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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

District Sub-Register-(I)
Alipore South 24-parganas

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SRI RANJIT ADDYA (PAN ATDPA8088A), Mobile: 91636 36237, son of Late Shyama Charan Addya, by faith-Hindu, by Occupation – Service, by nationality-Indian, residing at 46, R.K. Chatterjee Road, Kolkata – 700042, (2) SMT. SANDHYA RANI SEAL (PAN FPJPS1657N), (MOBILE 9800256055) wife of Late RaiCharan Seal, by Occupation –

Ranjit Kewar Addya
Smt Sandhya Rani Seal

Housewife, residing at Post Office & Village –Gram Kuiltly, District – Burdwan, West Bengal, (3) **SMT. ANIMA DEY (PAN CXEPD6189E)**, (MOBILE 9734236515) wife of Tulsi Charan Dey , by Occupation – Housewife, residing at Sreeram Park, Swapna Market, Durgapur, (4) **SRI AMIT KUMAR ADDYA (PAN ATKPA0161B)**, Mobile: 90077 67577, by Occupation – Business, son of Late of Jugal Kishore Addya, both by faith – Hindu, both are residing at 46, R.K. Chatterjee Road, Kolkata – 700 042, (5) **SMT. ALPANA DUTTA (PAN CUAPD4439G)**, (MOBILE 9163485611) wife of Anil Kumar Dutta, by Occupation – Housewife, residing at Matribagan, Post – Sonarpur, Kolkata – 700 084, (6) **SMT. KALPANA DUTTA (PAN CTFPD6838R)**, (MOBILE 9051112365) wife of SripatiNathDutta, by Occupation – Housewife, residing at 5/1A, Abdul Hatim Lane, Kolkata – 700 016 and (7) **SMT. ARPANA ADDYA (PAN BJQPA7931N)**,(MOBILE 7059488014) daughter of Late Jugal Kishore Addya, by Occupation - spinster, residing at 45, Raj Krishna Chatterjee Road, Police Station – Kasba, Kolkata – 700 042, all by faith – Hindu, are the joint owners of a piece and parcel of land, hereditaments and premises morefully described in **SCHEDULE** hereunder written, do hereby jointly **SEND GREETINGS**.

WHEREAS 1) SRI RANJIT ADDYA (2) SMT. SANDHYA RANI SEAL (3) SMT. ANIMA DEY (4) SRI AMIT KUMAR ADDYA (5) SMT. ALPANA DUTTA (6) SMT. KALPANA DUTTA (7) SMT. ARPANA ADDYA were absolutely seized and possessed of the undivided share in the land together with the other co-owners of or otherwise well and sufficiently entitled to the Schedule Property have entered into a Development agreement dated 17th August 2018 recorded in Book No I, Volume No 1603-2018, Pages from 106781 106837 being No 160303417 for the year 2018 before the District Sub Registrar – III , South 24 Parganas with M/S MAJOR AVENUE PROJECTS PVT. LTD. (PAN AAICM7250M) having its office at 13D, Deodar Street, Post Office-Ballygunge, Police Station-Ballygunge, Pin-700019 represented by its Director Sri. Anu Burman, Mobile: 9831 444464 son of Sri Bijay Kumar Burman, residing at 30, New Road, Kolkata 700027 Post Office-Alipore, Police Station-Alipore (PAN ADPPB5203J) as DEVELOPERS/BUILDERS on this day, with a view to develop the **SCHEDULE** property by way of raising multi-storied building thereon under Joint Venture. The schedule properties hereinafter referred to as "**THE SAID PROPERTY**" and more fully and particularly described in the **SCHEDULE** hereunder written. The

স্বাক্ষরিত
Anil Kumar Addya
স্বাক্ষরিত

স্বাক্ষরিত
Ganesh Chatterjee



9535

ଅଲଗା ହାତ



9536

→ Anil Kumar Addy



9537

→ Surendra Adhikary
Son of Minam Adhikary
Viney Bazaar, P.S - Falta
Dist - 24 PWD(S) - 743512



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
28 JUL 2023

property described in the Schedule is the amalgamated plot consequent to amalgamation of **ALL THAT** piece and parcel of land containing by estimation an area of 02 Cottahs 05 Chittacks and 39 Sq.Ft. be the same a little more or less with two storied brick built building as standing thereon situate lying at and comprised in C.S. Dag Nos. 690 (part) and 691 (part), under Khatian No. 1127, J.L. No. 13, Touzi No. 140, Mouza – Kasba, comprised in Municipal Premises Nos. 45, Raj Krishna Chatterjee Road, Police Station – Kasba, Kolkata – 700 042, Ward No. 67, Sub Registry Office at Sealdah in the District of 24 Parganas (South) and **ALL THAT** piece and parcel of land containing by estimation an area of 06 Cottahs 11 Chittacks and 3 Sq.Ft. be the same a little more or less with structure as standing thereon together with a portion of the tank measuring 02 Cottahs 12 Chittaks and 42 Sq.Ft. comprised in C.S. Dag Nos. 690 (part) and 691 (part), under Khatian No. 1127, J.L. No. 13, Touzi No. 140, Mouza – Kasba, assessed within Municipal Premises Nos. 46, Raj Krishna Chatterjee Road, Police Station – Kasba, Kolkata – 700 042 AND ALL THAT **ALL THAT** piece and parcel of land containing by estimation an area of 01 Cottahs 08 Chittacks and 0 Sq.Ft. be the same a little more or less with structure as standing thereon situate lying at and comprised in C.S. Dag Nos. 690 (part) and 691 (part), under Khatian No. 1127, J.L. No. 13, Touzi No. 140, Mouza – Kasba, being within Municipal Premises Nos. 48, Raj Krishna Chatterjee Road, Police Station – Kasba, Kolkata – 700 042, aggregating to a total 11 Cottahs of land and tank more or less, Ward No. 67, Sub Registry Office at Sealdah in the District of 24 Parganas (South).

AND WHEREAS to give effect to the said Development Agreement, **1) SRI RANJIT ADDYA (2) SMT. SANDHYA RANI SEAL (3) SMT. ANIMA DEY (4) SRI AMIT KUMAR ADDYA (5) SMT. ALPANA DUTTA (6) SMT. KALPANA DUTTA (7) SMT. ARPANA ADDYA** granted a Development Power of Attorney on 17th August 2018 recorded in Book No I, Volume No 1603-2018, Pages from 160955 to 106990 being No 160303421 for the year 2018 before the District Sub Registrar – III, South 24 Parganas.

Thereafter on 18.02.2021 SRI BABLU ADDYA son of Late Shyama Charan Addya died intestate as a bachelor and pursuant thereto his two sisters, Smt. Sandhya Rani Seal and Smt. Anima Dey and one brother, namely Sri. Ranjit Kumar Addya inherited his share in the property as his brothers and sisters. The mother of Bablu

Addhya predeceased him. The above named legal heirs of Bablu Addya (since deceased) has executed an affidavit stating the death of Bablu Addhya and the manner in which the share of Bablu Addhya devolved upon Smt. Sandhya Rani Seal, Smt. Anima Dey and Sri. Ranjit Kumar Addya.

It has now become incumbent upon the Landowners abovenamed to execute a fresh Power of Attorney in favour of the Developer identical to the terms of the earlier Development Agreement and Power of Attorney.

AND WHEREAS the said Developer/Builder has requested us to execute and grant the said Power of Attorney in favour of the Developers/Builders which we hereby do.

AND WHEREAS in terms of the said Development Agreement We, (1) SRI RANJIT ADDYA (2) SMT. SANDHYA RANI SEAL (3) SMT. ANIMA DEY (4) SRI AMIT KUKMAR ADDYA (5) SMT. ALPANA DUTTA (6) SMT. KALPANA DUTTA (7) SMT. ARPANA ADDYA are desirous of appointing M/S MAJOR AVENUE PROJECTS PVT. LTD. (PAN AAICM7250M) having its previous office at 13D, Deodar Street, Post Office and Police Station- Ballygunge, Pin- 700019 and present office at 284/2, N S C Bose Road, Post Office- Naktala, Police Station- Netaji Nagar, Pin-700047 represented by its Directors Sri Tushar Kanti Das (PAN ADSPD7485M) son of Late Premananda Das residing at 284/2, N S C Bose Road, Post Office- Naktala, Police Station- Netaji Nagar, Pin-700047 and Sri Roshan Burman (PAN AZLPB3537D) residing at 30, New Road, Post Office - Alipore, Police Station – Alipore, Pin- 700027 Post Office-Alipore, Police Station-Alipore being the Developers/Builders, to be our true and lawful Attorneys as and for execution of Development works and purposes relating to our land and properties as described and contained hereunder :-

NOW KNOW YE AND THESE PRESENTS WITNESSES that we, , (1) SRI RANJIT ADDYA (2) SMT. SANDHYA RANI SEAL (3) SMT. ANIMA DEY (4) SRI AMIT KUKMAR ADDYA (5) SMT. ALPANA DUTTA (6) SMT. KALPANA DUTTA (7) SMT. ARPANA ADDYA jointly and severally do hereby nominate, constitute and appoint M/S MAJOR AVENUE PROJECTS PVT. LTD. (PAN AAICM7250M) having its previous office at 13D, Deodar Street, Post Office and Police Station- Ballygunge, Pin- 700019 and present office at 284/2, N S C Bose Road, Post Office- Naktala, Police Station- Netaji Nagar, Pin-700047 represented by its Directors Sri Tushar Kanti Das (PAN ADSPD7485M) son of Late Premananda Das residing at 284/2, N S C Bose Road, Post Office- Naktala,

Police Station- Netaji Nagar, Pin-700047 and Sri Roshan Burman (PAN AZLPB3537D) residing at 30, New Road, Post Office - Alipore, Police Station – Alipore, Pin- 700027 Post Office-Alipore, Police Station-Alipore as our true and lawful Attorneys for us in our names and on our behalf with Power to act, to exercise, carry out, execute or perform any or all of the acts, deeds, things, powers or authorities in any way relating to the "Property" described in the **FIRST SCHEDULE** hereunder written including those, as contained hereafter as follows :-

1. To take all necessary steps and to do all such acts to get the said property surveyed by a qualified Surveyor and also to arrange testing of the soil of the said property that is to say the "**FIRST SCHEDULE PROPERTY**" and to pay their fees and remuneration and for the aforesaid purpose to enter into correspondence and to do all such other acts, matters and things as may be necessary or expedient in respect thereof.
2. To appoint Architects, Engineers, Agents and to pay their fee and remuneration as shall be necessary and for that purpose to make all correspondences from time to time and to do all other acts deeds and things as our said Attorneys shall think fit and proper.
3. To sign, execute and submit all papers, applications, documents, statements, undertakings, declarations and building plans as may be required for having the building plan or plans for constructing multi-storied building or buildings having basement, ground and applicable floors' height on the said property to be sanctioned by the concerned Kolkata Municipal Corporation and/or any other concerned Authority or Authorities.
4. To apply for the mutation, amalgamation etc. of the said premises before the appropriate authorities including Revenue Offices and Kolkata Municipal Corporation Authorities and for processing of such application and take steps for obtaining such mutation of the said premises or portions thereof and to pay the required fees thereof.
5. To appear and represent us before the appropriate authorities or Authorities including in the concerned Kolkata Municipal Corporation, West Bengal Police/Kolkata Police and other concerned authorities, in connection with the sanction, modification and/or alteration or revision of the plan of the buildings on the said premises.

6. To pay fees to obtain sanction and such other orders and permission from the concerned Authorities as may be found expedient for sanction, modification and/or alteration of the plan and for the purpose to submit other papers and documents as may be required by the Authorizes.
7. To receive the excess amount of fees if any paid for the sanction and/or modification and/or alteration or revision of the said plan/plans to the Authority or Authorities and grant receipts and discharges therefore.
8. To bear and pay all taxes, expenses, fees, charges and to do all above acts in such manner as may be decided by the said Authority.
9. To appear, represent and sign on our behalf before all authorities including those under the concerned Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute, register and submit necessary papers and documents and do all other acts, deeds and things as the said Attorneys may deem fit and proper.
10. To file and submit declarations, statements applications and/or returns to the necessary Authorities or Authorities in connection with the matters herein contained including to file, initiate, defend and/or compromise any suit, legal proceeding and/or Appeal or Revision.
11. To apply before the concerned Authority of the concerned Electricity Supplying Corporation and/or W.B.S.E.D.C.L. or CESC for the new temporary and/or permanent electricity connections at the said property and also to convert the overhead connection to the underground connection and to apply for the disconnection of the said temporary and/or permanent electricity connections at the said building at the said property and for the purpose to pay the required fees and/or security deposit and withdraw the same when and if so required and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and property by our said Attorneys on our behalf as and when required from time to time.
12. To apply before the concerned Authority for the new temporary and/or permanent connection of gas, water, sewerage, drainage, telephone generator installation and/or other connection of any other utility to the said property from the concerned Authorities, if so required and/or to make alteration therein and to

close down and/or have disconnected any of the above mentioned connections and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other act, deeds and things as may be deemed fit and proper by our said Attorneys.

13. To negotiate with any/all tenants, occupants or trespassers in occupation and/or possession in the said property i.e. in the **FIRST SCHEDULE** property and to get the said property vacated of their occupation and/or possession and to hold the vacated and/or the entire possession and for the purpose to sign and execute all sorts of arrangements, understanding or agreements with them as the said Attorneys may deem fit and proper.
14. To sign, present and execute for and on our behalf and also enter to into any agreement including agreement for sale, transfer, modify, cancel, alter, drawn, approve, present, for registration and admit registration of papers, documents, contracts, agreements, conveyance deeds, leases, grants, assurances, applications, declarations, and other documents in connection with the said premises or any part or portion thereof or any interest therein and/or any structure presently standing thereat or any part or portion thereof including carrying out sale, transfer by deeds and documents and complete the same by registering before the concerned registered authority.
15. To appear before any Notary Public, Registrar of Assurance, District Registrar, Additional District Sub- Registrar, Metropolitan Magistrate and other Officer or Government Body or Department and to make submissions or affidavits on our behalf and also to sign and execute any deeds documents and all such papers as and when required to do so, as if I were personally present.
16. To execute, the secretarial job on our behalf and to sign, issue, deliver, serve, receive and accept all notices letters and correspondences as may be required from time to time in connection with all or any of the matters contained herein.

- 17.** To manage, maintain, protect and secure the Subject Property and to do all acts, deeds and things in connection therewith.
- 18.** To construct temporary sheds and godowns for storage of building materials and running of site office and to construct any other structure for Development of the Subject Property or any part thereof.
- 19.** For all or any purpose hereinstated to apply for and obtain any certificate, clearance, no objection, permission, license, registration etc., from all concerned authorities and persons including from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or the authorities under the West Bengal Town & Country (Planning & Development) Act, 1979 or West Bengal Land Reforms Act, 1955 or West Bengal Estate Acquisition Act, 1953 or Housing Industries Regulation Act or Fire or Pollution authorities, Electricity, Water and other Service Providers etc.
- 20.** To apply for and obtain any permission, clearance and license to erect and run/operate and/or maintain lift and any other utility, input or facility in the new building and/or the Subject Property.
- 21.** To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of Development at the Subject Property or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned.
- 22.** To employ and appoint watchmen, guards and other security personnel for Development on the Subject Property.
- 23.** To appoint, employ, engage or hire, architects, contractors, sub-contractors, structural engineers, civil engineers, overseers, consultants, vastu consultants,

chartered accountants and/or such other persons or agents as may be required for effectually discharging the powers and authorities granted herein.

- 24.** To prepare apply for sign and submit plans maps, sketches, structural building plans for sanctioning for the subject property to the concerned Kolkata Municipal Corporation or other authorities and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed and to pay fees and obtain sanction, modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefore, and to construct one or more multi storied buildings in the Schedule Property in accordance with the sanctioned building plan deliver physical possession of the allocated areas of the Executants/Land Owners to the extent of the Landowners' Allocation as recorded in Part-I of Second Schedule in terms of the Development Agreement executed and supplementary agreement by and between the parties on this day, however in proportionate to their respective share in the Schedule property.
- 25.** To sign and submit all declarations, undertakings and affidavits required by the sanctioning authority for the purpose of sanction/modification/alteration/renewal of the plan or revised plan for the building or buildings to be constructed in the Subject Property.
- 26.** To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof before the Kolkata Municipal Corporation Authorities, Collector, District Magistrate, including concerned ADM and D.L. & L.R.O. and any other appropriate authorities as may be deemed fit and proper by the said attorneys.
- 27.** To apply for and obtain temporary and/or permanent connections of all services, water, electricity, gas, power, drainage, sewerage, generator, transformer, lifts, security systems, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.

28. To appoint engineers, technicians, masons, labours and other workmen or collaborate with organizations and persons in connection with construction of multi-storied building or buildings in several phases in the Schedule property comprising of commercial spaces, shopping complex, residential flats, garage, parking space and other constructed areas and erections thereon strictly in accordance with the sanctioned building plan in terms of and in accordance with the Joint Venture or Collaboration Agreement executed by and between us as Landowners and the Company of the Attorneys as being Developers/Builders being one of the Directors of the Developers/Builders. And to make it clear that our said Attorneys being one of the Directors of the Developers/Builders Company and authorized person to go for construction work and other relevant acts and actions strictly in terms of the said Development Agreement having the Landowners' i.e. the allocation of the Land Owners/Executants in the proposed buildings along with proportionate share in land underneath.
29. To deal with fully and in all manner and to warn off and prohibit and if necessary, proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter all contracts and arrangements with them or any of them as the said attorneys or any other Director of the Company wherein and whereunder the present appointed Attorneys are the Directors may deem fit and proper. ✓
30. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments and machineries against loss or damage by fire, earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys and to pay all premium thereof. ✓
31. To obtain loans and finance in respect of any aspect of the Project including the Development of Subject property that is to say the **FIRST SCHEDULE PROPERTY** from any Banks and/or the Financial Institutions by mortgaging and charging the Subject Property in respect of allocation of the Developers/Builders including the proportionate land of the Subject Property or any part thereof,

proportionate land of the Subject Property or any part thereof, without howsoever creating any financial obligation upon the Principals/Land Owners.

32. To grant "consent" and "No objection Certificate" and permit and Transfer of Units, Parking Spaces and other Transferable Areas including basement comprised in respect of the Allocation of the Developers/Builders to take loans from any Banks or Financial Institutions.
33. To advertise and publicize and Development Project at the subject Property or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same.
34. To negotiate, take bookings and applications of whatsoever nature in respect of sale, leasing out, letting out or otherwise transfer of the Allocation of the Developers/Builders or any part thereof and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of any transfer of any Allocation of the Developers/Builders as recorded in Part-II of the Second Schedule and issue receipts, acknowledgements and discharges therefore and to fully exonerate the person or persons paying the same.
35. To prepare, sign, execute and/or deliver all papers, documents, agreements, sale deeds, conveyances, declarations, forms, receipts, board resolutions in the name of the authorised signatory of the Attorney to give effect to the powers hereby conferred and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said Attorneys in respect of the Allocation of the Developers/Builders.
36. To enforce any covenant in any agreements, deed or any other contracts or documents of transfer executed by the Principals and the Developers/Builders and to exercise all rights and remedies available to the Principals and the Developers/Builders thereunder.

37. To terminate any contract, agreement, right of occupancy user enjoyment with any person or persons intending to acquire the Allocation of the Developers/Builders or any part thereof for and on behalf of the Principals in such manner as the said attorneys may deem fit and proper.
38. To ask, demand, sue for, recover, realize and collect all moneys, earnest moneys, considerations, construction costs, extras, deposits, additional facility or other charges, charges for maintenance and/or facilities provided in the subject property, advances, compensations, interests, damages, statutory levies and/or duties, payments whatsoever etc., which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
39. To have the Allocation of the Developers/Builders or any part thereof to be separately assessed and mutated in the name of the Owners/Purchasers/Transferees/Alienees thereof and in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorneys may deem fit and proper.
40. To contest or challenge any proceeding relating to vesting or acquisition or relating to any encumbrance, obligation or liability, conversion mutation, assessment of valuation and fixation of rates or taxes by the Kolkata Municipal Corporation including any affair regarding granting of sanction or approval of building plan, revised plan, project plan by the said Corporation or any part thereof and to attend hearings and object or settle with term or terms and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof. And that our said Attorneys shall move in our names and on our behalf before all the Govt. Offices, Officers and Authorities including before the Hon'ble High Court at Calcutta under Article 226 of the Constitution of India for having due redressal.

41. To deal with any claim of any third party fully and in all manner and to oppose or settle the same either mutually or by operation of law.
42. For all or any of the purposes herein stated to apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, and appear and represent the principals before the concerned collector, District Magistrate, ADM, Kolkata Municipal Corporation, Police Authority including local Entally Police Station, Fire Brigade, Greater Kolkata Metropolitan Development Authority, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning & Development) Act, Development Authority, Pollution Control Board, Police Authority, Traffic Department, Directorate or Fire Services, Directorate of Lifts, Directorate of Electricity, CESC, Insurance Companies, Electricity, Water and other service provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal Corporation and other authorities and all private bodies and service providers and all other persons and also all courts, tribunals and appellate authorities including Writ Jurisdiction of the Hon'ble High Court at Calcutta and to do all acts deeds and things as our attorneys may deem fit and proper.
43. To appear and represent the Principals before any Registrar of Assurance, District Registrar, Sub-Registrar, Additional Registrar, Magistrate both Executive and Judicial and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys by virtue of the powers hereby conferred.

44. To produce and deposit and take back any title deeds or documents relating to the Subject Property or any part thereof from any office, tribunal and court of law.
45. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions, review, arbitration proceedings, and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters herein stated in which the Principals in any way or manner now are or may hereafter be interested or concerned and if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officer, etc. and to sign, declare, verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorneys, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorneys may think fit and proper. <
46. To accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or other authorities and/or persons. ✓
47. To receive refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
48. To accept or object to the assessments of valuations or taxes or land revenue in respect of the Subject Property or any part and to apply for amalgamation of the Schedule holding in the names of the Landowners or share thereof before the

Kolkata Municipal Corporation and the Revenue Office and Department of the Govt. of West Bengal and to attend all hearings and have the same finalized.

49. To pay all rates, taxes, land revenue, charges, expenses and other outgoings whatsoever (including municipal corporation rates and taxes and other charges whatsoever) payable in respect of the said subject property or any part thereof or the buildings for the time being thereon or any part or parts thereof and receive refund of the excess amounts, if paid from the concerned authorities and to grant receipts and discharges in respect thereof.
50. To construct, effect and raise boundary walls in and around the said Subject Property or portions thereof.
51. To apply for and obtain Completion or Occupancy Certificate and other certificates as may be required from the concerned authorities including from Kolkata Municipal Corporation Authority.
52. To execute any deed or sale, gift or any other instrument of transfer in respect of the allocated areas of the Developers/Builders along with proportionate share in the Schedule property in favour of any intending Purchaser(s) to settle consideration thereof and to receive earnest money or part of consideration money or consideration money in full and to present such document(s) of transfer before the concerned registration office, to admit execution and to perform all other acts, deeds and things to be required for effectual registration of a deed of transfer in favour of the intending purchaser or purchasers and to grant proper registration slip in favour of the intending purchaser or purchasers and following such execution and registration of any such deed or deeds of sale or deeds of transfer our said attorneys shall deliver physical and khas possession of the schedule property and the constructed areas, residential flats, shop rooms, garage or parking space thereon or any part thereof in favour of the intending purchaser or purchasers in our names and on our behalf and in respect of our said property and buildings or any part or portion thereon described in the Schedule hereunder written free from all encumbrances, lien, charges and

attachment whatsoever. Provided Always in case of execution of Agreement for Sale and Deed of Conveyance the power hereby given is strictly limited in respect of the allocated areas of Developers/Builders and our said attorneys shall well indemnify us from any damage or injury in connection with receipt of consideration money in respect of the allocated areas of the Developers/Builders. To make it clear that the said Development agreement executed by us and the said Developers/Builders on this day, shall be read and interpreted analogously considering both the documents a single document for its legal interpretation and both the documents shall remain in force till completion of the entire construction work with delivery of our allocated areas with completion certificate from the local Kolkata Municipal Corporation Authority.

53. To mortgage the areas/spaces attributable to the Developers/Builders' Allocation in the Subject Property with any bank, financial institution or other lending entity and raise finance therefrom by deposit of title deeds of the Subject Property (equitable mortgage) or by executing simple mortgage deed or creating English mortgage, to secure project finance required by the Developers/Builders and further to execute any further document or documents in furtherance of the above objective, including executing letter evidencing deposit of title deeds, confirmation of title deeds, deliver the title deeds and to receive back the title deeds and further to acknowledge the debt and security in terms of Sections 18 and 19 of Limitation Act, provided always such borrowing of finance and mortgage shall be deemed in respect of the Developers'/Builders' allocated areas only.
54. To receive all letters parcels or other postal articles and documents in respect of the subject property and to grant proper and effectual receipt thereof.
55. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, solicitors, and to revoke such appointments, to commence and/or institute any suits, proceedings, appeals and revision before the competent court of law and to sign and execute all plaints,

petitions, written statements, written objection, Memorandum of Appeals and to depose before any Court of Law in our names and on our behalf.

56. To appoint substitute and delegate the powers and authorities granted hereby in part or in whole and to revoke any of such appointments.

57. We hereby declare that the powers and authorities hereby granted shall remain in force till the said property is fully and properly developed as per development agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyances of the land, buildings, flats, garage, parking space, commercial areas and other constructed areas are conveyed to the intending purchasers and handing over the entire complex to the Association of Apartment Owners is registered and starts functioning.

AND that in case of death of any executants, the powers and authority hereunder given shall remain in force for and in respect of the remaining executants, howsoever the legal heirs and successors of the deceased executants shall be bound by the terms of the Development Agreement and as such may execute and register separate Power of Attorney giving identical powers and authority to the present Attorneys to fulfill the terms and conditions contained in the Development Agreement as per desire and intention of their predecessor-in-interest/deceased executants.

AND our said Attorneys either severally or jointly shall do all acts, deeds and things concerning the authorities hereby granted in respect of the said Property which we ourselves could have done lawfully under our hands and seals if personally present.

AND further we hereby declare that we shall not do anything inconsistent with the Power of Attorney **AND THAT** all such acts, deeds and things done or to be done by our said Attorneys singly or jointly shall be deemed to have been done by us binding ourselves as our acts and actions.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done in or about the said premises aforesaid.

THE SCHEDULE ABOVE REFERRED TO:

(AMALGAMATED PREMISES)

ALL THAT two storied brick built messuage tenement or dwelling house together with the demarcated piece or parcel of land or ground thereunto belonging whereon or on part whereof the same is erected and built containing by estimation an area of 12 Cottahs 13 Chittacks and 19 Sq.Ft. of land including a portion of a Tank be the same a little more or less as per allotment made in partition Suit No. 281 of 1928, but as per physical measurement comes to **13 Cottahs 5 Chittacks and 39 Sq.Ft.** and Tank area 02 Cottahs 12 Chittacks and 42 Sq. Ft. more or less, situate lying at and comprised in C.S. Dag Nos. 690 (part) and 691 (part), under Khatian No. 1127, J.L. No. 13, Touzi No. 140, Mouza – Kasba, being within Municipal Premises Nos. 45, 46 and 48, Raj Krishna Chatterjee Road, Police Station – Kasba, Kolkata – 700 042 and/or such other number as to be allotted by The Kolkata Municipal Corporation after amalgamation of the said three premises into a single premises by a registered document at present within the limits of The Kolkata Municipal Corporation, Ward No. 67, Sub Registry Office at Sealdah in the District of 24 Parganas (South) and butted and bounded in the following manner:-

- ON THE NORTH: By 39/7, R.K Chatterjee Road and 12' wide R.K Chatterjee Road
- ON THE SOUTH: By R.K Chatterjee Road
- ON THE EAST: By 49 and 47 (part) R.K Chatterjee Road
- ON THE WEST: By 44, R.K Chatterjee Road

Rajit Kumar Acharya
Rajit Kumar Acharya
Rajit Kumar Acharya

Amrit Kumar Acharya
Amrit Kumar Acharya
Amrit Kumar Acharya

Handwritten signature and scribbles on the right margin.

SECOND SCHEDULE PART – I
(Landowners' Allocation)

ALL THAT FLAT as described below:

FLOOR	FLAT	BUILT UP AREA IN SQ. FT	NAME OF THE OWNERS	SHOP/OFFICE NO
GROUND		100	RANJIT KUMAR ADDYA	4
GROUND		100	AMIT ADDYA	5
GROUND			AMIT ADDYA	200 OFFICE AT THE BACK SIDE
FIRST	A	751	ARPANA ADDYA	
FIRST	B	762	AMIT ADDYA	
FIRST	C	731	ALPANA DUTTA	
FIRST	E	743	KALPANA DUTTA	
FIRST	F	742	AMIT ADDYA	
SECOND	G	950	RANJIT KUMAR ADDYA	
SECOND	H	955	RANJIT KUMAR ADDYA	
SECOND	J	932	SANDHYA RANI SEAL	
SECOND	K	951	ANIMA DEY	

SECOND SCHEDULE PART – II
(Allocation of Developer)

ALL THAT FLAT as described below:

FLOOR	FLAT NO	BUILT UP AREA IN SQ. FT.	CAR PARKING SPACE	SHOP NO
GROUND			ALL	1,2 & 3
FIRST	D	406		
SECOND	I	405		
THIRD	L1	972		
THIRD	M1	920		
THIRD	N1	647		
THIRD	O1	670		
THIRD	P1	946		
FOURTH	L2	972		
FOURTH	M2	920		
FOURTH	N2	647		
FOURTH	O2	670		
FOURTH	P2	946		

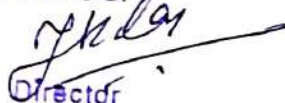
Amrit Kumar Addya

ଅମିତ କୁମାର ଆଡ଼ୟା

ଅମିତ କୁମାର ଆଡ଼ୟା

MAJOR AVENUE PROJECTS PVT. LTD.


Director


Director

ଅମିତ କୁମାର ଆଡ଼ୟା
ଅମିତ କୁମାର ଆଡ଼ୟା

Amrit Kumar Addya
ଅମିତ କୁମାର ଆଡ଼ୟା

IN WITNESS WHEREOF we have executed these presents at Kolkata on the 28th day of July 2023.

SIGNED, SEALED AND DELIVERED by the parties hereto at Kolkata in the presence of :

1. Surojit Adhikary
Son of Nirmal Adhikary
Vill + P.O - Kusa, P.S - Tatta,
Dist - South 24 P.W.D., Pin - 743512

2. Kalyan Das
S/o Late Krishnan Ranjan Das
1041A, Beleghata Main Road
KOLKATA - 700010

1) SRI RANJIT ADDYA

Ranjit Kumar Adhya

(2) SMT. SANDHYA RANI SEAL

সন্ধ্যা রানী সীল

(3) SMT. ANIMA DEY

অনিমা দেয়

4) SRI AMIT KUMAR ADDYA

Amit Kumar Adhya

(5) SMT. ALPANA DUTTA

অলপানা দত্ত

(6) SMT. KALPANA DUTTA

কল্পানা দত্ত

(7) SMT. ARPANA ADDYA

অর্ণা অ্যাড্যা

SIGNED, SEALED AND ACCEPTED by the parties hereto at Kolkata in the presence of :

1. Surojit Adhikary

2. Kalyan Das

Drafted by :

Asup Kumar Dey
Advocate.

High Court, Calcutta.

EM. No. W3715/1510

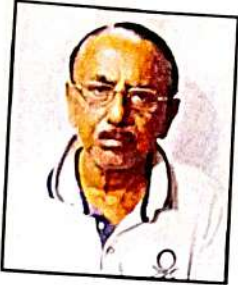











































MAJOR AVENUE PROJECTS PVT. LTD.

Director
(ROSHAN BURMAN)

Director
(JUSHAR KANTI DAS)

25

SPECIMEN FORM FOR TEN FINGERS PRINT

	Rajjit Kumar Adhikari	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
	Mrs. B. B. Bhatnagar	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
	Mrs. B. B. Bhatnagar	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				
	Anil Kumar Adhikari	 <p>Little</p>	 <p>Ring</p>	 <p>Middle</p>	 <p>Fore</p>	 <p>Thumb</p>
		(Left Hand)				
		 <p>Thumb</p>	 <p>Fore</p>	 <p>Middle</p>	 <p>Ring</p>	 <p>Little</p>
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERS PRINT



Handwritten signature in Devanagari script.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Handwritten signature in Devanagari script.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Handwritten signature in Devanagari script.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Handwritten signature in Devanagari script.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERS PRINT



[Handwritten signature]



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Surajit Adhikary

Little

Ring

Middle

Fore



Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

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(Right Hand)

PHOTO

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Ring

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Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)


ভারত সরকার
Government of India



সুবজিত অধিকারী
Suvojit Adhikary
পিতা : নির্মল অধিকারী
Father : Nirmal Adhikary
জন্মতারিখ / DOB : 15/01/1995
পুরুষ / Male



6334 3297 0780


আধার - সাধারণ মানুষের অধিকার


Suvojit Adhikary



আধার
Unique Identification Authority of India

ঠিকানা: কালসা, পশ্চিম ২৪ পরগনা, Address: Kalsa, South 24
কালসা, পশ্চিম বঙ্গ, 743503 Parganas, Kalsa, West Bengal,
743503

6334 3297 0780

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

No. 0061498

FORM 6
ফর্ম ৬

(Issued under Sec. 12/Sec. 17 of West Bengal Registration of Births and Deaths Rules, 2000)
(প্রদত্ত হচ্ছে পূর্ব বঙ্গ জন্ম ও মৃত্যু নিবন্ধন বিধি, ২০০০-এর ১২ বা ১৭ নং ধারা অনুযায়ী)

Government of West Bengal
(শাসিতব্যঙ্গ সরকার)

Department of Health & Family Welfare
(স্বাস্থ্য ও পরিবার কল্যাণ বিভাগ)

CERTIFICATE OF DEATH

(মৃত্যু প্রমাণপত্র)

(Issued under Sec. 12/Sec. 17 of the Registration of Births and Deaths Act, 1969)
(১৯৬৯ সালের জন্ম-মৃত্যু নিবন্ধন আইনের ১২/১৭ ধারা অনুযায়ী প্রদত্ত হইল)

This is to certify that the following information has been taken from the original record of death which is in the register for KOLKATA MUNICIPAL CORPORATION of Tollygunge P.S. KOLKATA District of West Bengal.

এই মতে নিবন্ধনকারী জাতি করা মর্মেতায় যে নিবন্ধিত বিবরণি মৃত্যু ঘটনায় সংশ্লিষ্ট মর্মেতায় উক্ত মৃত্যু নিবন্ধনকারী কর্তৃক কলকাতা মেয়র

কলকাতা পৌরসংস্থা কর্তৃক নিবন্ধিত মৃত্যু নিবন্ধনকারী নিবন্ধনকারী

Name
(নাম)

BABLU ADDYA

Registration No.: HGB11/2021/002820
(জন্মনিবন্ধন নং) (OLD REGN. NO.: 2575)

Sex (M / F)
লিঙ্গ (পুরুষ / মহিলা)

MALE

Age:
(বয়স) 65Y 0M 0D

Date of Registration:
(জন্মনিবন্ধন তারিখ)

18/02/2021

Date of Death
(মৃত্যু তারিখ)

18/02/2021

Place of Death
(মৃত্যু স্থান/স্থান)

3/9, R. K. CHATTERJEE ROAD, KASBA, KOLKATA-700042

Name of Father/Husband
(পিতা/স্বামীর নাম)

S/O LATE SHYAMA CHHRAN ADDYA

Permanent Address
of Deceased
(স্থায়ী ঠিকানা)

3/9, R. K. CHATTERJEE ROAD, KASBA,
KOLKATA-700042
W. B.

Address of Deceased at the
time of Death
(মৃত্যু স্থান/স্থান)

SAME AS ABOVE MENTIONED
ADDRESS

Name of the Mother
of the Deceased
(মৃত্যু স্থান/স্থান)

N/M

Signature of the Issuing Authority
with date & Seal
(প্রদানকারী কর্তৃক স্বাক্ষর)
SUB-REGISTRAR
SHANAGORE
BURNING GHAT
K. M. C.

Note: In case of death, no signature shall be made by persons reporting the cause of death as entered in the register. See provision of Section 17(f) of the Registration of Births and Deaths Act, 1969.
(মৃত্যু নিবন্ধনকারী কর্তৃক মৃত্যু কারণে কোন স্বাক্ষর করা যাবে না। ১৯৬৯ সালের জন্ম-মৃত্যু নিবন্ধন আইনের ১৭(ফ) ধারা দেখুন।)

Date of Issue
(প্রদত্ত তারিখ)

18/02/2021

Place of Issue HGB11
(প্রদত্ত স্থান)

Type: M.G.E.G. (T)
(প্রকার)

FREE COPY

Major Information of the Deed

Deed No :	I-1603-11507/2023		
Query No / Year	1603-3001902017/2023	Date of Registration	01/08/2023
Query Date	25/07/2023 7:23:36 PM	Office where deed is registered	
Applicant Name, Address & Other Details	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas		
Transaction	Bapan Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8250957615, Status :Others		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Additional Transaction		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 5,37,86,130/-		
Rs. 100/- (Article:48(d))	Registration Fee Paid		
Remarks	Rs. 39/- (Article:E, M(b), H)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. B. Chatterjee Road, Road Zone : ((Ward-67) -- (Ward-67)) , , Premises No: 48 , , Ward No: 067 Pin Code : 700042

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	13 Katha 5 Chatak 39 Sq Ft		5,37,86,130/-	Property is on Road
Grand Total :				22.055Dec	0 /-	537,86,130 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ranjit Addya Son of Late Shyama Charan Addya 46, R. K. Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023 , Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence

Mrs Sandhya Rani Seal

Wife of Late Rai Charan Seal Village - Gram Kulity, City:- , P.O:- Bardhaman, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 747785 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023

3

Mrs Anima Dey

Wife of Mr Tulsi Charan Dey Sreeram Park, Swapna Market, City:- , P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 747785 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence

4

Mr Amit Kumar Addya

Son of Late Jugal Kishore Addya 46, R. K. Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence

5

Mrs Alpana Dutta

Wife of Mr Anil Kumar Dutta Matribagan, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence

6

Mrs Kalpana Dutta

Wife of Mr Sripati Nath Dutta 5/1A, Abdul Hatim Lane, City:- , P.O:- Park Street, P.S:-ParkStreet, District:-South 24-Parganas, West Bengal, India, PIN:- 700016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence

7

Mrs Aparna Addya

Daughter of Late Jugal Kishore Addya 45, Raj Krishna Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2023
, Admitted by: Self, Date of Admission: 28/07/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Major Avenue Projects Pvt. Ltd. 13D, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 ,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

No	Name,Address,Photo,Finger print and Signature
1	Mr Tushar Kanti Das (Presentant) Son of Late Premananda Das 284/2, N. S. C. Bose Road, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx5M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Major Avenue Projects Pvt. Ltd. (as Director)
2	Mr Roshan Burman Son of Mr Anu Burman 30, New Road, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx7D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Major Avenue Projects Pvt. Ltd. (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Suvojit Adhikary Son of Mr Nirmal Adhikary Kalsa, City:- , P.O:- Kalsa, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503			
Identifier Of Mr Ranjit Addya, Mrs Sandhya Rani Seal, Mrs Anima Dey, Mr Amit Kumar Addya, Mrs Alpana Dutta, Mrs Kalpana Dutta, Mrs Aparna Addya, Mr Tushar Kanti Das, Mr Roshan Burman			

On 28-07-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 19:06 hrs on 28-07-2023, at the Private residence by Mr Tushar Kanti Das .

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

Execution is admitted on 28/07/2023 by 1. Mr Ranjit Addya, Son of Late Shyama Charan Addya, 46, R. K. Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service, 2. Mrs Sandhya Rani Seal, Wife of Late Rai Charan Seal, Village - Gram Kulity, P.O: Bardhaman, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 747785, by caste Hindu, by Profession House wife, 3. Mrs Anima Dey, Wife of Mr Tulsi Charan Dey, Sreeram Park, Swapna Market, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 747785, by caste Hindu, by Profession House wife, 4. Mr Amit Kumar Addya, Son of Late Jugal Kishore Addya, 46, R. K. Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 5. Mrs Alpna Dutta, Wife of Mr Anil Kunar Dutta, Matribagan, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 6. Mrs Kalpana Dutta, Wife of Mr Sripati Nath Dutta, 5/1A, Abdul Hatim Lane, P.O: Park Street, Thana: ParkStreet, , South 24-Parganas, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession House wife, 7. Mrs Aparna Addya, Daughter of Late Jugal Kishore Addya, 45, Raj Krishna Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others

Indetified by Mr Suvojit Adhikary, , , Son of Mr Nirmal Adhikary, Kalsa, P.O: Kalsa, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Others

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

Execution is admitted on 28-07-2023 by Mr Roshan Burman, Director, Major Avenue Projects Pvt. Ltd., 13D, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Suvojit Adhikary, , , Son of Mr Nirmal Adhikary, Kalsa, P.O: Kalsa, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Others

Execution is admitted on 28-07-2023 by Mr Tushar Kanti Das, Director, Major Avenue Projects Pvt. Ltd., 13D, Deodar Street, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Suvojit Adhikary, , , Son of Mr Nirmal Adhikary, Kalsa, P.O: Kalsa, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Others

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 01-08-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 242456, Amount: Rs.100.00/-, Date of Purchase: 30/03/2023, Vendor name: S Mukherjee



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 319283 to 319315
being No 160311507 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.03 15:52:13 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/03 03:52:13 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



Government of West Bengal

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16033001902017/2023	Serial No/Year	1603011919/2023
Transaction Id	0002069158	Date of Receipt	01/08/2023 2:00PM
Deed No / Year	I - 160311507 / 2023		
Presentant Name	Mr Tushar Kanti Das		
Principal	Mr Ranjit Addya, Mrs Sandhya Rani Seal, Mrs Anima Dey, Mr Amit Kumar Addya, Mrs Alpana Dutta, Mrs Kalpana Dutta, Mrs Aparna Addya		
Attorney	Major Avenue Projects Pvt. Ltd.		
Transaction	[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties		
Additional Transaction			
Total Setforth Value	Rs. 0/-	Set Forth Value	
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(d)
Registration Fees Paid	Rs. 39/-	Fees Articles	E, H, M(b)
Standard User Charge	381/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Mukherjee	242456	30/03/2023	100/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		39/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		381/-
Requisition Form Fee		50/-