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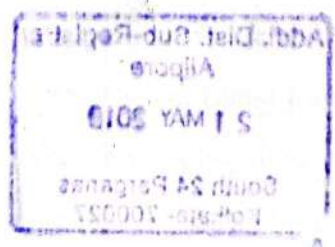
Addl. Dist. Sub-Registrar  
Alipore, South 24 Parganas

**GENERAL POWER OF ATTORNEY**

21 MAY 2019

21.5.19  
13:50  
16057500  
117648/19

**KNOW ALL MEN BY THESE PRESENTS BETWEEN 1) SRI SAUMIK CHATTERJEE PAN AFXPC6557L** s/o Late Subhas Chandra Chatterjee, by faith Hindu, by occupation- Service Residing at 19, Janak Road, P.O. Tollyguange, Police Station- Tollyguange, Kolkata - 700 029, hereinafter referred to and called the **"PRINCIPAL"** **SEND GREETINGS:-**



*Handwritten signature and notes in blue ink, including the name 'Saumik' and some illegible text.*

*Handwritten signature 'Saumik' in black ink.*



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S CHAKRABORTY  
Advocates, Alipore Judges' Court  
Kolkata-27  
no.....  
Sold to.....  
of.....  
Rupees.....

19  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol.

Certified that the document is admitted  
to registration. The requisite sheets and  
the endorsement sheets attached with the  
document are the part of the document.

Additional Sub-Registrar  
Alipore South 24 Parganas

21 MAY 2018



Additional District Sub-Registrar  
Alipore  
21 MAY 2018  
South 24 Parganas  
Kolkata- 700027

Tushar Bhattacharya  
S/o. of K. P. Bhattacharya  
49/1/1, K. M. Saran  
P.O., Kidderpore P.S., South Sub  
Kal. 23

**WHEREAS** the property having as area of 05 Cottahs 07 Chittacks 20 Square feet (more or less) previously known as plot no. 65 of the Surplus land in improvement scheme No. XV (B) out of the portion of 113, Russa Road South, 119, Dhakuria Road (and called Lake Road) being part of holding no. 71/72, 72 and 75, Sub- Division R. Division VI, Dihi Panchannagram District - 24 Parganas, Police Station - Tollygunge, Kolkata - 700 029, purchase d by Anath Bandhu Chatterjee on 4<sup>th</sup> day of August 1927 from Trustees for the Development of Calcutta by virtue of a Deed of Sale, registered in the office of S.R. Alipore and recorded in Book no. 1, Volume No. 77 pages from 172 to 174 bring for 4318 for the year 1927.

**AND WHEREAS** the said Anath Bandhu Chatterjee while possessing the above said land property as owner thereof mutated his name in the municipal records and raised and constructed a three storied building for his occupation and also for his family members as per the sanctioned plan obtained from the C.M.C.

**AND WHEREAS** the said Anath Bandhu Chatterjee died intestate on 18<sup>th</sup> day of May 1944, leaving behind his widow namely Santilata Chatterjee and four sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee and five daughter namely Amiya Chatterjee, Taru Chatterjee, Shova Chatterjee, Renuka Chatterjee and Rita Chatterjee.

**AND WHEREAS** after the death of said Anath Bandhu Chatterjee, his property devolved upon his widow namely Santilata Chatterjee as life estate holder and his four sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee absolutely who became the joint owners of the property each having undivided 1/4<sup>th</sup> share in the said premises as per Hindu Succession Act.

*Santilata*

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12/10/1944



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**AND WHEREAS** after promulgation of Hindu Succession Act 1956 the limited life estate of Santilata Chatterjee became absolute Joint Owners, therefore said Santilata Chatterjee along with four sons Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee become the joint owners of the property each having undivided 1/5<sup>th</sup> share in the said premises.

**AND WHEREAS** Santilata Chatterjee while exercising her undivided 1/5<sup>th</sup> share of the said property died intestate on 26<sup>th</sup> October, in the year 1987 leaving behind her four sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee and five daughter namely Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherjee nee Chatterjee and Rita Chatterjee as her legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 1/45<sup>th</sup> share in the said property from their mother deceased Santilata Chatterjee.

**AND WHEREAS** thus said Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee each of them inherited undivided 2/9<sup>th</sup> share in the said property from deceased said Ananth bandhu Chatterjee and Santilata Chatterjee, and Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherjee nee Chatterjee and Rita Chatterjee each of them inherited undivided 1/45<sup>th</sup> share in the said property from deceased said Santilata Chatterjee.

**AND WHEREAS** the said Himangshu Chatterjee while exercising his undivided 2/9<sup>th</sup> share of the said property died intestate on 25<sup>th</sup> July 1996 leaving behind his wife Mukul Chatterjee and two sons namely Himadri Chatterjee and Phalguni Chattopadhyay as his legal heirs and successors according to Hindu Successions Act

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Chattopadhyay as his legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 2/27<sup>th</sup> share in the said premises left by deceased Himagshu Chatterjee.

**AND WHEREAS** the said Arun Kumar Chatterjee while exercising his undivided 2/9<sup>th</sup> share in the said property died intestate on 18<sup>th</sup> March 1998 leaving behind his wife Arati Chatterjee and one sons namely Sibaji Chatterjee and one daughter Purnima Chakraborty nee Chatterjee, as his legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 2/27<sup>th</sup> share in the said premises left by deceased Arun Kumar Chatterjee.

**AND WHEREAS** the said Bimal Kumar Chatterjee while exercising his undivided 2/9<sup>th</sup> share of the said property died intestate on 25<sup>th</sup> October 2003 leaving behind his wife Basana Chatterjee and one son namely Rajib Chatterjee and one daughter Rupa Bagchi nee Chatterjee as his legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 2/27<sup>th</sup> share in the said premises left by deceased Bimal Kumar Chatterjee.

**AND WHEREAS** the said Amiya Mascharak nee Chatterjee while exercising her undivided 1/45<sup>th</sup> share of the said property died intestate on 13<sup>th</sup> March 1996 leaving behind her son namely Nirmalendu Mascharak, daughter namely Ruby Ganguly nee Mascharak, daughter-in-law Madhuri Mascharak, two grandson namely Som Mascharak and Subhara Mascharak and one granddaughter Sharmistha Chowdhury nee Mascharak as her legal heirs and successors according to Hindu Successions Act 1956. Thus Nirmalendu Mascharak inherited undivided 1/135<sup>th</sup> share, Ruby Ganguly nee Mascharak inherited undivided 1/135<sup>th</sup> share, and Madhuri Mascharak, Som Mascharak, Subhara Mascharak and Sharmistha Chowdhury nee Mascharak jointly inherited 1/135<sup>th</sup> share in the said premises left by deceased Amiya Mascharak.

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**AND WHEREAS** the said Shova Banerjee while exercising her undivided 1/45<sup>th</sup> share of the said property died intestate on 14<sup>th</sup> June 2002, leaving behind her only daughter namely Mala Ganguly nee Banerjee, as her legal heirs and successors according to Hindu Successions Act 1956, said Mala Ganguly inherited undivided 1/45<sup>th</sup> share in the said premises left by deceased Shova Banerjee.

**AND WHEREAS** said Subhas Chandra Chatterjee (being owner of undivided 2/9<sup>th</sup> Share), Taru Ganguly nee Chatterjee (being owner of undivided 1/45<sup>th</sup> share), Renuka Mukherjee nee Chatterjee (being owner of undivided 1/45<sup>th</sup> share), Rita Chatterjee (being owner of undivided 1/45<sup>th</sup> share), Mukul Chatterjee (being owner of undivided 2/27<sup>th</sup> share), Himadri Chatterjee (being owner of undivided 2/27<sup>th</sup> share), Phalguni Chattopadhyay (being owner of undivided 2/27<sup>th</sup> share), Arati Chatterjee (being owner of undivided 2/27<sup>th</sup> share), Sibaji Chatterjee (being owner of undivided 2/27<sup>th</sup> share), Purnima Chakraborty nee Chatterjee (being owner of undivided 2/27<sup>th</sup> share), Basana Chatterjee (being owner of undivided 2/27<sup>th</sup> share), Rajib Chatterjee (being owner of undivided 2/27<sup>th</sup> share), Rupa Bagchi nee Chatterjee (being owner of undivided 2/27<sup>th</sup> share), Mala Ganguly nee Banerjee (being owner of undivided 1/45<sup>th</sup> share) Nirmalendu Mascharak (being owner of undivided 1/135<sup>th</sup> share), Ruby Ganguly nee Mascharak (being owner of undivided 1/135<sup>th</sup> share), Madhuri Mascharak (being owner of undivided 1/540<sup>th</sup> share), Som Mascharak (being owner of undivided 1/540<sup>th</sup> share), Subhara Mascharak (being owner of undivided 1/540<sup>th</sup> share), and Sharmistha Chowdhury nee Mascharak (being owner of undivided 1/540<sup>th</sup> share), are enjoying their above property according to their respective undivided share being the Joint Owners.

**AND WHEREAS** the said Smt. Renuka Mukherjee nee Chatterjee an erstwhile co-owner of the said premises who had undivided 1/45<sup>th</sup> share in the said property by registered Deed of gift dated 29-02-2008, give, bequeathed, gift her right, title and

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interest in the aforesaid property to her brother said Subhas Chandra Chatterjee the said deed of gift was registered in the office of District Sub- Registrar at Alipore and has been recorded in Book No. 1, Volume No. 178, pages 139 to 150, Being No. 02497 for the year 2008, and thus Subhas Chandra Chatterjee become the owner of undivided  $11/45^{\text{th}}$  share in the said property. (undivided  $2/9^{\text{th}}$  share inherited from deceased said Ananth Bandhu Chatterjee and said Santilata Chatterjee with undivided  $1/45^{\text{th}}$  share by way of gift from said Renuka Chatterjee)

**AND WHEREAS** the said Smt. Mala Ganguly an erstwhile co- owner of the said property who had undivided  $1/45^{\text{th}}$  share in the premises out of his natural love and affection by registered deed of gift dated 06-11-2008, gave bequeathed, gifted at her right, title and interest in the aforesaid property to Smt. Rita Chatterjee the said deed of gift was registered in the office of District Sub - Registrar at Alipore and has been recorded in Book No. 1, Being No. 05259 for the year 2008, and thus Rita Chatterjee become the owner of undivided  $2/45^{\text{th}}$  share in the said property. (undivided  $1/45^{\text{th}}$  share inherited from deceased said Santilata Chatterjee with undivided  $1/45^{\text{th}}$  share by way of gift from said Mala Ganguly)

**AND WHEREAS** the said Mukul Chatterjee while exercising her undivided  $2/27^{\text{th}}$  share of the said property died intestate on 13<sup>th</sup> December, leaving behind her two son namely Himadri Chatterjee and Phalguni Chattopadhyay as her legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided  $1/27^{\text{th}}$  share in the said premises left by deceased Mukul Chatterjee, and thus Himadri Chatterjee and Phlaguni Chatterjee each become owner of undivided  $1/9^{\text{th}}$  share in the said property.

**AND WHEREAS** the said Smt. Ruby Ganguly an erstwhile co-owner of the said property who had undivided  $1/135^{\text{th}}$  share in the premises sold to Rajib Chatterjee by

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registered deed of Sale dated 08-06-2009, sold bequeathed, her right, title and interest in the aforesaid property for valuable consideration. The said deed of Sale was registered in the office of District Sub – Registrar at Alipore and has been recorded in Book No. I, C.D. Volume No. 15, Pages 1829 to 1842 Being No. 03380 for the year 2009, and thus said Rajib Chatterjee become the owner of undivided 11/135<sup>th</sup> share in the said property.

**AND WHEREAS** the said Sri Nirmalendu Mascharak an erstwhile co-owner of the said property who had undivided 1/135<sup>th</sup> share in the premises sold to Himadri Chatterjee by registered deed of Sale dated 08-06-2009, sold bequeathed, his right, title and interest in the aforesaid property for valuable consideration. The said deed of Sale was registered in the office of District Sub – Registrar at Alipore and has been recorded in Book No. I, C.D. Volume No. 15, Pages 1815 to 1828 Being No. 03379 for the year 2009, and thus said Himadri Chatterjee become the owner of undivided 16/135<sup>th</sup> share in the said property.

**AND WHEREAS** the said Smt. Arati Chatterjee and Smt. Purnima Chakraborty an erstwhile co-owners of the said premises they had undivided 4/27<sup>th</sup> share in the property gifted to Sri Sibaji Chatterjee by registered deed of Gift dated 30-08-2010, transferred, their right, title and interest in the aforesaid property. The said deed of Gift was registered in the office of District Sub – Registrar at Alipore and has been recorded in Book No. I, C.D. Volume No 32, Pages 3093 to 3109 Being No. 07438 for the year 2010 and thus said Sibaji Chatterjee become the owner of undivided 2/9<sup>th</sup> share in the said property.

**AND WHEREAS** the said Smt. Rita Chatterjee an erstwhile co-owner of the said property who had undivided 2/45<sup>th</sup> share in the said premises by registered Deed of gift dated 21-12-2011, transferred, gift her right, title and interest in the aforesaid property

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to her brother Subhas Chandra Chatterjee, the said deed of gift was registered in the office of District Sub- Registrar at Alipore and has been recorded in Book No. 1, C.D. Volume No. 40, pages 3897 to 3913, Being No. 03944 for the year 2011, and thus Subhas Chandra Chatterjee become the owner of undivided 13/45<sup>th</sup> share in the said property. (undivided 2/9<sup>th</sup> share inherited from deceased said Ananth Bandhu Chatterjee and said Santilata Chatterjee with undivided 1/45<sup>th</sup> share by way of gift from said Renuka Chatterjee with undivided 2/45<sup>th</sup> share by way of gift from said Rita Chatterjee).

**AND WHEREAS** the said Madhuri Mascharak, Som Mascharak, Subhara Chowdhury nee Mascharak, and Sharmistha Mascharak, an erstwhile co-owners of the said property they had jointly undivided 1/135<sup>th</sup> share in the premises sold to Phalguni Chattopadhyay by registered deed of Sale dated 07-02-2012, sold bequeathed, their right, title and interest in the aforesaid property for valuable consideration. The said deed of Sale was registered in the office of District-Sub – Registrar at Alipore and has been recorded in Book No. I, C.D. Volume No. 4, Pages 2361 to 2388 Being No. 00967 for the year 2012, and thus said Phalguni Chattopadhyay become the owner of undivided 16/135<sup>th</sup> share in the said property.

**AND WHEREAS** the said Basana Chatterjee while exercising her undivided 2/27<sup>th</sup> share of the said property died intestate on 13<sup>th</sup> August 2012, leaving behind her son namely Rajib Chatterjee and daughter Rupa Bagchi as her legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 1/27<sup>th</sup> share in the said premises left by deceased Basana Chatterjee, and thus Rajib Chatterjee become owner of undivided 16/135<sup>th</sup> share and Rupa Bagchi become owner of undivided 1/9<sup>th</sup> share in the said property.

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**AND WHEREAS** the said Taru Ganguly while exercising her undivided 1/45<sup>th</sup> share of the said property died intestate on 11-09-2012, leaving behind her son namely Krishna Gopal Ganguly and three daughter namely Tulsi Ganguly alias Tulsimanjuri Gangopadhyay, Gita Mukhopadhyay nee Ganguly Gayatri Chakraborty nee Ganguly, as her legal heirs and successors according to Hindu Successions Act 1956, each of them inherited undivided 1/180<sup>th</sup> share in the said premises left by deceased Taru Ganguly.

**AND WHEREAS** therefore said Subhas Chandra Chatterjee (the being owner of undivided 13/45<sup>th</sup> Share), Himadri Chatterjee (being owner of undivided 16/135<sup>th</sup> share), Phalguni Chattopadhyay (being owner of undivided 16/135<sup>th</sup> share), Rajib Chatterjee (being owner of undivided 16/135<sup>th</sup> share), Rupa Bagchi (being owner of undivided 1/9<sup>th</sup> share), Sibaji Chatterjee (being owner of undivided 2/9<sup>th</sup> share), Krishna Gopal Ganguly (being owner of undivided 1/180<sup>th</sup> share) Tulsi Ganguly alias Tulsimanjuri Gangopadhyay (being owner of undivided 1/180<sup>th</sup> share), Gita Mukhopadhyay (being owner of undivided 1/180<sup>th</sup> share), and Gayatri Chakraborty (being owner of undivided 1/180<sup>th</sup> share), are enjoying their above property according to their respective undivided share being the Joint Owners ALL THAT land hereditaments and premises measuring an area of 5(Five) cottahs 7 (Seven) Chittacks 20 (Twenty) sq. ft. be the same little more or less together with old three storied brick built building standing thereon lying situate at previously known as Plot No. 65 of the Surplus Land in Improvement Scheme No. XV(B) out of the portion of 113, Russa Road, South, 119, Dhakuria Road and then called Lake Road) being part of holding Nos. 71/72, 72 & 75, Sub- Division, Division -VI, in Dihi Panchannagram, Police Station:- Tollyguange, now lying within the limits of the Kolkata municipal Corporation at present known as being Premises No. 19, Janak Road, Police Station Tollyguange

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**AND WHEREAS** subsequently a Development Power of Attorney executed by the said owners in favour of one of the Director of M/S Rupayan Projects Pvt. Ltd. (the Developer therein) Sri Surajit Kundu son of Late Tarapada Kundu of 2/3B, Chandra Nath Chatterjee Street, Police Station: Bhawanipore, Kolkata: 700025 do the needful work of development of above said premises which was duly registered at the office of A.D.S.R Alipore, vide Book No. I, CD Volume No. 1605-2018, Page from 111417 to 111465, being Deed no. 160503377 for the year 2018.

**AND WHEREAS** in the said Development Agreement Owners' Allocation was settled with several Flats and car parking spaces as mentioned in the "**A to E**" of **Second Schedule** in the said Development Agreement and the Developer's allocation was settled remaining built up area containing several Flats as mentioned in the said **Third Schedule** in the said Development Agreement.

**AND WHEREAS** the said Subhas Chandra Chatterjee while exercising his undivided 13/45<sup>th</sup> share of the said property died intestate on 13<sup>th</sup> Day of May, 2019 leaving behind his only son namely Saumik Chatterjee (**the Principal herein**) as his legal heirs and successors according to Hindu Successions Act 1956, his wife Krishna Chatterjee predeceased on 19/04/2016. Accordingly, the Principal herein agreed with the Developer on the basis of same terms and conditions as per previous Development Agreement dated 26/03/2018.

**AND WHEREAS** in the manner state above the Principal herein became the sole and absolute joint Owners of the said premises along with the owners' Allocation of the said proposed building and jointly seized and possessed of the same without any interruption or hindrances from others.

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**NOW KNOW ALL BY THESE PRESENTS** I the above named Principal do hereby and hereunder nominate, constitute and appoint **M/S. RUPAYAN PROJECTS PRIVATE LIMITED**, having its registered office at 2/3B, Chandra Nath Chatterjee Street, P. O. and P.S. Bhowanipore, Kolkata - 700025, District: South 24 Parganas, represented by its Director **Sri Surajit Kundu**, son of Late Tarapada Kundu, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 2/3B, Chandra Nath Chatterjee Street, P. O. and P.S. Bhowanipore, Kolkata - 700025, as my true and lawful Attorney in our names and on my behalf to do and execute and perform or caused to be done and executed and performed all the acts as stated in the Power of Attorney dated 25-05-2018, duly registered in the office of the A.D.S.R. Alipore, vide Book No. I, C.D. Volume No. 1605-2018, Pages from 111417 to 111465, Being No. 16050337, for the year 2018 executed by Late Subhas Chandra Chatterjee and other Co-Owners.

**AND WHEREAS** also to take necessary steps to look after the said property, more fully described in the Schedule hereunder written on my behalf.

That the Principal herein shall also abide by and/ or comply with all the terms, conditions, stipulations and obligations as mentioned in the said Original Development Agreement dated 27-03-2018 and the Development Power of Attorney and the said terms, conditions shall remain unaffected, unaltered and as before.

**AND WHEREAS** I, do hereby agree and ratify all acts, deeds, matters and things lawfully done by my said attorney which shall be construed as act, deeds, matters and things done by me and I undertake to ratify and confirm all and whatsoever my said

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attorney shall lawfully do or caused to be done for as by virtue of the power hereunder given.

1. To hold and defend possession of the said premises/property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof as the said Constituted attorney shall think fit and proper as per terms of said registered Development Agreement dated 26/03/2018.
2. To pay all rents and taxes, charges, expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any buildings thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.
3. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get, prepare plans, demolition, to submit building plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing building or Buildings or structures on the said premises or any portion or portions thereof before the K.M.C.
4. To sign all necessary documents for sanction the building plan from K.M.C and to pay sanction fees and other fees to the Kolkata Municipal Corporation for sanction of such building plan and other and to appear and represent before the Kolkata Municipal Corporation authority.

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5. To build upon to exploit commercially the said premises by making construction of building thereon and for that to arrange by Attorney to take down, to demolish structures of whatsoever nature existing thereon or as may be constructed in future as per terms of said Development Agreement dated 26/03/2018.
6. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new Contractor as the said Constituted Attorney shall think fit and proper as per terms of said Development Agreement dated 26/03/2018.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Sale Deed in respect of said property in terms of the Agreement or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises of Developer's Allocation and make representations to the concern authorities for getting such certificate and/or permissions.
8. To negotiate terms and to sell the said space/spaces/flats with proportionate share of land in the premises/said property to any purchaser or purchasers of Developers allocation at such price which the said Attorney in his absolute discretion thinks proper.

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9. To enter into any agreement or Agreements for sale or sales of space or spaces with super structure or flats or shop rooms along with proportionate share of land and/or cancel and the same with the intending purchaser or purchasers of Developers Allocation.
10. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending purchaser or purchasers of the purchase money and to give, good, valid, receipt and/or discharges for the same to the purchaser or purchasers of Developer's Allocation.
11. That out of Developers Allocation the Attorney shall or may sign and to execute any agreement, Deed of Conveyance and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with superstructure and/or flat/flats/spaces of Developer's allocation in the proposed building with easements rights of the common areas of the proposed selling of space/flat flats along with proportionate share of land in favour of the intending purchaser or purchasers their nominees and in the agreement, Deed of conveyance or conveyances of the proposed sale of the Developer's allocation and the said attorney receipt and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending purchaser or purchasers.
12. To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed building at the schedule

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premises and for fully and effectually conveying the said proportionate share of land, flat/flats together with the easements right of the common passage in the property in respect of the developer's allocation on and for my behalf and it is to be treated as done by me being present personally my selves do personally present in respect of Developer's Allocation.

13. To prepare sign execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper documents deeds contract agreement, applications consent and other documents as may in any way be required before the competent authority to be or any of the powers herein contained including sale of Developer's allocation, permission of the said premises and every or any part thereof and the termination of all contracts, rights of occupancy/user and/or enjoyment by any person or persons whatsoever, the schedule property and also in connection with observing fulfilling and performing all the terms conditions and covenants on my part to be observed fulfilled and performed under the any Agreement as per terms of the said Development Agreement dated 26/03/2018.

14. To file any Complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which we now or may hereinafter be interested or connected and also if my Attorney thinks fit may compromise or refer to Arbitration and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court, or any other courts as the case may be.

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15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, vakalatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other office concern, Govt. Semi Govt. or other offices.

16. For the better and more effectually executing the powers or authorities aforesaid to appoint and employ solicitors, Advocates and/or debts collecting or other agents.

17. To appear and represent me before all authorities make commitments and give undertakings as be required for all or any of the purpose herein Contained.

18. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the mutation , amalgamation purpose and also Tax assessment or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.

19. That the attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and/or party or parties thereof in respect of Developer's Allocation. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or as being paid by the party or parties and/or purchaser or

Sumit



Addl. Dist. S. Registrar  
Alipore  
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Kolkata-700027



purchasers thereof and shall also be able to issue proper and effectual, receipt or receipts for and on behalf of the Principal herein of Developers Allocation.

20. Be it mentioned that this power of attorney does not empower my said attorney to sell, transfer, alienate, part with possession and or deal with the area of owner's allocation in any manner whatsoever.

21. To observe fulfill and perform all the terms conditions and obligations on my part or to be observed fulfilled and performed according to the said agreement and to execute all my rights therein by my said attorney.

This power is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and also under the Registration Act. This power will be ceased to subsist and remain canceled on breach of contract on the part of the Attorney. This power of Attorney being collateral documents, of the said Development Agreement dated 26/03/2018, and whatsoever acts deeds and things concerning the said Premises /property be done by the Attorney shall be deemed to be done on behalf of my said Attorney and my said Attorney be bound by such acts, deeds and things so done and that will also remain operative until and unless the contract is rescinded upon violation or the lawful breach of contract on the part of Developer/Attorney.

**AND GENERALLY** to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which I would have lawfully done under my own hands and seals, if personally presents.

*Secured*



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Kolkata-700027

**FIRST SCHEDULE REFERRED TO ABOVE**

**ALL THAT** land hereditaments and premises measuring an area of 5(Five) cottahs 7 (Seven) Chittacks 20 (Twenty) sq. ft. be the same little more or less together with old three storied brick built building standing thereon lying situate at previously known as Plot No. 65 of the Surplus Land in Improvement Scheme No. XV(B) out of the portion of 113, Russa Road, South, 119, Dhakuria Road and then called Lake Road) being part of holding Nos. 71/72, 72 & -75, Sub- Division R, Division -VI, in Dihi Panchannagram, Police Station:- Tollyguange, now lying within the limits of the Kolkata municipal Corporation at present known as being Premises-No. 19, Janak Road, Police Station Tollyguange Kolkata : 700 029, under K.M.C. Ward No. 87, Borough No. VIII, with in the Sub- Registry Office-Alipore, District: - 24 Parganas (South) butted and bounded as follows:

**ON THE NORTH**

Premises No.26, Sardar Sankar Raod & 17, Janak Road;

**ON THE SOUTH**

Premises No 21A,21B &.23 Janak Raod;

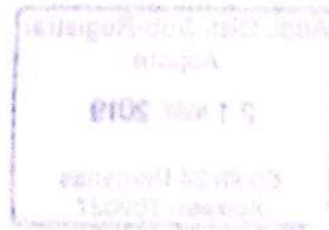
**ON THE EAST**

Premises No 8,Parasar Road;

**ON THE WEST**

Janak Road.

*Samuel*





Additional District Sub-Registrar  
Alipore  
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Kolkata- 700027



IN WITNESS WHEREOF the above named Principal and Attorney have hereunto set and subscribed our respective hand and signature on this the 21<sup>st</sup> day of May Two Thousand Nineteen (2019).

SIGNED, SEALED & DELIVERED

by the parties at Kolkata

IN THE PRESENCE OF:

1. *Shyamal K. Nandy*  
*Late Mohadev Ch. Nandy*  
*Anandnagar Farbankata*  
*Maheshbala, Kel-70040*

*Soumit Chatterjee*

SIGNATURE OF THE PRINCIPAL

I do hereby accept the above  
Power given by the Principal

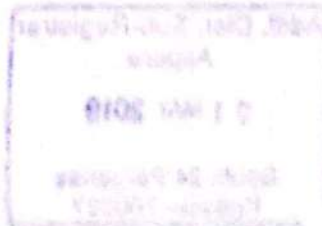
2. *Teesha Banerjee*  
*19/4/1 K.M. Sardou*  
*B.S. Sarethi Park*  
*Kel-23*

*Soumit Ch.*

SIGNATURE OF THE ATTORNEY

*Shamals*

**Shyamal Chakraborty**  
Deed Writer  
Licence No.-39  
Alipore Police Court  
Kolkata-700027















Addl. Dist. Sub-Registrar  
Alipore  
21 MAY 2019  
South 24 Parganas  
Kolkata- 700027

Thumb      1st finger      middle finger      ring finger      small finger

 <i>Saumik Chatterjee</i>	left hand					
	right hand					

Name: SAUMIK CHATTERJEE  
 Signature: *Saumik Chatterjee*

Thumb      1st finger      middle finger      ring finger      small finger

 <i>Surajit Kundu</i>	left hand					
	right hand					

Name: SURAJIT KUNDU  
 Signature: *Surajit Kundu*

Thumb      1st finger      middle finger      ring finger      small finger

PHOTO	left hand					
	right hand					

Name: .....  
 Signature: .....






Addl. Dist. Sub-Registrar  
Alipora  
21 MAY 2019  
South 24 Parganas  
Kolkata- 700027



### Major Information of the Deed

Deed No :	IV-1605-00282/2019	Date of Registration	21/05/2019
Query No / Year	1605-1000117647/2019	Office where deed is registered	
Query Date	17/05/2019 5:12:09 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details ,	Samik Chatterjee 19 Janak Road, Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700029, Mobile No. : 9331008400, Status :Others		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			

#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Saumik Chatterjee (Presentant)</b> Son of Late Subhas Chandra Chatterjee Executed by: Self, Date of Execution: 21/05/2019 , Admitted by: Self, Date of Admission: 21/05/2019 ,Place : Office			
		21/05/2019	LTI 21/05/2019	21/05/2019
19 Janak Road, P.O:- Tollygunge, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 21/05/2019 , Admitted by: Self, Date of Admission: 21/05/2019 ,Place : Office				




#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Rupayan Projects Private Limited</b> 2/3B Chandra Nath Chatterjee Street, P.O:- Bhowanipore, P.S:- Bhowanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Status :Organization, Executed by: Representative



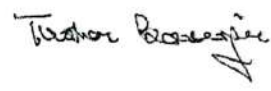
Major Information of the Deed :- IV-1605-00282/2019-21/05/2019

24/05/2019 Query No:-16051000117647 / 2019 Deed No :IV - 160500282 / 2019, Document is digitally signed.

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Surajit Kundu</b> Son of Late Tarapada Kundu Date of Execution - 21/05/2019, , Admitted by: Self, Date of Admission: 21/05/2019, Place of Admission of Execution: Office	 May 21 2019 3:33PM	 LTI 21/05/2019	 21/05/2019
2/3B Chandra Nath Chatterjee Street, P.O:- Bhowanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Rupayan Projects Private Limited (as director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Tushar Banerjee</b> Son of Late K P Banerjee 49/4/1, K M Sarani, P.O:- Khidderpore, P.S:- South Port, Kolkata, District:-South 24 -Parganas, West Bengal, India, PIN - 700023	 21/05/2019	 21/05/2019	 21/05/2019
Identifier Of Mr Saumik Chatterjee, Mr Surajit Kundu			

**Endorsement For Deed Number : IV - 160500282 / 2019**

**On 21-05-2019**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (d) of Indian Stamp Act 1899.

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

Presented for registration at 13:50 hrs on 21-05-2019, at the Office of the A.D.S.R. ALIPORE by Mr Saumik Chatterjee ,Executant.

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

Execution is admitted on 21/05/2019 by Mr Saumik Chatterjee, Son of Late Subhas Chandra Chatterjee, 19 Janak Road, P.O: Tollygunge, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Mr Tushar Banerjee, , , Son of Late K P Banerjee, 49/4/1, K M Sarani, P.O: Khidderpore, Thana: South Port, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Others

Major Information of the Deed :- IV-1605-00282/2019-21/05/2019

24/05/2019 Query No:-16051000117647 / 2019 Deed No :IV - 160500282 / 2019, Document is digitally signed.



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

Execution is admitted on 21-05-2019 by Mr Surajit Kundu, director, Rupayan Projects Private Limited (Private Limited Company), 2/3B Chandra Nath Chatterjee Street, P.O:- Bhowanipore, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Identified by Mr Tushar Banerjee, , , Son of Late K P Banerjee, 49/4/1, K M Sarani, P.O: Khidderpore, Thana: South Port, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Others

**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 50/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 6763, Amount: Rs.50/-, Date of Purchase: 16/11/2018, Vendor name: Samiran Das



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- IV-1605-00282/2019-21/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1605-2019, Page from 6023 to 6053

being No 160500282 for the year 2019.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR

Date: 2019.05.24 11:53:06 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 24/05/2019 11:52:41  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)