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Certified that the document
 admitted to registration. The
 Signature Sheet and endorsement
 Sheet which are attached in this
 document are the part of this
 document

[Signature]
 A.D.S.R., Howrah.
 01 NOV 2019

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 01st day of
NOVEMBER, 2019.

BY & BETWEEN

[Signature]
 Dipali Mukherjee

2019

০২/১০/১৯

নং ১৪ জাঃ

শ্রী / শ্রীমতী শ্রীমতী - সুবর্ণা

ঠিকানা ২৭ নং - বৈষ্ণব

নং ২০০ টেকা ১ম

স্বাক্ষরভেদে নাম অরুণ সরকার

KNOW ALL
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অরুণ সরকার
 হাওড়া কালেক্টরেট
 হাওড়া কোর্ট কমপাউন্ড



Additional District Sub-Registrar
 Howrah

24 OCT 2018

03 NOV 2018

KNOW ALL MEN BY THESE PRESENTS, We, **Mrs. DIPALI MUKHERJEE** (**PAN - AKZPM1264B**) Wife Of Sri Subrata Mukherjee , by faith Hindu by occupation Housewife , residing at North Ghoshpara, P.O.- Ghoshpara, P.S. Formerly Bally, Nischinda at present, District Howrah, Pin- 711227, hereinafter referred to as the **PRINCIPALS**.

WHEREAS All that the piece and parcel of BASTU land containing an area measuring about 05 Cottahs 02 chittaks 22 sqft..be the same a little more or less together with old dilapidated R.T structure of 300 Sqft. standing thereon comprised within Mouja - Bally , JL NO. - 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station - Nischinda, District - Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, together with all right of easements, privileges and appurtenances attached to the property is the Subject Matter of this Power of Attorney, which is morefully described in the Schedule hereunder;

AND WHEREAS One Durgarani Ghosh, Wife Of Late Pradip Chandra Ghosh, Krishnarani Ghosh Wife Of Late Kartik Chandra Ghosh, and Snehalata Ghosh Wife Of Late Satish Chandra Ghosh jointly were the original owner of all the piece and parcel of BASTU land containing an area measuring about 09 Cottahs 14 chittaks 00 sqft. be the same a little more or less along with other properties comprised within Mouja - Bally , JL NO. - 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station - Nischinda, District - Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah.

AND WHEREAS the said Durgarani Ghosh, Krishnarani Ghosh ,and Snehalata Ghosh having their said property free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said property, absolutely

seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid rents before the competent office under Govt. Of West Bengal.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Durgarani Ghosh, Krishnarani Ghosh, and Snehalata Ghosh firstly by a registered Deed Of Sale on 21.04.1989, being no. 1600 in the year 1989 sold and transferred their entire ownership in the bastu land measuring about 02 Cottahs 04 chittaks 00 sqft. of Bastu land with the right of title, easements and other interests related or incidental thereto, to Sri Tushar Mukherjee and Smt Dipali Mukherjee and the said deed of Sale was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded as Being no.- 1600 for the year 1989 in the said office.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Durgarani Ghosh, Krishnarani Ghosh, and Snehalata Ghosh secondly by a registered Deed Of Sale on 27.06.1990, being no. 3022 in the year 1990 sold and transferred their entire ownership in the bastu land measuring about 04 Cottahs 02 chittaks 00 sqft. of Bastu land with the right of title, easements and other interests related or incidental thereto, to Smt. Ajanta Mukherjee and Smt. Dipali Mukherjee and the said deed of Sale was duly registered in the office of the District Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 77. Pages 192 to 198 as Being no.- 3022 for the year 1990 in the said office.

AND WHEREAS while Sri Tushar Mukherjee and Smt. Dipali Mukherjee absolutely seized, possessed and enjoyed the said 2 cottah 8 chittak of property jointly with absolute interest and in peaceful possession, Smt. Dipali Mukherjee out of her undivided half Share of totally obtained 2 cottah 8 chittak of property jointly by a registered Deed Of Gift on 25.09.1991, being no. 3944 in the year 1991 gifted and transferred her entire ownership

in the bastu land measuring about 01 Cottahs 04 chittaks 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Sri Tushar Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 70. Pages 232 to 238 as Being no.- 3944 for the year 1991 in the said office.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Durgarani Ghosh, Krishnarani Ghosh ,and Snehalata Ghosh Thirdly by a registered Deed Of Sale on 22.09.1995, being no. 3278 in the year 1995 sold and transferred their entire ownership in the bastu land measuring about 03 Cottahs 04 chittaks 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Sri Subrata Mukherjee and the said deed of Sale was duly registered in the office of the District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 70. Pages 285 to 291 as Being no.- 3278 for the year 1995 in the said office.

AND WHEREAS while Smt Ajanta Mukherjee and Smt.Dipali Mukherjee absolutely seized, possessed and enjoyed their owned the said 04 cottah 02 chittak of property jointly with absolute interest and in peaceful possession, Smt. Ajanta Mukherjee out of her undivided half Share of totally obtained 04 cottah 02 chittak of property jointly by a registered Deed Of Gift on 10.11.2003, being no. 7655 in the year 2003 gifted and transferred her entire ownership in the bastu land measuring about 02 Cottahs 01 chittaks 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Sri Tushar Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 169. Pages 54 to 58 as Being no.- 7655 for the year 2003 in the said office.

AND WHEREAS while Sri Tushar Mukherjee being partly owned and partly gifted obtained total 04 cottah 09 chittak of property which he absolutely seized, possessed and enjoyed the said 04 cottah 09 chittak of property with

absolute interest and in peaceful possession, and Sri Tushar Mukherjee out of his undivided Share of totally obtained 04 cottah 09 chittak of property by a registered Deed Of Gift on 08.12.2009, being no. 5612 in the year 2004 gifted and transferred his entire ownership in the bastu land measuring about 04 cottah 09 chittak 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Smt. Dipali Mukherjee and Smt. Ajanta Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 120. Pages 271 to 275 as Being no.- 5612 for the year 2004 in the said office.

AND WHEREAS while Sri Subrata Mukherjee having owned and obtained by the said Deed Of Sale from Durgarani Ghosh, Krishnarani Ghosh ,and Snehalata Ghosh total 03 cottah 04 chittak of property which he absolutely seized, possessed and enjoyed the said 03 cottah 04 chittak of property with absolute interest and in peaceful possession, and Sri Subrata Mukherjee out of his totally obtained 03 cottah 04 chittak of property by a registered Deed Of Gift on 02.11.2007, being no. 06701 in the year 2007 gifted and transferred his entire ownership in the bastu land measuring about 03 cottah 04 chittak 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Smt. Dipali Mukherjee and Smt. Ajanta Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4. Pages 2795 to 2785 as Being no.- 06701 for the year 2007 in the said office.

AND WHEREAS thus said Smt. Ajanta Mukherjee and Smt Dipali Mukherjee after obtaining such gifted and/or purchased property jointly reserved the bastu land measuring about 11 cottah 15 Chittak of bastu land each having $\frac{1}{2}$ of the share in the said property , specifically having 05 cottah 02 Chittak 22.5 sqft. More or less, each with the right of title , easements and other interests related or incidental thereto and having their said property free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights

in the said property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid rents before the competent office under Govt. Of West Bengal.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Smt. Dipali Mukherjee for the convenience of use and on mutual consent by a registered Deed Of Gift on 22.04.2015, being no. 01938 in the year 2015 gifted out her ownership in the bastu land measuring about 02 Cottahs 09 chittaks 11 sqft. More or less , with the right of title , easements and other interests related or incidental thereto, comprised within Mouja – Bally , JL NO. – 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station – Nischinda, District – Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah. to Smt. Ajanta Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4, Pages 5589 to 5606 as Being no.- 01938 for the year 2015 in the said office.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Smt. Ajanta Mukherjee for the convenience of use and on mutual consent by a registered Deed Of Gift on 22.04.2015, being no. 01939 in the year 2015 gifted out her ownership in the bastu land measuring about 02 Cottahs 09 chittaks 11 sqft. More or less , with the right of title , easements and other interests related or incidental thereto, comprised within Mouja – Bally , JL NO. – 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station – Nischinda, District – Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah. to Smt. Dipali Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah

and is recorded in Book No. 1 CD Volume No. 4, Pages 5607 to 5622 as Being no.- 01939 for the year 2015 in the said office.

AND WHEREAS the said Smt. Dipali Mukherjee after such Gift of the bastu land measuring about 02 Cottahs 09 chittaks 11 sqft. More or less, and reserving her ownership of the bastu land measuring about 02 Cottahs 09 chittaks 11 sqft. More or less, became the absolute owner of the bastu land measuring about 05 Cottahs 02 chittaks 22 sqft. More or less, with the right of title, easements and other interests related or incidental thereto and having their said property free from all encumbrances, charges etc. and also having fully transferable right, like interest and ownership Easements and other rights in the said property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from others and also mutated in her name as owner and occupier with rayati stitibum interest in the RS record of right and duly paid rents before the competent office under Govt. Of West Bengal and duly paid rents before the competent office under Govt. Of West Bengal.

AND WHEREAS being desirous to get more profit from their said property, the PRINCIPALS / OWNERS herein have decided to construct a new multi-storied building upon their said property, but due to lack of technical knowhow and stringency of finance, were in search of a good, experience and financially capable Developer, who could do the needful construction over their said property.

AND WHEREAS since we are not technically expert to undertake the construction ourselves we resorted to take proper assistance of the Promoters/ Developer having sound financial stability and technical knowledge.

AND WHEREAS in the meantime the parties of the second part/ Developer

namely **TIRUPATI CONSTRUCTIONS (PAN - AAMFT8486B)**, a partnership firm having its office at "SRISHTI", Netaji Subhas Road, Bally Ghoshpara, P.O. Ghoshpara, P.S. Nischinda, District - Howrah, Pin- 711227, being represented by its partners, **(1) SRI DEBASISH CHATTERJEE (PAN - ACKPC0262A)** son of late Bisweswar Chatterjee, **(2) ABHISHEK CHATTERJEE (PAN - APYPC0946C)** son of Sri Dhiman Chatterjee and **(3) MISS. DYUTI CHATTERJEE (PAN - BOXPC9118P)** daughter of Sri Debasish Chatterjee, all by faith Hindu by occupation Business all residing at 22, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah 711227 approached me and made a proposal to develop the said property by way of construction of the said new building in accordance with the sanctioned plan by arranging financial resources from his own side.

AND WHEREAS on the basis of such approach, the developer being experienced in developing has agreed to develop the said property at his own cost and accordingly we being the Principals / joint owners and occupiers of the aforesaid and schedule mentioned property we have executed and registered an Agreement for Development dated 01.11.2019, which has been registered before the A.D.S.R. Howrah, Vide Book No.1, Deed No: 8508 for the year 2019 with **TIRUPATI CONSTRUCTIONS (PAN - AAMFT8486B)**, a partnership firm having its office at "SRISHTI", Netaji Subhas Road, Bally Ghoshpara, P.O. Ghoshpara, P.S. Nischinda, District - Howrah, Pin- 711227, being represented by its partners, **(1) SRI DEBASISH CHATTERJEE (PAN - ACKPC0262A)** son of late Bisweswar Chatterjee, **(2) ABHISHEK CHATTERJEE (PAN - APYPC0946C)** son of Sri Dhiman Chatterjee and **(3) MISS. DYUTI CHATTERJEE (PAN - BOXPC9118P)** daughter of Sri Debasish Chatterjee, all by faith Hindu by occupation Business all residing at 22, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah 711227 as parties of the second part of the said Agreement for Development which is treated as part and parcel of this Power of Attorney.

Dipali Mukherjee

NOW KNOWN BY ALL MEN by these presents that we, the above named Appointers / Owners / First Part do hereby nominate, constitute and appoint **TIRUPATI CONSTRUCTIONS (PAN - AAMFT8486B)**, a partnership firm having its office at "SRISHTI", Netaji Subhas Road, Bally Ghoshpara, P.O. Ghoshpara, P.S. Nischinda, District - Howrah, Pin- 711227, being represented by its partners, **(1) SRI DEBASISH CHATTERJEE (PAN - ACKPC0262A)** son of late Bisweswar Chatterjee, **(2) ABHISHEK CHATTERJEE (PAN - APYPC0946C)** son of Sri Dhiman Chatterjee and **(3) MISS. DYUTI CHATTERJEE (PAN - BOXPC9118P)** daughter of Sri Debasish Chatterjee, all by faith Hindu by occupation Business all residing at 22, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah 711227 as our true and lawful ATTORNEYS in our names and on our behalf to do inter alia the following acts, deeds and things in respect of our property of All that the piece and parcel of BASTU land containing an area measuring about 05 Cottahs 02 chittaks 22 sqft..be the same a little more or less together with old dilapidated R.T structure of 300 Sqft. standing thereon comprised within Mouja - Bally , JL NO. - 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station - Nischinda, District - Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, together with all right of easements, privileges and appurtenances attached to the property, mentioned in the Schedule hereunder in the manner as follows;

1. To develop, construct multi-storied building at the Schedule mentioned landed property i.e. All that the piece and parcel of BASTU land containing an area measuring about 05 Cottahs 02 chittaks 22 sqft..be the same a little more or less together with old dilapidated R.T structure of 300 Sqft. standing thereon comprised within Mouja - Bally , JL NO. - 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station - Nischinda, District - Howrah, within the limit of Bally Nischinda Gram

Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, together with all right of easements, privileges and appurtenances attached to the property is the Subject Matter of this Power of Attorney, which is morefully described in the Schedule hereunder.

2. To sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all messuages tenement hereditaments premises or any part thereof and also take possession.
3. To engage Engineer, L.B.S. Designer, Masons, Architect, Lawyer, Labours and any other kind of technical know-how for the purpose of erection of the said construction and / or project at the said premises, for and on behalf the owner Company.
4. To demolish the existing structures, if any and at all and remove the same by way of sale or otherwise and to realize sale proceeds thereof.
5. To amalgamate any other adjacent property with the schedule mentioned property and to execute and register necessary Deed of Amalgamation and also execute and register any other Deed or Deeds which are necessary for the purpose of development of the schedule mentioned property on our behalf before the final handover of the building to the Land owner.
6. To pay tax, revenue, effect mutation if not done, as well as to deposit sanction fees and to take all steps necessary to be taken by us from Howrah Zilla Parishad or Panchayet office for the purpose of raising the construction at out above mentioned property.
7. To receive consideration money or earnest money or deposit in respect of newly constructed building / buildings and also to realize and

obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient and effectual receipts in respect of Developer's allocation only.

8. To ask, demand, sue for recovery and receipt from all and every persons, firms, land acquisition, collectors, State of West Bengal, Central Government, Bodies or Public Bodies or Corporate whom it doth shall or may concern all sums of money debits dues goods effects and things of whatsoever nature.
9. To present and execute all sale deeds and / or agreements relating to and / or in respect of any transfer assignment or Sale or Gift of any portion or portions of newly constructed building so far as Developer's allocation is concerned or any other portion or of the new proposed building to the appropriate authority of Registration and to appear and represent for the said property before such authority and to admit execution for the Registration of such deeds and / or documents and to deliver the same to the concerned transferee and / or appoint to any such person / persons by way of registration of such documents or deeds or instruments and / or to do all such acts, deeds and things as may be fit and proper for the greater interest of ourselves and on our behalf.
10. To make, prepare or cause to be made or prepared all/any sketches, plans, applications and all other papers or documents as may be necessary and / or required for the purpose of construction and/or in reconstruction with and/or relating to the construction and/or erection of building in or upon the land comprised in the said premises or any part of any portion whereof which is to be made, signed, sealed, executed, affirmed, endorsed, verified, and delivered for the said purpose on our behalf.

11. To sign, seal, execute, affirm and endorse, verify and deliver all or any such schemes applications, and all others papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or relating to the construction and/or reconstruction and/or erection of building/buildings in or upon the said land or said premises any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed verified, and delivered for the said purpose on our behalf.
12. To get back or receive the scheme for construction or building/buildings in or upon the said land/premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water connection, drains, and/or sewage connection (to be submitted for being sanctioned by Howrah Zilla Parishad or Improvement Trust or Fire Brigade Authorities) on our behalf.
13. To obtain sanction building plan in the name of the Developers and to observe all the formalities before Howrah Zilla Parishad, Settlement Department, Urban Land Ceiling Department and all other statutory authorities like W.B.S.E.E.B. Calcutta Telephones etc. for and our behalf.
14. To make over, submit file and deliver on such schemes, applications and/or all other papers and all documents which may be necessary and/or required for any of the said purpose relating to the construction in the said premises before the Howrah Zilla Parishad, Improvement Trust, Fire Brigade Authority, competent authority under the urban land (Ceiling & Regulation) act, 1976, WBSEDCL, Police Authorities, Insurance company, or any other judicial, administrative or Revenue Authority, State or Central Govt. Authority/Authorities or any other local or public authority/Authorities or any of the aforesaid schemes sanctioned as

aforesaid and to make, sign, seal, execut, affirm, endorse verify, and deliver for the said purpose on our behalf.

15. To make correspondences, negotiate with staffs of Howrah Zilla Parishad and other authorities and even with the intending Buyers / Purchasers for the Purpose of Booking of the Flats / Units / Spaces etc. and to take and / or accept consideration either in part or in entirely in respect of the Developer's allocation as per Development Agreement dated...*01.11.2019*... Being No..*8508*.., for the year 2019 and registered in the office of the Additional District Sub Register at Howrah.
16. To confirm and execute any Deed/Deeds of Sale as Vendors or otherwise for recognizing and acknowledging the right of the Developer in selling the constructed area along with undivided land share in respect of Developer's allocation in favour of the intending purchaser / purchasers.
17. To represent us before all Government, Semi- Government, Statutory Authorities and other Private and Public Sectors as men in possession with right to develop the property with further right to represent the owner Company on the strength of the Power of Attorney hereby given.
18. To pay and/or to receive refund of the excess amount of fees, if any paid for such development purpose aforesaid in our name and on our behalf.
19. To settle all local, political and / or any other disputes in respect of the said property at the time of execution construction work for and on their behalf.
20. To engage lawyer, advocate, solicitor, attorney, barrister, clerk; mohorar, authorizes representatives for acting in connection with the owner Company above mentioned property.
21. To initiate, defend all suits, cases, proceeding in Courts including Civil, Criminal Administrative, Original Side, Appellate Side, Hon'ble High Court, Calcutta and even to the Supreme Court of India, Tribunals, Local Authority, Government, Semi-Government

Dipali Mukherjee

Department and Private and Public Sectors / Departments Company, Trust, Partnership Firm, Registered and Unregistered Society for and on our behalf.

22. To settle all disputes either with the neighbours, local club if any for and on our behalf.
23. To enter into any agreement for sale in the said building for betterment and benefits of the family with any person or persons or any company as will be required and proper and fit on our behalf in respect of developer's allocation.
24. To enter into any, execute, resing contract with any person /persons, firms or company or corporation for and/or to modify and cancel and/or registration of all or any documents, instruments, power, development agreement with embodying any terms and conditions as will be required and fit and proper and to receive consideration or deposit therefore and grant valid receipt and discharge therefore on our behalf in respect of area for the developer's allocation only.
25. To execute and register Deeds on ownership basis or otherwise in respect of the Developer's allocation mentioned in Development Agreement dated 01.11.2019 Being No. 8508 for the year 2019 and registered in the office of the Additional District Sub-Register at Howrah and to represent the principals being Vendors in the said deed / deeds.
26. To accept consideration money including advance, consideration, attend registry office, execute documents and to deliver possession of the property (Flats / Shops / Garrage / Space etc.) to the intending Purchasers for and on behalf of the Principals in respect of the Developers allocation.

Dipali Mukherjee

27. To obtain all licenses requires therefore in case of necessity and other necessary as and when the same required for and on our behalf.
28. To receive notices letters and the correspondences in our names and to reply the same and also appreciate the same.
29. To take electric, water, telephones, gas and other required facilities for each Flats / Units / Spaces etc. if necessary at all.
30. To manage, control, supervise and maintain the said property and to develop and dispose of the same as per terms of the original Development Agreement.
31. To receive and refund any amount from and / or to any persons against proper receipts for and on our behalf.
32. To sign and verify complaints, written statements, petitions, objections, swear affidavit, adduce evidences and appear before all statutory bodies, Government or Semi-Government Departments and all Courts and also to compromise and compound settle and adjust all disputes with all or any person / persons whomsoever.
33. To submit and defend all legal proceedings, administrative proceeding, administrative proceedings or any other proceeding in connection with the raisings of construction work and transferring of the property and delivery of possession for and on our behalf.
34. To submit any revised plan, deposit fines, file as made plan and to execute in case of necessity of Deed of Declaration, Deed of Rectification or any other instruments in order to convey the intending purchasers / Buyers a perfect title in the property for and on our behalf.

35. To obtain any refund of stamp duty, court fees or any other amount from anybody or any Government Departments or any other organization of our said property on behalf of the PRINCIPALS.
36. To from any company or owners association and to give assistance to the flats owners etc. and / or maintenance work of the newly constructed masonry building in the said property for and on our behalf.
37. All that receivable by/ payable to the principals must be paid to the principals, if any.
38. This Power of Attorney will be cancelled automatically after completion of the total process i.e. selling out the flats/portion o the Developer's allocation after completion of the total project.
39. To make any other supplementary Power of Attorney relating to the Schedule Mentioned Property if required.
40. This Power of Attorney is revocable by nature.

AND GENERALLY TO DO all acts, deeds, matters, things for smooth, execution and discharge of the said Development process according to the respective shares and the owners hereby ratify and confirm and agree to ratify and confirm all and whatsoever that the said Attorneys shall do or cause to be done by virtue of this power.

SCHEDULE ABOVE REFERRED TO

ALL THAT All that the piece and parcel of BASTU land containing an area measuring about 05 Cottahs 02 chittaks 22 sqft..be the same a little more or less together with old dilapidated R.T structure of 300 Sqft. standing thereon comprised within Mouja - Bally , JL NO. - 14, *appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at*

North Ghoshpara, under Police Station - Nischinda, District - Howrah, within the limit of Bally Nischinda Gram Panchayat, Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, which is butted and bounded in the manner as follow :

On the North : Property Of Sri Santosh Ghosh;

On the South : Property of Smt. Ajanta Mukherjee;

On the East : 17 Feet Wide Panchayet Road;

On the West : Panchayet Drain.

IN WITNESS WHEREOF We , the Executant , do hereby sign, seal, put signature etc. with sound health and sound mind and without force or coercion, on this day of 01st of NOVEMBER in the year 2019 in the presence of :

Dipali Mukherjee

Witnesses

1) Sudhansu Mukherjee
Manish Prasad Mukherjee
P.O. Ghoshpara, Howrah
Pin - 711227

Dipali Mukherjee
(Signature of the Executant)

2) Sujit Datta
Ghoshpara
Bally Howrah

TIRUPATI CONSTRUCTIONS
Dipali Mukherjee
Partner

TIRUPATI CONSTRUCTIONS
Sujit Datta
Partner

TIRUPATI CONSTRUCTIONS
Sujit Datta
Partner

(Signature of the Attorney)

Drafted and prepared

In my office ,












Arnav Kumar Neogi
F11602/1473/2016
Arnav Kumar Neogi

Advocate.












Bar Association Room No. 2

High Court Calcutta.










FINGER PRINT FORM

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Depali Mukherjee

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Dyali Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIPALI MUKHERJEE

DURGADAS GANGULY

15/03/1956

Permanent Account Number

AKZPM1264B

Dipali Mukherjee

Signature



04012011

Dipali Mukherjee

Dipali Mukherjee

इस कार्ड को खोलें, यदि यह कृपया सुरक्षित करें, लॉटरी
आयकर सेन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चैंबर,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Dipali Mukherjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/19126/00671

To
দিপালী মুখার্জী
DIPALI MUKHERJEE
W/O Subrata Mukherjee
MANIK BANERJEE SARANI
NORTH GHOSH PARA
Bally Jagachha
Ghoshpara
Haora
West Bengal 711227
24854220
MN248542200FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6829 1400 9749

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

দিপালী মুখার্জী
DIPALI MUKHERJEE
পিতা : দুর্গাদাস গাঙ্গুলী
Father: DURGADAS GANGULY
জন্ম : ১৯৫৬ / Year of Birth : 1956
মহিলা / Female



6829 1400 9749

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
W/O সুব্রত মুখার্জী, মানিক
ব্যানার্জী সরনী, উঃ ষোষ পাড়া,
বালী জগাছা, ঘোষণাড়া, হাওড়া,
পশ্চিমবঙ্গ, 711227

Address:
W/O Subrata Mukherjee, MANIK
BANERJEE SARANI, NORTH
GHOSH PARA, Bally Jagachha,
Ghoshpara, Haora, West Bengal,
711227

6829 1400 9749



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Dipali Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMFT8486B

नाम / Name
TIRUPATI CONSTRUCTIONS



निगमन/गठन की तारीख
Date of Incorporation / Formation
01/09/2016

30092017

TIRUPATI CONSTRUCTIONS

Debi Chatterjee
Partner

TIRUPATI CONSTRUCTIONS

Abhishek Chatterjee
Partner

TIRUPATI CONSTRUCTIONS

Sukh Chatterjee
Partner

स्थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACKPC0262A



नाम /NAME

DEBASISH CHATTERJEE

पिता का नाम /FATHER'S NAME

BISWESSHAR CHATTERJEE

जन्म तिथि /DATE OF BIRTH

08-01-1964

हस्ताक्षर /SIGNATURE

Debasish Chatterjee

Debas

आयकर आयुक्त, प.मं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Debasish Chatterjee



भारत सरकार

Government of India

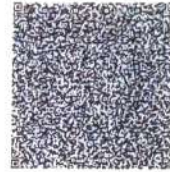
Enrollment No.: 0640/63112/00070

To
Debasish Chatterjee
C/O Bisweshar Chatterjee
22 NETAJI SUBHAS SARANI GHOSHPARA NORTH
GHOSHPARA
Bally Jagachha
Ghoshpara
Bally Jagachha Howrah
West Bengal 711227
9830162209

11/11/2012
169349196



ME693491969FH



आपका आधार क्रमांक / Your Aadhaar No. :

9895 2245 0156

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Debasish Chatterjee
DOB : 08/01/1964
Male



9895 2245 0156

मेरा आधार, मेरी पहचान

Debasish Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHISHEK CHATTERJEE
DHIMAN CHATTOPADHYAY
06/06/1989

1637
17
94292

Permanent Account Number

APYPC0946C

Abhishek Chatterjee

Signature



Abhishek Chatterjee



भारत सरकार
GOVERNMENT OF INDIA



অভিষেক চ্যাটার্জী
Abhishek Chatterjee
পিতা : ধীমান চ্যাটার্জী
Father : Dhiman Chatterjee
জন্ম সাল / Year of Birth : 1989
পুরুষ / Male



4599 2281 3511

সাধারণ - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O ধীমান চ্যাটার্জী, বাইশ,
নেতাজী সুভাষ সরনী, বালী
ঘোষপাড়া নর্থ, বালী ঘোষপাড়া নর্থ,
হাওড়া, পশ্চিমবঙ্গ, 711227

Address:

S/O Dhiman Chatterjee, 22,
NETAJI SUBASH SARANI,
BALLY GHOSH PARA
NORTH, NORTH GHOSH
PARA, Anandanagar, Habra,
West Bengal, 711227

1947
1600 160 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Abhishek Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

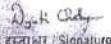
BOXPC9118P



नाम / Name
DYUTI CHATTERJEE

पिता का नाम / Father's Name
DEBASISH CHATTERJEE

जन्म की तारीख / Date of Birth
10/04/1996


हस्ताक्षर / Signature



25072017

Dyuti Chatterjee



भारत सरकार
GOVERNMENT OF INDIA

দুতি চাটজী
Dyuti Chatterjee
পিতা : দেবশীষ চাটজী
Father : Debasish Chatterjee
জন্ম সাল / Year of Birth : 1996
মহিলা / Female

9733 8206 2906

স্বাক্ষর - সাধারণ মানবের অধিকার

Dyuti Chatterjee

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
D/O দেবশীষ চাটজী, - নেতাজী
দুডার সরনী, ঘোষপাড়া নর্থ,
ঘোষপাড়া নর্থ, হাওড়া, পশ্চিমবঙ্গ,
711227

Address:
D/O Debasish Chatterjee,
22, NATAJISUBHASH
SARANI- GHOSH PARA
NORTH-, NORTH GHOSH
PARA, Ariandanagar, Haora,
West Bengal, 711227



1987

1987

www.uidai.gov.in

P.O. Box No. 1987



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

NCS1787175



নির্বাচকের নাম : দ্যুতি চ্যাটার্জী

Elector's Name : Dyuti Chatterjee

পিতার নাম : দেবশীষ চ্যাটার্জী

Father's Name : Debasish Chatterjee

লিঙ্গ/Sex : স্ত্রী / F

জন্ম তারিখ : 10/08/1996

Date of Birth

NCS1787175

ঠিকানা:

এস. এস. সরানী ওঃ ঘোষপাড়া, বালী (সিটি),
নিশিন্দা, হাওড়া-711227

Address:

N. S. SARANI NORTH GHOSH PARA, BALLY
(C.T), NISCHINDA, HOWRAH-711227

Date: 07/01/2018

184 - কোমজুর নির্বাচন ক্ষেত্রে নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Electoral
Registration Officer for

184 - Domjur Constituency

বিজ্ঞপ্তি পরিবর্তন হলে সংক্রান্ত বিজ্ঞপ্তি
কোমজুর ও এরই নথির নকল সহ
পরিচয়পত্র পাওয়ার
জন্য নির্বাচন ক্ষেত্রের
সমস্ত ঠিকানা
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

271 / 199

Dyuti Chatterjee

Major Information of the Deed

Deed No :	I-0502-08516/2019	Date of Registration	01/11/2019
Query No / Year	0502-1000228136/2019	Office where deed is registered	
Query Date	01/11/2019 2:12:42 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	A NEOGI Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9699999999, 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. 1,50,000/-	Rs. 41,73,200/-		
Stampduty 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]:- 050208508/2019		

Land Details :



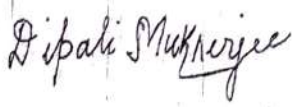
District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), Pin Code : 711201

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3028	RS-2866	Bastu	Bastu	5, Katha 2 Chatak 22 Sq Ft	1,00,000/-	40,83,200/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.5067Dec	1,00,000 /-	40,83,200 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	50,000/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	50,000 /-	90,000 /-	




Principal Details :



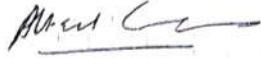
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Dipali Mukherjee Wife of Mr Subrata Mukherjee Executed by: Self, Date of Execution: 01/11/2019 , Admitted by: Self, Date of Admission: 01/11/2019 ,Place : Office	 01/11/2019	 LTI 01/11/2019	 01/11/2019
NORTH GHOSHPARA, P.O:- Anandanagar, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKZPM1264B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/11/2019 , Admitted by: Self, Date of Admission: 01/11/2019 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Tirupati Construction Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 , PAN No.: AAMFT8486B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debasish Chatterjee (Presentant) Son of Late Bisweswar Chatterjee Date of Execution - 01/11/2019, , Admitted by: Self, Date of Admission: 01/11/2019, Place of Admission of Execution: Office	 Nov 1 2019 2:27PM	 LTI 01/11/2019	 01/11/2019
22, Netaji Subhas Road, Bally Ghoshpara, P.O:- Anandanagar, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACKPC0262A,Aadhaar No Not Provided Status : Representative, Representative of : Tirupati Construction (as Partner)				

Name	Photo	Finger Print	Signature
Mr Abhishek Chatterjee Son of Late Dhiman Chatterjee Date of Execution - 01/11/2019, , Admitted by: Self, Date of Admission: 01/11/2019, Place of Admission of Execution: Office	 <small>Nov 1 2019 2:28PM</small>	 <small>LTI 01/11/2019</small>	 <small>01/11/2019</small>

22, Netaji Subhas Road, Bally Ghoshpara, P.O:- Anandanagar, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APYPC0946C, Aadhaar No Not Provided Status : Representative, Representative of : Tirupati Construction (as Partner)

Name	Photo	Finger Print	Signature
Mrs Dyuti Chatterjee Daughter of Mr Debasish Chatterjee Date of Execution - 01/11/2019, , Admitted by: Self, Date of Admission: 01/11/2019, Place of Admission of Execution: Office	 <small>Nov 1 2019 2:29PM</small>	 <small>LTI 01/11/2019</small>	 <small>01/11/2019</small>

22, Netaji Subhas Road, Bally Ghoshpara, P.O:- Anandanagar, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BOXPC9188P, Aadhaar No Not Provided Status : Representative, Representative of : Tirupati Construction (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHAJIT KOLEY Son of Mr L KOLEY HOWRAH, P.O:- HOWRAH, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101	 <small>01/11/2019</small>	 <small>01/11/2019</small>	 <small>01/11/2019</small>

Identifier Of Mrs Dipali Mukherjee, Mr Debasish Chatterjee, Mr Abhishek Chatterjee, Mrs Dyuti Chatterjee

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Dipali Mukherjee	Tirupati Construction-8,50667 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mrs Dipali Mukherjee	Tirupati Construction-300.00000000 Sq Ft

Endorsement For Deed Number : I - 050208516 / 2019

On 01-11-2019

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

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

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

Presented for registration at 13:58 hrs on 01-11-2019, at the Office of the A.D.S.R. HOWRAH by Mr Debasish Chatterjee .

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 41,73,200/-

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

Execution is admitted on 01/11/2019 by Mrs Dipali Mukherjee, Wife of Mr Subrata Mukherjee, NORTH GHOSHPARA, P.O: Anandanagar, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession House wife

Identified by Mr SUBHAJIT KOLEY, , Son of Mr L KOLEY, HOWRAH, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-11-2019 by Mr Debasish Chatterjee, Partner, Tirupati Construction, Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Identified by Mr SUBHAJIT KOLEY, , Son of Mr L KOLEY, HOWRAH, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-11-2019 by Mr Abhishek Chatterjee, Partner, Tirupati Construction, Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Identified by Mr SUBHAJIT KOLEY, , Son of Mr L KOLEY, HOWRAH, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-11-2019 by Mrs Dyuti Chatterjee, Partner, Tirupati Construction, Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Identified by Mr SUBHAJIT KOLEY, , Son of Mr L KOLEY, HOWRAH, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1 Stamp: Type: Impressed, Serial no 54, Amount: Rs.100/-, Date of Purchase: 01/11/2019, Vendor name: Arun Sarkar

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. HOWRAH

Howrah, West Bengal

ificate of Registration under section 60 and Rule 69.

.registered in Book - I

Volume number 0502-2019, Page from 294778 to 294814
being No 050208516 for the year 2019.



Digitally signed by KAUSTAVA DEY
Date: 2019.11.05 11:20:01 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 05-11-2019 11:19:07
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)