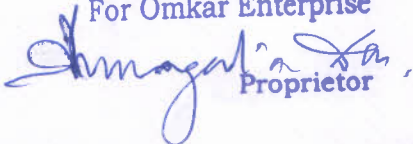
Additional Registrar of Assurances
MUMBAI
4 - 11 - 2022

Proprietor
For: Kari Enterprise

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH that I, the said MRS. MAITRAYEE BOSE (PAN AMGPB0844F Aadhar No. 648680265802 Mobile No. 9836014900) wife of Late Sanjoy Bose, by Nationality- Indian, by Faith – Hindu, by Occupation – Housewife, residing at P-186, CIT Road, Scheme –IVM, Post Office – Beliaghata, Police Station –Beliaghata, Kolkata -700010, do hereby nominate, constitute and appoint SRI ARUNAGATA DAS, son of Sri Dulal Chandra Das, by Religion Hindu, by Nationality Indian, by Occupation Business, having his place of business at No. 21B, Ballygunge Station Road, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019, District South 24 Parganas and residing at FE-423, Second Floor, Sector-III, Salt Lake City, Post Office I.B. Market Bidhannagar, Police Station South Bidhannagar, Kolkata-700 106, District North 24 Parganas, PAN–ADPPD3508E, Aadhaar No. 5215 5995 7755, Mobile No. 9830091872 to be my true and lawful attorney in my name and on my behalf and also to do the following acts, deeds and things only in respect of the said premises/property only that is to say:

1. To apply for and obtain approvals, consents, licenses, clearances permissions, sanctions and no objections which may be required to be obtained from any authority, body or functionary under the applicable laws such as the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services, Police authorities, planning authorities, the authorities under Pollution Control Board, the authorities under Urban Land (Ceiling & Regulations) Act, 1976, authorities under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act and/or other competent authorities for mutation, amalgamation, separation, correction of records, conversion of nature of the said premises and sanction/renewal/revalidation/ extension of Building Plan for erection construction and completion of New Building at the said premises and for that purpose to sign and execute applications,

For Omkar Enterprise


Proprietor

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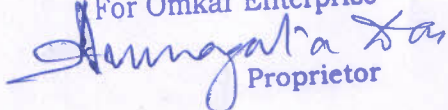
Additional Registrar of
Assurances III Kolkata
6 - 2 FEB 2022



Proprietor
For Omkar Enterprise

affidavits, undertakings and other documents as required/necessary from time to time.

2. To apply for sanction/revalidation/renewal/extension of the plan before the concerned authorities including the Kolkata Municipal Corporation for erection and construction of New Building at the said premises and to sign and execute necessary applications, undertakings, affidavits, deeds, documents, maps, sketches, drawings etc. for the aforesaid purpose and to obtain delivery of such plan.
3. To apply for modifications/variations/alterations of the Building Plans from time to time as may be required.
4. To appear and represent me for payment of all arrear taxes, mutation of our names in the records of the Kolkata Municipal Corporation or any other Authority or Authorities as the case may be and for the aforesaid purposes to sign all papers, declarations, documents, affidavits as and when situation may arise.
5. To appear and represent me before the necessary authorities including Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services, Police Authorities, planning authorities, the authorities under Pollution Control Board, the authorities under Urban Land (Ceiling & Regulations) Act, 1976, authorities under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act and/or other competent authorities for all matters pertaining to the said premises.
6. To pay and deposit necessary fees and charges for obtaining such approvals, consents, permissions, sanctions and no-objections sanction and such modification/variation/alteration of the sanctioned plans and to

For Omkar Enterprise

Proprietor

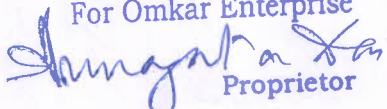
Additional Registrar of
Assurances in Kolkata
2022



Proprietor
For Omkar Enterprise

receive and realize refunds of the excess and surplus of such amounts of fees and charges, if any.

7. To appear on my behalf before the concerned authorities for determination and fixation and/or finalization and/or assessment 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.
8. To appoint Architect (s), Engineer (s), Contractor (s), agents, staff and to have surveyed and soil tested of the said premises and to pay their fees and charges.
9. To apply for obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities for erection construction and completion of New Building at the said premises.
10. To apply for and obtain connections of gas, water, sewerage, drainage, electricity, telephone and other facilities and utilities at the said premises and to make alterations thereof 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 to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
11. To pay and deposit all rates, taxes and outgoings including Municipal Taxes, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the said premises and receive and realize refunds of excess and surplus amounts if any.

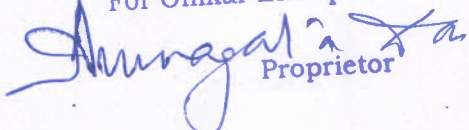
For Omkar Enterprise

Proprietor

Additional Registrar of
Assurance III Kolkata
2 FEB 2022



Proprietor
For Online Enterprise

12. To accept any service of writ of summons, notices, warrants, subpoenas or other legal process and to appear in any courts, tribunals or authorities and to file, institute, commence, prosecute, enforce, defend, answer, oppose, settle and compromise all actions, suits, cases, appeals, revisional applications, review, trial writ, applications 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, abandon, any such action or proceeding as aforesaid and to adduce and depose evidences before any Court (Civil or Criminal or Revenue), Tribunal, Judicial Forum, Quasi-Judicial forum and to sign, verify and affirm all complaints, petitions, depositions, papers, applications, petitions, written statements, Vakalatnamas or power of attorney, memorandum of appeal and/or other papers and documents to be file therein or otherwise required in connection therewith.
13. To engage, appoint, terminate and discharge any solicitor, counsel, advocate, Vakil, Pleader, lawyer and pay their fees.
14. To appoint and have surveyed and the soil to be tested, measurement of the said property and to do all correspondence on our behalf and to do all other acts and things as may be required in this regard.
15. To cause to demolish/dismantle the structures at the said premises and remove the salvage, debris and to deal with the same as per the advice of the Developer.
16. To appoint, engage and employ durwans, security men, employees for the safety and security of the said premises and pay their salary, remuneration and charges.

For Omkar Enterprise

Proprietor

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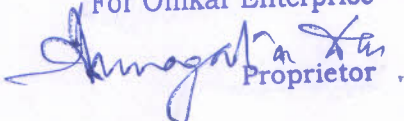


Handwritten text and a date stamp. The date stamp reads "14 FEB 2022".

Proprietor
The United Enterprise

17. In relation to the said registered Development Agreement, to sign and execute necessary Agreement (s), Deed(s), Indentures and all other Document(s), agreement for sale, transfer deal with dispose of the units/saleable spaces attributable to the Developer's allocation in the proposed building at the said premises in favour of intending purchaser(s), transferee(s) as required/necessary from time to time.
18. To sign and give validity and effectual receipts or discharges for the earnest money/sale proceeds/consideration amount and other extras deposits and charges to be received for sale and transfer of the units/saleable spaces attributable to the Developer's allocation of the proposed building at the said premises from time to time.
19. In relation to the said registered Development Agreement, the Developer to receive and acknowledge consideration money of the undivided share in the land attributable to and/or relating to the Developer's allocation in terms of the said registered Development Agreement without creating any liability upon me unit without affecting the lawful rights of my right in the premises.
20. To receive refund of any excess amount of fees, if any paid for the purpose herein.
21. To pay fees, obtain sanction plans, alteration of plan, submit the title deeds and other documents for such purpose of the project.
22. To enter, hold and possess the said premises and to deal with and administer the project being developed herein and all building and construction to be constructed thereon and every part thereof.

For Omkar Enterprise


Proprietor

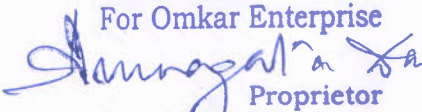
Additional Registrar of
Assurances III Kollam


2 FEB 2022

For Officer Registrar
Registrar

23. To create mortgage or any other charge or lien/encumbrances of any part and portion of the Developer's allocation in any manner to any third party or any bank/financial institutions after obtaining the plan sanctioned.
24. To do and perform all acts, deeds, matters and things necessary for all or any of the purpose aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as Grantor could do in person.
25. For all or any of the purposes hereinbefore stated to appear before all authorities having Jurisdiction and to sign, execute correspond and submit papers and documents on our behalf.
26. To appear and represent me before any Registrar of Assurances, District Registrar or Sub-Registrar of Assurances or other Officers or Authorities having jurisdiction in that behalf and thereto and present for registration and acknowledge and register pursuant to the provisions and regulations in that behalf for the time being enforced all deeds, documents Indenture, agreement for sale, deed of conveyance, deeds, bond, mortgage instruments and writings etc. executed and signed or made either by me personally or under authority of these presents or which I could present for registration and to admit the execution thereof and do all other acts and things in that behalf as our my Attorney may deem necessary prudent or expedient, with regard to sale and transfer of the units/saleable spaces attributable to the Developer's allocation in the proposed building at the said premises from time to time as per the said registered Development Agreement.

AND GENERALLY to act as my said Attorney for development of the said premises pursuant to the said registered Development Agreement and in

For Omkar Enterprise

Proprietor


**Additional Registrar of
Assurances III Kolkata**
.. - 2 Feb 2022



Proprietor
For Greater Enterprise

relation to sale and transfer of the units/saleable spaces attributable to the Developer's allocation in the proposed building at 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 I was 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:

(Said premises/property)

ALL THAT fifty years old one storied building measuring 1800 sq.ft. super built up area be the same a little more or less constructed in a portion of the said land togetherwith piece or parcel of Revenue free land containing an area of 5 Cottahs 8 Chittaks 30 sq.ft. be the same a little more or less lying and situate lying at Plot no. P186, Scheme -IVM, Post Office - Beliaghata, Police Station - Beliaghata, Kolkata -700010 Ward No. 033, Assessee No. 110330500918 of Kolkata Municipal Corporation butted and bounded as follows that is to say:

ON THE NORTH

: Bahir Surah Road (Widened)

ON THE SOUTH

: Plot No. 198 in C.I.T. Scheme No. 199 in C.I.T. Scheme No. IVM

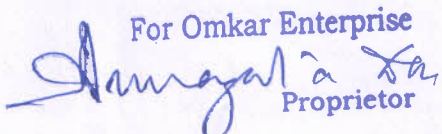
ON THE EAST

: Strip of C.I.T. land to be sold to Owner of Exempted premises No. 108, Bahir Surah Road and Plot No. 199 in C.I.T. Scheme No. IVM.

ON THE WEST

: Plot No. 187 in C.I.T. Scheme No. IVM.

For Omkar Enterprise


Proprietor

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Account Register of
Accounts of
1702




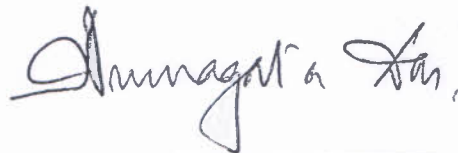
For Officer Encharge
Proprietor

IN WITNESS WHEREOF I, the said MAITRAYEE BOSE have executed these presents on this 2nd day of February, Two Thousand Twenty Two.

SIGNED AND DELIVERED by
the said MAITRAYEE BOSE at
Kolkata in presence of:

Maitrayee Bose

1.  D. Mitra.
Solicitor & Advocate.
Room no. 29,
1st floor,
10, Old Post Office Street
Kolkata - 700 001.



2. Palashdant
21B, Ballygunge Station Road
1st floor,
Kolkata - 700019.

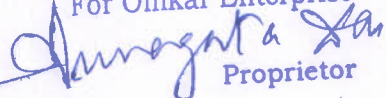
Signature of the Attorney

Drafted by:



(D. MITRA),
Solicitor & Advocate,
High Court, Calcutta,
Room No. 29, First Floor,
10, Old Post Office Street,
Kolkata-700 001.
Enrollment No. W/B/1348/1977
Mobile: 98314 62881.

Maitrayee Bose – Development Power of Attorney

For Omkar Enterprise

Proprietor

Additional Registrar of
Assurances in Kolkata
- FEB 2022



Proprietor
For Official Enterprise

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Maitrayee Bose</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Maitrayee Bose




<i>Anugata San</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Anugata San



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature _____ For Omkar Enterprise
Anugata San
Proprietor


Additional Registrar of
Assurances III Kolkata
- 2 FEB 2022



Proprietor
The Oriental Enterprise

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

MAITRAYEE BOSE

RATHINDRALALA MITRA

03/12/1953

Permanent Account Number

AMGPB0844F

Maitrayee Bose
Signature



5032007

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-24951650, Fax: 91-22-24950664
e-mail: paninfo@nsdl.co.in

Maitrayee Bose

For Omkar Enterprise
Shunagata Sa
Proprietor



भारत सरकार

Government of India
भारत सरकार
Government of India

Enrolment No.: 0628/70324/00696

To
Maitrayee Bose
P-186
C.I.T ROAD
Belegata H.O
Kolkata West Bengal - 700010
9836014900

Download Date: 23/07/2015

Generation Date: 19/06/2014

Signature valid

Digitally signed by Maitrayee Bose
DN: cn=Maitrayee Bose, o=Government of India
Date: 2015.07.23 14:18:27



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

6486 8026 5802

VID : 9147 1227 5189 3254

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Maitrayee Bose
Date of Birth/DOB: 03/12/1953
Female/ FEMALE



6486 8026 5802

VID : 9147 1227 5189 3254

मेरा आधार, मेरी पहचान



Maitrayee Bose

For Omkar Enterprise
Anurag K. Ka.
Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
ARNAGATA DAS
DULAL CHANDRA DAS
2/11/1961
APPROVED
[Seal]

Arnagata Das

ARNAGATA DAS
DULAL CHANDRA DAS
2/11/1961
APPROVED
[Seal]

For Omkar Enterprise
Arnagata Das
Proprietor



স্বাধীন সরকার
GOVERNMENT OF WEST BENGAL



অরুণাগত দাস
Arunagata Das
জন্মতারিখ/ DOB: 21/12/1969
পুল / MALE

5215 5995 7755

আমার আধার, আমার পরিচয়

Arunagata Das



স্বাধীন সরকার
স্বাধীনতা বিধান সংস্থা - প্রাধিকরণ
GOVERNMENT OF WEST BENGAL
NATIONAL AUTHORITY OF INDIA

ঠিকানা:

১৫/৬: দুল চন্দ্র দাস, এফ-৪২৩,
ওক্টর-৩, লস্ট লেক সিটি, বিধাননগর
(এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - ৭০০১০৬

Address

5/0: Dulal Chandra Das, FE-
423, Sector 3, Sar Lake City
Bidhanagar(M), North 24
Parganas,
West Bengal - 700106

Download Date: 30/07/2017



1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bengaluru-560 001

For Omkar Enterprise
Arunagata Das
Proprietor



ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1215/80038/22904

To
রাজীভ কুমার গাঙ্গুলী
Rajiv Kumar Ganguli
24/R BARWARITALA ROAD
Beleghata
Beleghata
Beleghata Kolkata
West Bengal 700010
9830175416
323792496
MA237924962FT



আপনার সংখ্যা / Your No. :

6861 8586 9977

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

রাজীভ কুমার গাঙ্গুলী
Rajiv Kumar Ganguli
পিতা : কার্তিক চন্দ্র গাঙ্গুলী
Father : Kartick Chandra Ganguli
জন্মতারিখ / DOB : 04/09/1977
পুরুষ / Male



6861 8586 9977

- সাধারণ মানুষের অধিকার

Rajiv Kumar Ganguli

For Omkar Enterprise

Omkar Enterprise
Proprietor

#####^{2nd}#####^{February}#####
DATED THIS ~~2~~ DAY OF JANUARY 2022
#####

F R O M
MRS. MAITRAYEE BOSE
TO
MR. ARUNAGATA DAS

DEVELOPMENT OF POWER OF
ATTORNEY AFTER REGISTRATION
OF DEVELOPMENT AGREEMENT

For Omkar Enterprise

Proprietor

MR. D. MITRA,
SOLICITOR & ADVOCATE,
ROOM NO. 29, FIRST FLOOR,
10, OLD POST OFFICE STREET,
KOLKATA-700 001.
Mobile: 98314 62881