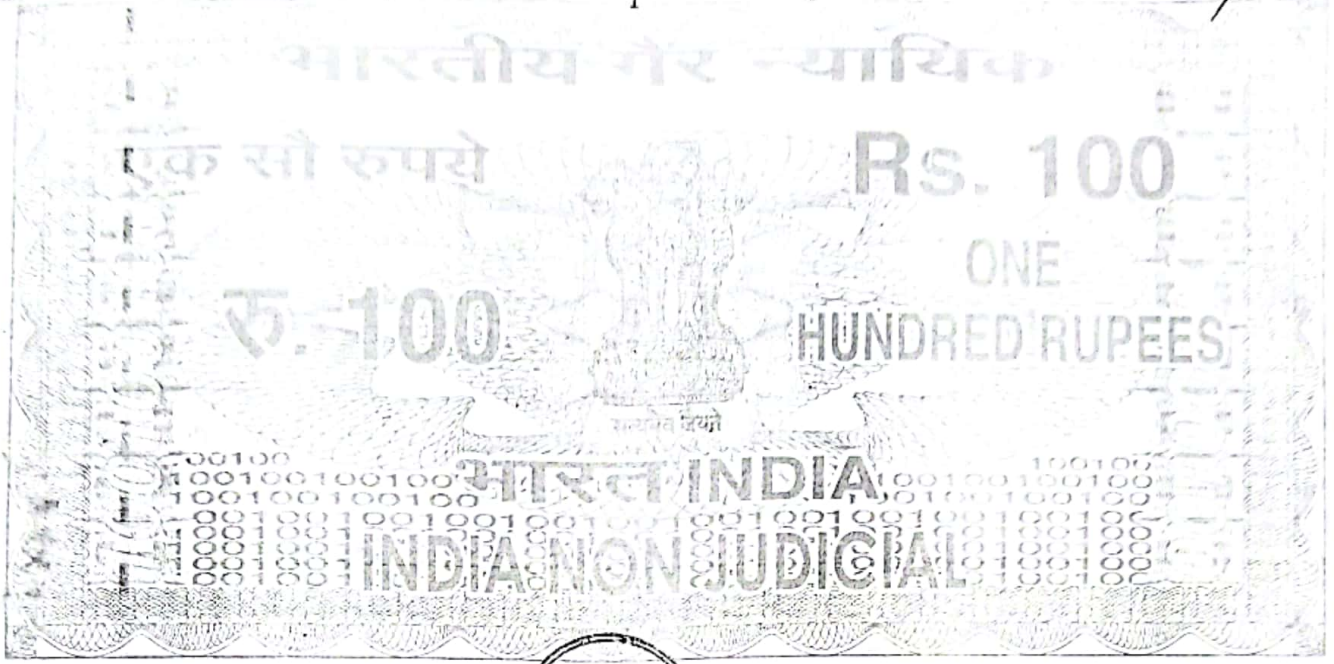


16784/2022

(1)

15056/22



अन्धियरररर पश्चिम बंगाल WEST BENGAL



AM 898176

8/3527688/2022

11-05
14/12/22

Additional Registrar of Assurances in Kolkata

Certified that the Documents submitted to Registrar are the true and correct copies of the original documents as per this instrument.

Additional Registrar of Assurances in Kolkata

4 DEC 2022

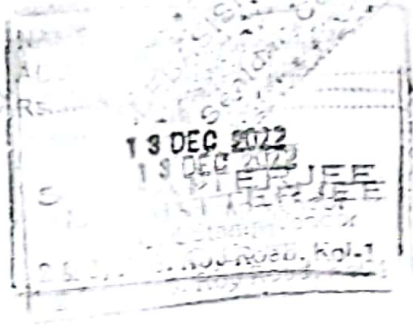
REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS We (1) SRI SOUMEN DUTTA (PAN ADIPD1604L /AADHAR 7521 2507 3805) son of Late Suprokash Dutta , by nationality - Indian , by faith Hindu, by occupation Service , residing at 408/2 Sahid Hemanta Kumar Bose Sarani , P.S – Dum Dum , P.O – Motijheel, Kolkata- 700074. (2) SRI JYOTIRMAY DATTA (PAN ADSPD5261H /AADHAR 2722 3436 3633) son of Late Sudhanshu Datta , by nationality - Indian , by faith Hindu, by occupation Service , residing at 38A Durga Charan Doctor Road , P.S – Taltala, P.O – Entally , Kolkata- 700014 SEND GREETINGS .

1105303881765

3 DEC 2022

3 DEC 2022



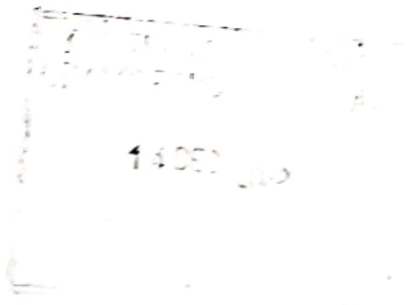
103213

220530 6.6



1

Identified by me
Srusmita Bhakta
Advocate
L/O Mr. S. Bhakta
High Court, Calcutta



WHEREAS We are the joint owners in respect of the property described in the Schedule hereunder written .

AND WHEREAS we have entered into a Development Agreement with GAUTAM HEIGHTS , a sole proprietorship concern having its office at 35A,Creek Row,Kolkata-700 014 being represented by its proprietor SRI SOURPYA DASGUPTA (PAN BXKPD7626M/ AADHAAR 2964 6086 5425) son of Sri Gautam Dasgupta ,by faith Hindu, by occupation Business, residing at 30/1/1, Doctor Lane, P.S. Taltala, P.O. Entally, Kolkata-700014 which was registered with the office of A.R.A 11, Kolkata recorded therein Book I, Being No 15044 for the year 2022 .

AND WHEREAS We have now decided, appoint attorney/attorneys who shall undertake to do the acts, deeds, matters and things hereinafter contained.

NOW KNOW YE BY THESE PRESENTS (1) SRI SOUMEN DUTTA (PAN ADIPD1604L /AADHAR 7521 2507 3805) son of Late Suproakash Dutta , by nationality - Indian , by faith Hindu, by occupation Service , residing at 408/2 Sahid Hemanta Kumar Bose Sarani , P.S – Dum Dum , P.O – Motijheel, Kolkata- 700074. (2) SRI JYOTIRMAY DATTA (PAN ADSPD5261H /AADHAR 2722 3436 3633) son of Late Sudhanshu Datta , by nationality - Indian , by faith Hindu, by occupation Service , residing at 38A Durga Charan Doctor Road , P.S – Taltala, P.O – Entally , Kolkata- 700014 do hereby nominate constitute and appoint SRI SOURPYA DASGUPTA (PAN BXKPD7626M/ AADHAAR 2964 6086 5425 / Mobile:- 8981581772) son of Sri Gautam Dasgupta ,by faith Hindu, by occupation Business, residing at 30/1/1, Doctor Lane, P.S. Taltala, P.O. Entally, Kolkata-700014, the proprietor of GAUTAM HEIGHTS , a sole proprietorship concern having its office at 35A,Creek Row,Kolkata-700 014, as our true and lawful attorney to do the acts, deeds ,matters and things herein after contained .

To look after and manage the property described in the Schedule hereunder written.

To deal and negotiate with the tenants /occupiers at the property described in the Schedule hereunder written.

To construct a multi storied building upon the land described in the Schedule hereunder written and for the purpose to appoint engineer, supplier, labour contractor, mistri/workmen etc.

To apply for quota for steel, cement, brick or any other building materials for the purpose of construction of the multi-storied building over the said land.

To negotiate with intending buyers of Flats/shops/garages pertaining to the Developer's Allocation i.e. except **Owner's Allocation** which consists of the following :-

- a) 50% constructed area on the Ground Floor of the proposed multi-storied building.
- b) Entire Second Floor of the proposed multi-storied building .
- c) 50% constructed area on the Third Floor of the proposed multi-storied building.
- d) 50% constructed area of the roof of the proposed multi-storied building .

To receive money from intending buyers of Flats/shops/garages pertaining to the Developer's Allocation (i.e. except our Allocation as stated above) either in cash /cheque/Draft/RTGS/NEFT and give good and valid receipt for the same.

To sign and enter into agreement for sale with the intending purchaser/purchasers of flats/shops/garages pertaining to the Developer's Allocation (i.e. except our Allocation as stated above .)

To sign and execute deed of conveyance on our behalf in respect of flats/shops/garages pertaining to the Developer's Allocation of the said premises (i.e. except our Allocation as stated above .)

To sign deed of amalgamation, deed of declaration, memorandum of understanding , deed of rectification, affidavit etc on our behalf .

To file, defend, any suit touching the said premises and for the purpose to sign, plaint, written statement, memorandum of appeal, affidavit, verification, declaration, Vokatnama or any other document needed for the purpose.

To represent us before any Court either civil or criminal, including the Hon'ble High Court Kolkata, Supreme Court Notary public etc.

To appear and represent us before any Government, semi Government or private offices including that of Kolkata Municipal Corporation and to sign in any letters, forms, site plan, building plan, revised plan , affidavit, declaration etc.

To sign and apply for Occupancy Certificate and also to take delivery of the same on our behalf.

To appear and represent us before the office of the Kolkata improvement trust, Kolkata metropolitan development authority, police, fire brigade, Calcutta Electric Supply Corporation, Kolkata Municipal Corporation, Airport Authority/Authorities or any other authority/authorities and sign any letters, forms, N.O.C., declaration, affidavits if necessary on our behalf.

To represent us before the Land Acquisition Collectorate or any other Government office or offices.

AND GENERALLY to do all other acts, deeds, matters and things that would be necessary from time to time and for which no explicit power is hereby given.

We agree to ratify and confirm all and whatsoever acts, deeds, lawfully done by my attorney by virtue of these present.

THE SCHEDULE ABOVE REFERRED TO :

DESCRIPTION OF THE PROPERTY

ALL THAT piece and parcel of land, measuring an area of 3 (Three) Cottah 1(One) Chittaks 11 (Eleven) Sq.Ft be the same a little more or less, along with a Two storied existing structure thereon admeasuring 3600 Sq. Ft (1800 Sq.Ft on each Floor) be the same a little more or less lying, situate, known and numbered as premises No, 38 A Durga Charan Doctor Road , Kolkata – 700014 , under P.S.- Taltala , within the Municipal limits of Ward No. 053 of the Kolkata Municipal Corporation , in the town of Kolkata and which is butted and bounded as under:

ON THE NORTH : By Premises No. 42 Doctor Lane

ON THE SOUTH : By Durga Charan Doctor Road

ON THE EAST : By premises No. 37 Durga Charan Doctor Road

ON THE WEST : By premises No. 39 Durga Charan Doctor Road

The Floor of the structure is made of cement .

The structure is more than 80 years old.

Handwritten signature

IN WITNESS WHEREOF We the said (1) SRI SOUMEN DUTTA (2) SRI JYOTIRMAY DATTA have hereunto set and subscribed our sign and seal on this 14th day of December, Two Thousand Twenty Two(2022).

SIGNED, SEALED AND DELIVERED

AT KOLKATA IN THE PRESENCE OF

1. Subjish Biswas
1737, Purba Jintee Road
Dum Dum, Kol - 70030.
2. Subrali Ghosh
49/A, Gurga Chann
Dolar Road 201 Kali-700014

1. Soumen Dutta
2. Jyotirmay Dutta

.....
EXECUTANTS

Soumen Dutta

I Accept the Power

Drafted by
Debasish Biswas
DEBASISH BISWAS
ADVOCATE
WB/1435/95
SEALDAH COURT

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name Souvik Dasgupta
Signature Souvik Dasgupta



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name Jyotirmay Laha
Signature Jyotirmay Laha



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name SOUMEN DUTTA
Signature Soumen Dutta



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name _____
Signature _____

Major Information of the Deed

Deed No :	I-1902-15050/2022	Date of Registration	14/12/2022
Query No / Year	1902-8003527688/2022	Office where deed is registered	
Query Date	14/12/2022 12:16:37 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	D BISWAS 6A, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8335920569, 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. 2/-	Rs. 1,15,71,000/-		
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]:- 190215044/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






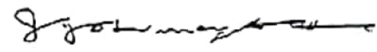
District: Kolkata, P.S:- Taltola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Charan Doctor Road, , Premises No: 38A, , Ward No: 053 Pin Code : 700014

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 1 Chatak 11 Sq Ft	1/-	91,41,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				5.0783Dec	1 /-	91,41,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3600 Sq Ft.	1/-	24,30,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3600 sq ft	1 /-	24,30,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SOUMEN DUTTA Son of Late SUPROKASH DUTTA Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	Photo  14/12/2022	Finger Print  LTI 14/12/2022	Signature  14/12/2022
408/2 Sahid Hemanta Kumar Bose Sarani, City:- Not Specified, P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx4L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office				
2	Name Mr JYOTIRMAY DATTA Son of Late SUDHANSHU DUTTA Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office	Photo  14/12/2022	Finger Print  LTI 14/12/2022	Signature  14/12/2022
38A DURGA CHARAN DOCTOR ROAD, City:- Not Specified, P.O:- ENTALLY, P.S:-Taltola, District:- Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx1H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office				



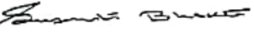
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	GAUTAM HEIGHTS 35A,CREEK ROW, City:- Not Specified, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 , PAN No.:: BXxxxxxx6M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOURPYA DASGUPTA (Presentant) Son of Mr GAUTAM DASGUPTA Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office	 Dec 14 2022 12:42PM	 LTI 14/12/2022	 14/12/2022
30/1/1,DOCTOR LANE, City:- Not Specified, P.O:- ENTALLY, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxx6M,Aadhaar No Not Provided Status : Representative, Representative of : GAUTAM HEIGHTS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss SUSMITA BHAKTA Daughter of Late P S BHAKTA 9,O P O STREET, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	14/12/2022	14/12/2022	14/12/2022
Identifier Of Mr SOURPYA DASGUPTA, Mr SOUMEN DUTTA, Mr JYOTIRMAY DATTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMEN DUTTA	GAUTAM HEIGHTS-2.53917 Dec
2	Mr JYOTIRMAY DATTA	GAUTAM HEIGHTS-2.53917 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMEN DUTTA	GAUTAM HEIGHTS-1800.00000000 Sq Ft
2	Mr JYOTIRMAY DATTA	GAUTAM HEIGHTS-1800.00000000 Sq Ft

On 14-12-2022

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:19 hrs on 14-12-2022, at the Office of the A.R.A. - II KOLKATA by Mr SOURPYA DASGUPTA ,.

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 1,15,71,000/-

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

Execution is admitted on 14/12/2022 by 1. Mr SOUMEN DUTTA, Son of Late SUPROKASH DUTTA, 408/2 Sahid Hemanta Kumar Bose Sarani, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Service, 2. Mr JYOTIRMAY DATTA, Son of Late SUDHANSHU DUTTA, 38A DURGA CHARAN DOCTOR ROAD, P.O: ENTALLY, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Others

Indetified by Miss SUSMITA BHAKTA, , , Daughter of Late P S BHAKTA, 9,O P O STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-12-2022 by Mr SOURPYA DASGUPTA, PROPRIETOR, GAUTAM HEIGHTS, 35A,CREEK ROW, City:- Not Specified, P.O:- ENTALLY, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014

Indetified by Miss SUSMITA BHAKTA, , , Daughter of Late P S BHAKTA, 9,O P O STREET, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 403413, Amount: Rs.100.00/-, Date of Purchase: 13/12/2022, Vendor name: S CHATTERJEE

fin

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2022, Page from 506024 to 506036
being No 190215050 for the year 2022.



Signature

Digitally signed by SATYAJIT BISWAS
Date: 2022.12.19 11:18:40 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/19 11:18:40 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

19/12/2022 Query No:-19028003527688 / 2022 Deed No :I - 190215050 / 2022, Document is digitally signed