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I-3495/200



पश्चिम बंगाल WEST BENGAL

8/1198002/22

202790
 भारतीय रिजर्व बैंक
 ₹ 100 का नोट
 भारतीय रिजर्व बैंक द्वारा जारी किया गया है।
 भारतीय रिजर्व बैंक का मुख्यालय दिल्ली में है।

**GENERAL POWER OF ATTORNEY
FOR DEVELOPMENT**



20 APR 2022
 20 APR 2022

TO ALL TO WHOM THESE :

We, **1. SMT. JYOTSNA MONDAL (PAN: BZYPM6266J)**,
 Wife of Late Mihir Mondal, by Nationality-Indian, by Religion-
 Hindu, by Occupation-Housewife, residing at: Narasingha
 Dutta Ghat Road, P.O. Sukchar, P.S. Khardah, District - North
 24 Parganas, Kolkata-700115,

Contd...2


 Smt. Jyotsna Mondal
 Address

M/s APEX REALTY

 Partner

(2)

2. MISS. SHAMPA MONDAL (PAN: DKJPM5116F), Daughter of Late Mihir Mondal, by Nationality-Indian, by Religion-Hindu, by Occupation-Household, Residing at: Narasingha Dutta Ghat Road, P.O. Sukchar, P.S. Khardah, District - North 24 Parganas, Kolkata-700115, do hereby conjointly appoint, constitute and nominate "**M/S. APEX REALTY**" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), having its registered office at: Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN: AAWFA9689B**, hereby represented by its Partners:

(1) SRI BISWANATH DAS, Son of Late Narayan Chandra Das, by Nationality, Indian, by Religion - Hindu, by Occupation - Business, Residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(2) SRI MIHIR GUIN, Son of Late Siddheswar Guin, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, Residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(3) SRI SWAPAN DAS, Son of Late Foudi Das, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, Residing at RAMKRISHNA APARTMENT, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(4) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,


Mihir Guin
Partner

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M/S. APEX REALTY

Partner

(3)

SEND GREETINGS:-

WHEREAS the husband of the Land Owner No. 1 and the beloved father of the Land Owner No. 2 hereof namely Mihir Mondal (Son of Late Sharat Chandra Mondal) in his lifetime had purchased a plot of land measuring more or less 8 cottahs of land classified as "Bastu", within **Mouza-Sukchar**, J.L. No. 9, Re.Su. No. 14, Touzi No. 156, comprised and contained in **R.S. Dag No. 1820/2885**, under R.S. Khatian No. 171, P.S.- Khardah, by virtue of a Registered Bengali Saaf Bikroy Kobala being Deed No. 33, from his predecessor-in-title namely Khagendra Krishna Mitra & 12 Others and the said Deed was executed on 26.11.2000 and registered on 04.01.2001 at the Office of D.S.R. I, North 24 Parganas, Barasat, and the same was recorded in Book No. I, Vol. No. 4, Pages from 63 to 75, being no. 33, for the year 2001.

AND WHEREAS after purchasing the aforesaid landed property the said Mihir Mondal while had been enjoying the actual physical possession of his landed property measuring an area about 8 Cottahs of landed property he died intestate on 17.01.2011, leaving behind him his wife namely Smt. Jyotsna Mondal (the land owner no. 1 hereof) AND only Daughter namely Miss Shampa Mondal (the land owner no. 2 hereof) as his Surviving legal heirs and successors and they inherited the said landed property as left by Mihir Mondal as undivided 1/2nd Share in each part as per the Law of Hindu Succession Act. 1956.



Contd..4

M/s. APEX REALTY
Meha Ghosh
Partner

AND WHEREAS thus the Land Owner No. 1 & 2 hereof have been possessing the said 8 Cottahs of land together with a residential house standing thereon and mutated their names in the Assessment Registrar of Panihati Municipality in Holding No. 48, Narasingha Dutta Ghat Road, under Ward No. 1 and also recorded their names in the L.R. Record of Right in L.R. Khatian No. 5235 (in the name of Jyotsna Mondal) and L.R. Khatian No. 5236 (in the name of Shampa Mondal) in L.R. Dag No. 5825 and have been possessing and enjoying the said landed property as ezmal by exercising all their right of ownership over the said landed property and they thus legally entitled to the said property as joint owners by paying the relevant rent taxes regularly and enjoying the same peacefully, quietly and without interruption of others and hinderance from any corner whatsoever which is free from all shorts of encumbrances.

AND WHEREAS the Land Owners/Executants hereof jointly are now desirous of developing the said landed property by amalgamating their plot of land with the other contiguous plots of land and by constructed Multi Storeyed building (G+4) in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS WE the executants hereof have entered into a **Registered Development Agreement being no. 152403464**, in **Book no. I**, which was executed by

(Signature)
 Subrata Mondal

Contd...5

Shampa Mondal

(5)

us and Registered on *20th* day of April, 2022 at the office of A.D.S.R.O. Sodepur, Dist.- North 24 Parganas with the developer "M/S. APEX REALTY" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), having its registered office at: Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, P.O. Sukchar, P.S.Khardah, Dist. North 24 Parganas, Kolkata-700115, represented by its Partners:

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(1) SRI BISWANATH DAS, Son of Late Narayan Chandra Das, by Nationality, Indian, by Religion - Hindu, by Occupation - Business, Residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(2) SRI MIHIR GUIN, Son of Late Siddheswar Guin, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, Residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(3) SRI SWAPAN DAS, Son of Late Foudi Das, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, Residing at RAMKRISHNA APARTMENT, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(4) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at Zno. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building/Complex, upon the said property consisting of several Numbers of


Subhankar Biswas
A/1000

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Self Contained and Independent Flats, Garages, Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement WE have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developer Firm have requested us to grant the said power of Attorney in favour of "**M/S. APEX REALTY**" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), having its registered office at: Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, P.O. Sukchar, P.S.Khardah, Dist. North 24 Parganas, Kolkata-700115, represented by its Partners:

(1) SRI BISWANATH DAS, Son of Late Narayan Chandra Das, by Nationality, Indian, by Religion - Hindu, by Occupation - Business, Residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(2) SRI MIHIR GUIN, Son of Late Siddheswar Guin, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, Residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,


Sri Biswanath Das
Sri Mihir Guin

Comd.7

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(3) SRI SWAPAN DAS, Son of Late Foudi Das, by Nationality - Indian, by Religion - Hindu, by Occupation - Business, Residing at RAMKRISHNA APARTMENT, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(4) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, which WE hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS that We, **1. SMT. JYOTSNA MONDAL (PAN: BZYPM6266J)**, Wife of Late Mihir Mondal, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: Narasingha Dutta Ghat Road, P.O. Sukchar, P.S. Khardah, District - North 24 Parganas, Kolkata-700115,

2. MISS. SHAMPA MONDAL (PAN: DKJPM5116F), Daughter of Late Mihir Mondal, by Nationality-Indian, by Religion-Hindu, by Occupation-Household, Residing at: Narasingha Dutta Ghat Road, P.O. Sukchar, P.S. Khardah, District - North 24 Parganas, Kolkata-700115, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a


Smt. Jyotsna Mondal
Wife of Late Mihir Mondal

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single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of Executant for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executant all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building/s on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/


Ananda Bandyopadhyay
Attorney

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or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments, B.L. & L.R.O. Office, Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property),

6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.

7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration monies, salaries and/or wages.

8. To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon

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Handwritten Signature

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and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.

10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.

11. To make necessary applications to the W.B.S.E.D.C.L./ C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.

12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.

13. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.

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14. To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.

15. To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.

16. To give necessary letters, writings and undertakings to the Panihati Municipality (Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.

17. To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

18. To approach the Government of West Bengal in all its Departments as also the Panihati Municipality and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/ or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining

(12)

occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the Floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/orrevalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same

and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building **(except Owner's allocation)** as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder **(except Owner's allocation)** the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or his representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(v) The owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings

proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages **(except Owner's allocation)** in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-II at Kolkata.

22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof **(except Owner's allocation)** in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

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24. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance, Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property **(except Owner's allocation)** and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as WE could do.

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.


Advocate (Signature)
[Signature]

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(b) WE hereby agree and undertake that WE shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. WE hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

29. For us and in our name to accept service of any write of summons or other legal process and to appear in any court and before all courts, Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.


 Attested & signed by me
 Attest:

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30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account


Sd/- 
Attorney

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whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as WE could in person do,

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon him.

36. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that WE shall not do anything inconsistent with this Power of Attorney.

37. AND WE hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **8 Cothhas of land**, classified as "**BASTU**" together with **800 Sq.ft.** R.T. Shed residential house standing thereon with **Cemented Flooring** Lying & situates at **Mouza-Sukchar**, J.L. No. 9, **Re.Su. No. 14**, Touzi No. 156, comprised and contained in **R.S. Dag No. 1820/2885**, corresponding **L.R. Dag No. 5825**, under R.S. Khatian No. 171, corresponding to L.R. Khatian Nos. 5235 (in the name of Jyotsna Mondal) & 5236 (in the name of Shampa Mondal), P.S.- Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt of West Bengal, within the local limits of Panihati Municipality, bearing Holding No. 48, Narasingha Dutta Ghat Road, under Ward No. 1, **TOGETHERWITH** all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED BY

- On the North : Dag No. 1812.
- On the South : 14.64 ft. wide Narasingha Dutta Ghat Road.
- On the East : Land of Namita Das
- On the West : Land of Madan Chatterjee.


[Signature]
[Name]

Contd...20

Shampa Mondal

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 20th day of April, 2022 A.D.

SIGNED AND DELIVERED
in presence of following
WITNESSES,

1. Witness by
Shampa Mondal
11/20/2022 (11-7-2022)
2. Ayan Banerjee
Adv
Baranagar, Kolkata
Enrolment No: F/1924/2013.

Shampa Mondal

Shampa Mondal
SIGNATURE OF THE EXECUTANTS/OWNERS

REG. APEX REALTY
11/20/2022

11/20/2022
Kolkata, West Bengal
Siddhanta Banerjee
Adv

SIGNATURE OF THE ATTORNEY

Drafted by:

Siddhanta Banerjee
Adv

PRAKASH CHANDRA BANERJEE
Advocate
11/20/2022
KOLKATA

Laser Setter:

Preetam Das
Preetam Das

Shampa Mondal
Adv

UNDER RULE 44A OF THE I.R. ACT



Biswanath Das

(1) Name : **SRI BISWANATH DAS**

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

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RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

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All the above fingerprints are of the abovesaid person, and attested by the said person.

SIGNATURE OF THE PRESENTANT



Mihir Guin

(2) Name : **SRI MIHIR GUIN**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

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RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

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Mihir Guin

All the above fingerprints are of the abovesaid person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



(1) Name : SRI SWAPAN DAS

Swapan Das

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

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RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

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All the above fingerprints are of the abovesaid person, and attested by the said person.

Swapan Das

SIGNATURE OF THE PRESENTANT



(2) Name : SRI SUBHANKAR BISWAS

Subhan Biswas

Status : *Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator*

LEFT HAND FINGER PRINTS

LITTLE RING MIDDLE FORE THUMB

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RIGHT HAND FINGER PRINTS

THUMB FORE MIDDLE RING LITTLE

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All the above fingerprints are of the abovesaid person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

ORDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SMT. JYOTSNA MONDAL**

25/06

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Jyotsna Mondal

SIGNATURE OF THE PRESENTANT



(2) Name : **MISS. SHAMPA MONDAL**

Shampa Mondal

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Trustor

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Shampa Mondal

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Major Information of the Deed

Deed No :	I-1524-03495/2022	Date of Registration	20/04/2022
Query No / Year	1524-8001198002/2022	Office where deed is registered	
Query Date	20/04/2022 1:39:18 PM	A.D.S.R, SODEPUR, District, North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana - Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. 9830075574, Status : Advocate		
Transaction	Additional Transaction		
(0138) Sale, Development Power of Attorney after Registered Development Agreement	(4305) Other than Immovable Property, Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 77,76,005/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 21/- (Article E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year)- 152403464/2022. Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Khurdaha, Municipality: PANIHATI, Road: Narasingha Ghat Road, Mouza: Sukhichar, Ward No: 1, Holding No:48 Pin Code : 700115







Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1820/2885	RS-171	Bestu	Bestu	8 Katha	48,00,000/-	75,60,005/-	Width of Approach Road: 15 Ft. Adjacent to Metal Road. Project Name
Grand Total :					13.2Dec	48,00,000 /-	75,60,005 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	2,00,000/-	2,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		800 sq ft	2,00,000 /-	2,16,000 /-	






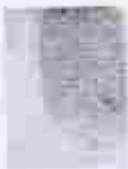




Principal Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Jyotsna Mondal Wife of Late: Mihir Mondal Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office			
Narasingha Dutta Ghat Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZxxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office				
2	Name Miss Shampa Mondal (Presentant) Daughter of Late: Mihir Mondal Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office			
Narasingha Dutta Ghat Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DKxxxxxx6F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	APEX REALTY Bimala Apartment, 46A(28), Patustola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAxxxxxx9B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

No	Name, Address, Photo, Finger print and Signature
	Name Photo Finger Print Signature
1	<p>Mr BISWANATH DAS Son of Late Nalayan Chandra Das Date of Execution : 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office</p>   <p>Apr 20 2022 3:40PM LTI 20042022</p> <p>Signature: <i>Biswanath Das</i></p> <p>KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : APEX REALTY (as Partner)</p>
2	<p>Mr MIHIR GUIN Son of Late Siddheswar Guin Date of Execution - 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office</p>   <p>Apr 20 2022 3:41PM LTI 20042022</p> <p>Signature: <i>Mihir Guin</i></p> <p>Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : APEX REALTY (as Partner)</p>
3	<p>Mr SWAPAN DAS Son of Late Foudi Das Date of Execution : 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office</p>   <p>Apr 20 2022 3:41PM LTI 20042022</p> <p>Signature: <i>Swapan Das</i></p> <p>RAMKRISHNA APARTMENT, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : APEX REALTY (as Partner)</p>
4	<p>Mr SUBHANKAR BISWAS Son of Mr. Madhab Chandra Biswas Date of Execution - 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office</p>   <p>Apr 20 2022 3:42PM LTI 20042022</p> <p>Signature: <i>Subhankar Biswas</i></p>

Sudhosh Nagar, City:- Panhati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Aadhaar No Not Provided Status : Representative, Representative of : APEX REALTY (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr S Banerjee Bkp, City:- P.O:- Bkp, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			
	20/04/2022	20/04/2022	20/04/2022

Identifier Of Smt Jyotsna Mondal, Miss Shampa Mondal, Mr BISWANATH DAS, Mr MIHIR GUIN, Mr SWAPAN DAS, Mr SUBHANKAR BISWAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Jyotsna Mondal	APEX REALTY-6.6 Dec
2	Miss Shampa Mondal	APEX REALTY-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Jyotsna Mondal	APEX REALTY-400.00000000 Sq Ft
2	Miss Shampa Mondal	APEX REALTY-400.00000000 Sq Ft

On 20-04-2022

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 : 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:46 hrs on 20-04-2022, at the Office of the A.D.S.R. SODEPLIR by Miss Shampa Mondal, one of the Executants.

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 77,76,000/-

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

Execution is admitted on 20/04/2022 by 1. Smt Jyotsna Mondal, Wife of Late Mihir Mondal, Narasingha Dutta Ghat Road, P.O. Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife; 2. Miss Shampa Mondal, Daughter of Late Mihir Mondal, Narasingha Dutta Ghat Road, P.O. Sukchar, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Others

Identified by Mr Ayan Banerjee, Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-04-2022 by Mr BISWANATH DAS, Partner, APEX REALTY, Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City- Panihati, P.O:- Sukchar, P.S.-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115

Identified by Mr Ayan Banerjee, Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2022 by Mr MIHIR GUIN, Partner, APEX REALTY, Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City- Panihati, P.O:- Sukchar, P.S.-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2022 by Mr SWAPAN DAS, Partner, APEX REALTY, Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City- Panihati, P.O:- Sukchar, P.S.-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2022 by Mr SUBHANKAR BISWAS, Partner, APEX REALTY, Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, City- Panihati, P.O:- Sukchar, P.S.-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-



M/S APEX REALTY

Ketan Das

Partner

Amount of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs. 100/-

Description of Stamp

1. Stamp Type: Impressed, Serial no. 3717, Amount: Rs. 100/-, Date of Purchase: 07/04/2022, Vendor name: RANA SUR



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



M/s APEX REALTY



Private

Certificate of Registration under section 60 and Rule 69.
Registered in Book - 1
Volume number 1524-2022, Page from 138423 to 138455
being No 152403495 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.04.20 17:32:49 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/04/20 05:32:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M/s. APEX REALTY
[Handwritten Signature]
Partner

(This document is digitally signed.)