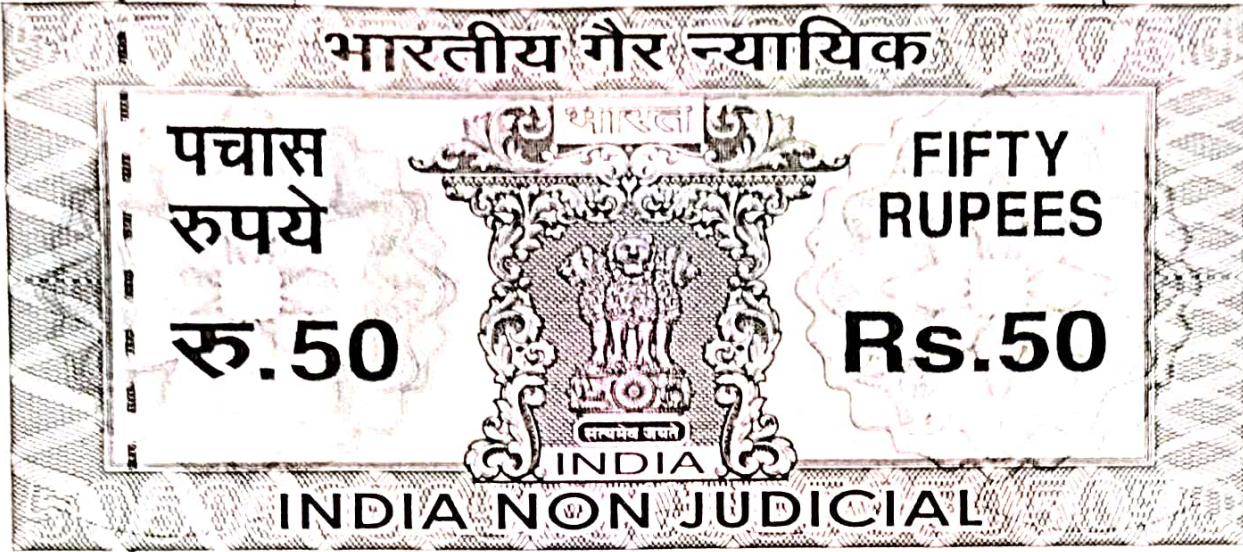


00639/21

I 00636/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 457611

Certified that the document is admitted to registration in accordance with the provisions of the Act and the document is the original of this document.

[Signature]
District Sub-Registrar-II
Alipore, South 24-parganas

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

Know all men by these present that SRI SANJAY KUMAR SHAW (PAN-ALAPS8253J) (AADHAAR NO. 779409641134) (Mobile No.9831013306), son of Sri Lal Chand Shaw, by Religion Hinduism, by Occupation-Business, by Nationality Indian, residing at 9/5, Temple Street, P.O. Princep Street, P.S. Bowbazar, Kolkata -700072, do hereby nominate, constitute and appoint M/S. GAMMA BUILDERS (PAN-AAWFG1386M), a Partnership Firm having its office at 73A, Ganesh Chandra Avenue, 1st Floor, P.O. Dharamtalla Street, P.S. Bowbazar, Kolkata -700013, represented by one its Partner namely MR. SHOURYA SHAW (PAN - GCDPS0540A) (AADHAAR NO. 675137563375), son of Mr Sanjay Kumar Shaw, by Faith Hindu, by Occupation- Business, by Nationality- Indian, residing at 9/5, Temple Street, P.O. Princep Street, P.S. Bowbazar, Kolkata -700 072 to be my true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for us and on our behalf.

1 FEB 2021

No. 1765 Pa-50/- Date

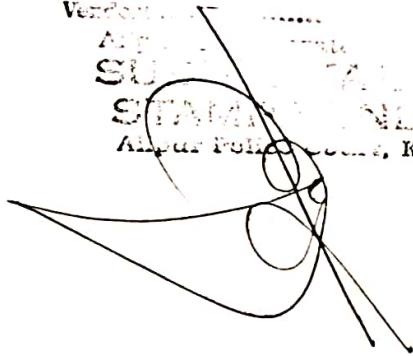
Name: Bodhisatwa Bose.

Address:

Vendor:

Advocate
Alipur Police Court
Kolkata - 27

Alipur Police Court, Kolkata
SU
STAMP
Alipur Police Court, Kolkata



District Sub-Registrar-III
Alipore, South 24 Parganas

09 FEB 2021

Identified by: —
Bodhisatwa Bose
(Advocate)
Alipore Police Court
Kof-27

WHEREAS I am the sole and absolute owners of ALL THAT piece and parcel of bastu land measuring 05 Cottahs 15 Chittaks 25 Sq.ft. together with 900 sq.ft. RTS structure standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC Premises no. 3581, Nayabad and Assessee No. 311090872891, Kolkata-700099, under Ward no.109, District 24 Parganas South the description of which are fully and particularly referred in the Schedule hereunder;

AND WHEREAS I have executed an Agreement for Development registered in D.S.R.III at Alipore, South 24 Parganas on 09, 02, 21 vide Deed No. 631 /2021 of my property known as ALL THAT piece and parcel of bastu land measuring 05 Cottahs 15 Chittaks 25 Sq.ft. together with 900 sq.ft. RTS structure standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC Premises no. 3581, Nayabad and Assessee No. 311090872891, Kolkata-700099, under Ward no.109, District 24 Parganas South with M/S. GAMMA BUILDERS (PAN-AAWFG1386M), a Partnership Firm having its office at 73A, Ganesh Chandra Avenue, 1st Floor, P.O. Dharamtalla Street, P.S. Bowbazar, Kolkata -700013, represented by one its Partner namely MR. SHOURYA SHAW (PAN - GCDPS0540A) (AADHAAR NO. 675137563375), son of Mr Sanjay Kumar Shaw, by Faith Hindu, by Occupation- Business, by Nationality- Indian, residing at 9/5, Temple Street, P.O. Princep Street, P.S. Bowbazar, Kolkata -700 072 developer herein.

S. K. Shaw

AND WHEREAS due to my personal reasons and preoccupation it has become difficult for me to look after the affairs of my above property personally and hence these presents;

1. To enter into the said premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.
2. To apply before the Kolkata Municipal Corporation and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for the construction of the new building at the said premises as per the Development Agreement and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary and as

the said Attorney shall think and deem fit and proper after submission of the original plans.

3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the Completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL and/or other authorities for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect. ✓
4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges, however, the owner shall not be responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers, and the contractors nor shall bear any liability whatsoever. ✓
5. To apply for and obtain steel, bricks, cements and other construction materials in our names and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owner either financially or otherwise. ✓
6. To sign, execute, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said premises on account of the owner of the said premises without making any liability upon the owner. ✓
7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons including the Kolkata Municipal Corporation in respect of the said premises. ✓
8. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.

9. To pay all outgoings, including Kolkata Municipal Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.
10. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owner liable therefore.
11. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof and compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding as aforesaid before any civil or criminal court, provided however the Developer shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.
12. To sign, verify, declare, and/or affirm plaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision, review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said premises.
13. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.
14. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of flats etc. along with proportionate share of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises. It is made clear that possession to the intending purchaser shall not be made until the owner's allocation is delivered.
15. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest

and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.

16. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by me or by my Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated 9.02.21.

17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only after handing over possession of the entire owner's allocation to the owner in the said building together with the common areas as mentioned in the development dated 9.02.21.

18. To receiver all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car parking spaces in the Said Building in respect of the developer's allocation only.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which I myself could have done lawfully under my own hand and seal if personally present AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

P. K. Shaw

SCHEDULE
(SAID PREMISES)

ALL THAT piece and parcel of bastu land measuring 05 Cottahs 15 Chittaks 25 Sq.ft. together with 900 sq.ft. RTS structure cement flooring standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC Premises no. 3581, Nayabad and Assessee No. 311090872891, Kolkata-700099, under Ward no.109, District 24 Parganas South, his property is butted and bounded as follows:-

ON THE NORTH : By land of Sri Manoj Kumar Shaw;
ON THE SOUTH : By 25 ft wide KMC road;
ON THE EAST : By 47 feet wide K.M.C. Road;
ON THE WEST : By 16 feet wide K.M.C. Road;

WITNESS WHEREOF we hereby execute this General Power of Attorney on this the 9th day of Feb 2021.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. Sankim Kundal
Alipore Police Court
10/27

2. Bodhisatwa Basu
Alipore Police Court
10/27

S. K. Shaw
(Sri Manoj Kumar Shaw)

EXECUTANT

GAMMA BUILDERS

Rayalhan
Partner

ATTORNEY

Drafted By:

Bodhisatwa Basu

BODHISATWA BASU

(ADVOCATE)

Enrl No. WB/2138/2009

Alipore Police Court

Kolkata- 700 027

Major Information of the Deed

Deed No :	I-1603-00636/2021	Date of Registration :	09/02/2021
Query No / Year	1603-8000296943/2021	Office where deed is registered	
Query Date	09/02/2021 11:29:37 AM		1603-8000296943/2021
Applicant Name, Address & Other Details	Bodhisatwa Basu Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777290339, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,29,83,186/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160300631/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



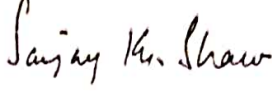
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3581, , Ward No: 109 Pin Code : 700099

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	5 Katha 15 Chatak 25 Sq Ft	1/-	1,27,13,186/-	Width of Approach Road: 47 Ft., , Project Name :
Grand Total :				9.8542Dec	1 /-	127,13,186 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		900 sq ft	1 /-	2,70,000 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SANJAY KUMAR SHAW (Presentant) Son of Shri Lal Chand Shaw Executed by: Self, Date of Execution: 09/02/2021 , Admitted by: Self, Date of Admission: 09/02/2021 ,Place : Office	 <small>09/02/2021</small>	 <small>LTI 09/02/2021</small>	 <small>09/02/2021</small>
9/5, Temple Street, P.O:- Princep Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx3J, Aadhaar No: 77xxxxxxxx1134, Status :Individual, Executed by: Self, Date of Execution: 09/02/2021 , Admitted by: Self, Date of Admission: 09/02/2021 ,Place : Office				



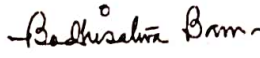
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	GAMMA BUILDERS 73A, Ganesh Chandra Avenue, 1st Floor, P.O:- Dharamtalla Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHOURYA SHAW Son of Mr Sanjay Kumar Shaw Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 09/02/2021, Place of Admission of Execution: Office	 <small>Feb 9 2021 11:54AM</small>	 <small>LTI 09/02/2021</small>	 <small>09/02/2021</small>
9/5, Temple Street, P.O:- Princep Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GCxxxxxx0A, Aadhaar No: 67xxxxxxxx3375 Status : Representative, Representative of : GAMMA BUILDERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bodhisatwa Basu Son of Mr P K Basu Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
	09/02/2021	09/02/2021	09/02/2021
Identifier Of Shri SANJAY KUMAR SHAW, Mr SHOURYA SHAW			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SANJAY KUMAR SHAW	GAMMA BUILDERS-9.85417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SANJAY KUMAR SHAW	GAMMA BUILDERS-900.00000000 Sq Ft

09/02/2021

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) 48(1), W.B. Registration Rules, 1962)

Presented for registration at 11:44 hrs on 09-02-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SANJAY KUMAR SHAW, Executant.

Certificate of Market Value (WB PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,29,83,186/-

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

Execution is admitted on 09/02/2021 by Shri SANJAY KUMAR SHAW, Son of Shri Lal Chand Shaw, 9/5, Temple Street, P.O: Princep Street, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700072, by caste Hindu, by Profession Business

Indetified by Mr Bodhisatwa Basu, , Son of Mr P K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-02-2021 by Mr SHOURYA SHAW, PARTNER, GAMMA BUILDERS, 73A, Ganesh Chandra Avenue, 1st Floor, P.O:- Dharamtalla Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by Mr Bodhisatwa Basu, , Son of Mr P K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no AA7611, Amount: Rs.50/-, Date of Purchase: 01/02/2021, Vendor name: Subhankar Das

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