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পশ্চিমবঙ্গ পশ্চিম বংগাল WEST BENGAL AE 255033

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

District Sub-Registrar-V
Alipore, South 24 Parganas

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daughter of Late Rabindra Nath Roy and (5) **SMT. SONA RANI BASU**, (PAN – BWDPB0201L) (Aadhaar – 3465 6047 1607), wife of Sri Ratan Bose and daughter of Late Rabindra Nath Roy, all by faith – Hindu, by occupation – Service, Business & Housewife respectively, by Nationality – Indian, all are residing at 21, Purbachal Kalitala Road, Post Office – Haltu, Police Station – Garfa, Kolkata – 700078, hereinafter called and referred as to the "**OWNERS/PRINCIPALS**" do hereby **SEND GREETINGS**:-

WHEREAS one Sajal Kumar Roy (since deceased), and the Sri Samir Kumar Roy, Sri Samar Kumar Roy, Smt. Shefali Mondal and Smt. Sona Rani Basu, all are sons and daughter of Late Rabindra Nath Roy and also grandfather of Sri Anjan Deb, Sri Joy Deb and Smt. Swapna Talukdar, were seized and possessed of or otherwise well and suffeiently entitled to certain area of land measuring 18 Decimals i.e. 8 (Eight) Cottahs & 12 (Twelve) Chittacks be the same a little more or less, situated at Mouza – Kasba, J.L. No. 13, Pargana – Kalikata, R.S. No. 233, Touzi No. 145, comprised in Dag No. 4143, appertaining to C.S. Khatian No. 206, corresponding to R.S. Khatian No. 1776, now within the limits of the Kolkata Municipal Corporation, Ward No. 106, under Police Station – formerly Tollygunge then Jadavpur thereafter Kasba now Garfa, Sub-Registry/A.D.S.R. office at Sealdah, in the District 24 – Parganas now District South 24 – Parganas, by way of purchase from the then lawful owner Smt. Krishna Roy wife of Narendra Nath Roy by a Bengali Deed of Sale, dated 08/04/1980 registered in the office of Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 68, Pages from 104 to 107, Deed No. 1655, for the year 1980.

AND WHEREAS while the said Rabindra Nath Roy enjoyed the said land, died intestate leaving behind him surviving his wife Smt. Aruna Roy (now deceased), three sons namely Sajal Kumar Roy (now deceased) Sri Samir Kumar Roy, Sri Samar Kumar Roy and three daughters Smt. Anjali Deb (now deceased), Smt. Shefali Mondal and Smt. Sona Rani Basu, as his only legal heirs and successors, they jointly inherited the said land left by the said deceased Rabindra Nath Roy.

AND WHEREAS thereafter the said Smt. Aruna Roy died intestate leaving behind her said three sons and three daughters as her only legal heirs and successors.

AND WHEREAS the said Smt. Anjali Deb died intestate leaving behind her two sons namely Sri Anjan Deb, Sri Joy Deb and one daughter namely Smt. Swapna Talukdar, as her only legal heirs and successors, they jointly inherited the said 5/6 share in the said land, left by the deceased Smt. Anjali Deb.

AND WHEREAS since then the said Sajal Kumar Roy (now deceased) Sri Samir Kumar Roy, Sri Samar Kumar Roy, Smt. Shefali Mondal, Smt. Sona Rani Basu, Sri Anjan Deb, Sri Joy Deb and Smt. Swapna Talukdar, are became the absolute joint owners of the entire plot of land measuring an area of 8 (Eight) Cottahs & 12 (Twelve) Chittacks be the same a little more or less, together with tile shed structure standing thereon, situated at Mouza – Kasba, J.L. No. 13, Pargana – Kalikata, R.S. No. 233, Touzi No. 145, comprised in Dag No. 4143, appertaining to C.S. Khatian No. 206, corresponding to R.S. Khatian No. 1776, within the limits of the Kolkata Municipal Corporation, being Municipal Premises No. 21, Purbachal Kalitala Road, vide Assessee No. 31-106-15-0021-6, having its postal address 21, Purbachal

Kalitala Road, Kolkata – 700078, Ward No. 106, under Police Station – Garfa, in the District South 24 – Parganas.

AND WHEREAS being desirous of the Promotion work of their said premises the said Sajal Kumar Roy (since deceased), Sri Samir Kumar Roy, Sri Samar Kumar Roy, Smt. Shefali Mondal, Smt. Sona Rani Basu, Sri Anjan Deb, Sri Joy Deb and Smt. Swapna Talukdar jointly entered into a registered Development Agreement dated 18/04/2019, duly registered in the office of the A.R.A. – III, at Kolkata and recorded in Book No. I, being Deed No. 1646 for the year 2019 with the Developer **M/S. SILICON CONSTRUCTION**, (PAN – ACNFS1304A), a Partnership Firm, having its office at 28, North Purbachal South Canal Road, Post Office – Haltu, Police Station – Garfa, Kolkata – 700078, represented by its Partners namely (1) **SRI AJOY SARKAR**, (PAN – CHWPS1336Q) (Aadhaar – 9500 9395 9261), son of Late Sunil Sarkar, residing at 28, North Purbachal South Canal Road, Post Office – Haltu, Police Station – Garfa, Kolkata – 700078 and (2) **SRI BIJOY MAJUMDER**, (PAN – BOAPM8231E) (Aadhaar – 2878 9104 3325), son of Sri Utpal Majumder, residing at 21/1, Purbachal South Canal Road, Post Office – Haltu, Police Station – Garfa, Kolkata – 700078, both by faith – Hindu, by occupation – Business, by Nationality – Indian and the said Sajal Kumar Roy (since deceased), Sri Samir Kumar Roy, Sri Samar Kumar Roy, Smt. Shefali Mondal, Smt. Sona Rani Basu, Sri Anjan Deb, Sri Joy Deb and Smt. Swapna Talukdar have executed and registered Development Power of Attorney dated 18/04/2019, duly registered in the office of the A.R.A. – III, at Kolkata and recorded in Book No. I, being Deed No. 1655 for the year 2019 and in the said registered Development Agreement the entire

Owner's Allocation has been mentioned in the Second Schedule of the said Development Agreement and the entire Developer's Allocation has mentioned in the Third Schedule of the said registered Principal Development Agreement dated 18/04/2019.

AND WHEREAS the said Sajal Kumar Roy died intestate on 29/12/2019, leaving behind his wife namely Smt. Tripti Roy, two daughters namely Smt. Ankhi Ghosh and Smt. Smt. Rakhi Dutta, they jointly inherited the said 5/6 share in the said land i.e. 1 Cottah, 7 Chittacks & 15 Sq. Ft., out of 8 Cottahs & 12 Chittacks, left by the deceased Sajal Kumar Roy.

AND WHEREAS the aforesaid Smt. Tripti Roy, Smt. Ankhi Ghosh and Smt. Smt. Rakhi Dutta jointly entered into a registered Supplementary Agreement dated 15th day of January, 2020 in respect of Owners' Allocation as mentioned in the Second Schedule of the said Principal Development Agreement dated 18/04/2019 with the aforesaid Developer/Second Parties herein, situated at K.M.C. Premises No. 21, Purbachal Kalitala Road, Vide Assessee No. 311061500216 having its postal address 21, Purbachal Kalitala Road, Kolkata – 700078, Ward No. 106, under Police Station – Garfa, in the District South 24 – Parganas, duly registered in the office of the D.S.R. – V, at Alipore and recorded in Book No. I, Volume No. 1630-2020, Page from 32183 to 32218, Being No. 163000140, for the year 2020.

AND WHEREAS the said Smt. Tripti Roy, Smt. Ankhi Ghosh and Smt. Smt. Rakhi Dutta jointly executed a registered Development Power of Attorney in favour of the aforesaid Developers/Second Parties herein, for smooth sale and transfer of

Developer's Allocation, together with undivided proportionate share of land and the said Smt. Tripti Roy, Smt. Ankhi Ghosh and Smt. Smt. Rakhi Dutta (the co-owners therein), duly registered in the office of the D.S.R. – V, at Alipore and recorded in Book No. I, Volume No. 1630-2020, Page from 32154 to 32182, Being No. 163000141, for the year 2020.

AND WHEREAS the said Sri Samir Kumar Roy, Sri Samar Kumar Roy, Smt. Shefali Mondal, Smt. Sona Rani Basu, Sri Anjan Deb, Sri Joy Deb and Smt. Swapna Talukdar i.e. the Land Owners herein entered into one registered Supplementary Agreement dated 03.02.2021, duly registered in the office of the D.S.R. – V, at Alipore and recorded in Book No. I, Being Deed No. 579, for the year 2021 to continue the project and they shall give the fresh Development Power of Attorney in favour of the Developers/Second Parties herein for sale the Developer's Allocation, together with undivided proportionate share of land and the Owners herein hereby declared and confirmed that they shall abide by all the terms and conditions of the said Principal Development dated 18/04/2019 and they shall always co-operate with the Developers/Second Parties herein for the Development of the project whenever they shall be called for by the Developers for the interest of this project.

AND WHEREAS for the purpose of construction of the proposed G+III storied building on the said land and to sell and/or transfer of the said Developer's Allocation of the proposed building, together with undivided proportionate share in the land and to appear before any office and places, the Owners/Principals herein do hereby nominate, constitute, authorize and appoint the said Developer namely **M/S.**

SILICON CONSTRUCTION, a Partnership Firm, having its office at 28, North Purbachal South Canal Road, Post Office – Haltu, Police Station – Garfa, Kolkata – 700078, represented by its Partners namely (1) **SRI AJOY SARKAR**, son of Late Sunil Sarkar, residing at 28, North Purbachal South Canal Road, Post Office – Haltu, Police Station – Garfa, Kolkata – 700078 and (2) **SRI BIJOY MAJUMDER**, son of Sri Utpal Majumder, residing at 21/1, Purbachal South Canal Road, Post Office – Haltu, Police Station – Garfa, Kolkata – 700078, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things:

1. On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said building on the said K.M.C. Premises No. 21, Purbachal Kalitala Road, having its postal address 21, Purbachal Kalitala Road, Kolkata – 700078, Ward No. 106, under Police Station – Garfa, in the District South 24 – Parganas.

2. To prepare building plan or plans and submit the same to the building Department, the Kolkata Municipal Corporation, upon signing his name on the said plan or plans on our behalf and in our names and obtained the same from the Kolkata Municipal Corporation, on payment of all fees and charges thereon.

3. To prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department. The Kolkata Municipal Corporation and sign and execute on the said plan or plans in our names and on our behalf and obtain the same from the Kolkata Municipal Corporation, upon payment of all fees, charges etc.

4. To prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the

Kolkata Municipal Corporation, Building Department for regularization and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on my behalf and in our names.

5. To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

6. To negotiate for sale, transfer, lease, mortgage the Developer's Allocation only of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate our said Attorney shall deem fit and proper.

7. Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's Allocation of the proposed building, together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.

8. To execute and register the deeds of sale in favour of the intending purchaser or purchasers of the flat or flats or spaces out of the Developer's Allocation only together with undivided proportionate share of the Schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering Authority within the territory of Indian Union, either District Sub-Registrar, Addl. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge

Bijoy Mondal

thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.

9. To commence, prosecute, defend all suits, actions, applications references or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statement, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

10. To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

11. To mutate our names in the concerned B.L. & L.R.O. and K.M.C. and executing and sign all the papers, form and documents related thereto on our behalf and pay the land taxes and K.M.C. taxes.

12. To appear before the Land Ceiling Department, West Bengal and sign all the papers forms and documents on our behalf for obtaining no-objection Certificate from K.M.C. related to our property on our behalf and pay the necessary fees to the concerned Department for the same.

13. To appear in the Court on our behalf if any case is cropped up during the project period and sign all the documents i.e. Written Statement, Plaint, application/petition and memorandum of Appeal and Revision on our behalf in respect of the property.

14. To sign and execute all the documents, forms and papers related to the connection of electric and to install the transfer on the project on our behalf for the proposed project.

15. To sign and execute all the paper, form and document for installation of lift in the project in respect of our property.

AND GENERALLY to do, all other acts, deeds and things, which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's Allocation only of the proposed multi-storied building to be constructed on the Schedule mentioned land and all acts, deeds by our said Attorney shall be taken as our acts, deeds and things as we were personally present and done the same ourselves.

AND we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney which will be done by virtue of this Power of Attorney.

SCHEDULE OF THE ABOVE REFERRED TO

ALL THAT piece and parcel of undivided 5/6 share of land measuring an area of 7 Cottah, 4 Chittacks & 30 Sq. Ft., out of 8 Cottahs & 12 Chittacks, situated at Mouza – Kasba, J.L. No. 13, Pargana – Kalikata, R.S. No. 233, Touzi No. 145, comprised in Dag No. 4143, appertaining to C.S. Khatian No. 206, corresponding to R.S. Khatian No. 1776, within the limits of the Kolkata Municipal Corporation, being K.M.C. Premises No. 21, Purbachal Kalitala Road, Vide Assessee No. 31-106-15-0021-6 having its postal address 21, Purbachal Kalitala Road, Kolkata – 700078, Ward No. 106, under Police Station – Garfa, in the District South 24 – Parganas and the entire property is butted and bounded by:-

ON THE NORTH	:	8' – 0" Wide K.M.C. Road/Kalitala Temple;
ON THE SOUTH	:	12' – 0" Wide K.M.C. Road;
ON THE EAST	:	Building and vacant land;
ON THE WEST	:	Land of Manas Halder.

Property Zone: Purbachal Kalitala to Purbachal Kalitala

Tapu Mondal

IN WITNESS WHEREOF we the Principals/Owners named above, have hereunto set and subscribed our hands on the 3rd day of February, 2021.

SIGNED AND DELIVERED

In presence of:-

WITNESSES:

1. Vijal Das
   191/C, Picnic Garden Road,
   Kolkata - 39

2. Rahul Dhar
   14/4 Nagar
   Kol - 75

① D Samanta
② Sona Ravi Bose
③ Samik Roy Roy
④ [illegible]
5) ANJAN DEB
6) JOY DEB
7) Swapna Talukder

SIGNATURE OF THE PRINCIPALS/OWNERS

I ACCEPT THIS POWER

SILICON CONSTRUCTION
Hoy Sarkar
Partners

SILICON CONSTRUCTION
Bijoy Majumder
Partners

SIGNATURE OF ATTORNEY

Drafted by me:
Debanjan De
Adv
Alipore police court
Kol - 27. F-1776/03

Printed In:
PRINT ZONE,
Alipore Police Court,
Kolkata – 700027.

Sarfaraz Ahmed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 24546 to 24588

being No 163000598 for the year 2021.

Seal of the District Sub-Registrar-V, Alipore, District South 24 Parganas

Digitally signed by RITA LEPCHA
Date: 2021.02.11 16:19:35 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/02/11 04:19:35 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)