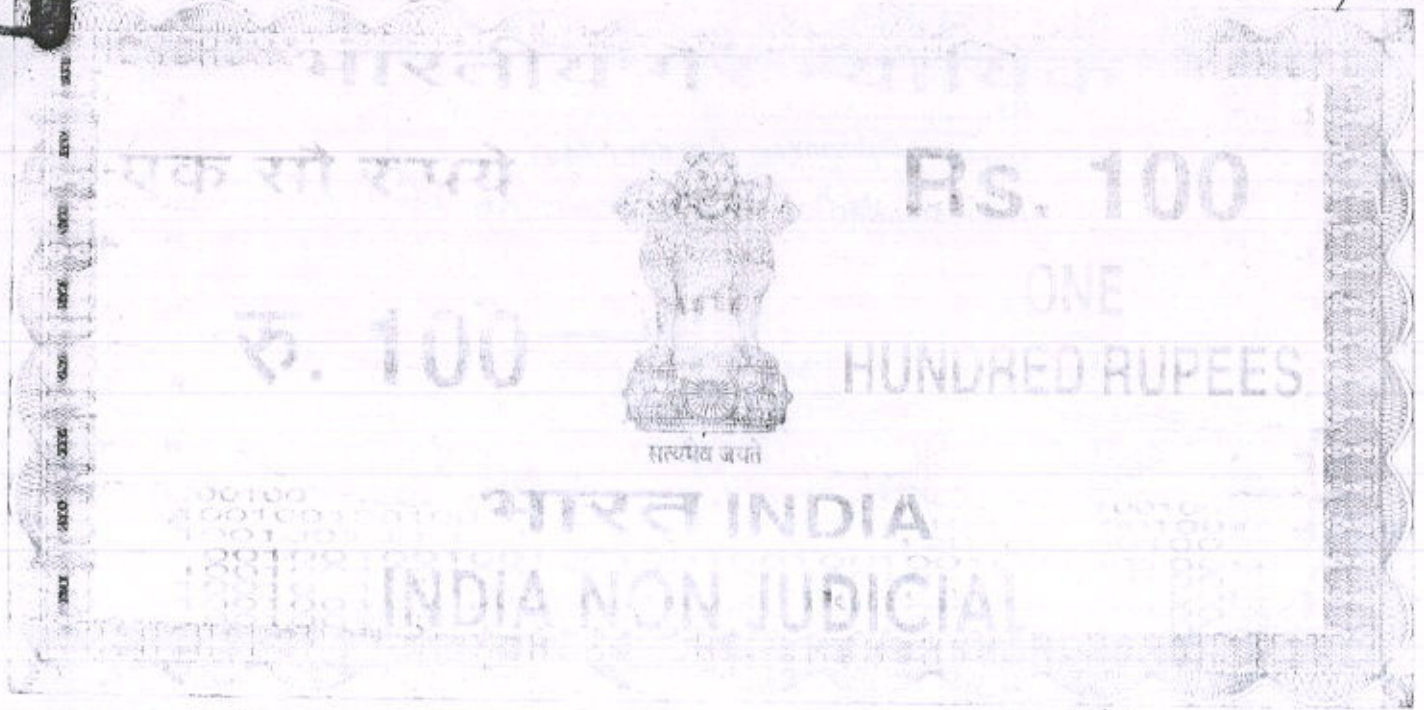


07938/22

I-7913/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted
 Registration. The signature sheets and the
 endorsement sheets attached with the
 document are the part of this document. AG 767358

17/6
 12-11-2021
 Gautam Saha
 Sumita Saha

[Signature]
 District Sub-Registrar-II
 Alipora, South 24-Parganas

17 JUN 2022

S-8/1829289

DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made on this the 17th day of June, Two Thousand and Twenty Two (2022) A.D. by (1) **SRI GAUTAM SAHA**, (PAN: **ASNPS8336G**, AADHAAR NO. **6071 1979 8377**), son of Late Kshitish Chandra Saha, by faith-Hindu, by Nationality-Indian, by Occupation-Service and (2) **SMT. SUMITA SAHA**, (PAN: **EKAPS6883P**, AADHAAR NO. **2612 4999 8699**), wife of Sri Gautam Saha, by faith-Hindu, by Nationality-Indian, by Occupation - Service, both residing at 43/1, Roy Bahadur Road, Post Office & Police Station : Behala, Kolkata - 700 034; (hereinafter called and referred to as the "**PRINCIPALS**") in favour of **DEBA CONSTRUCTION**, a sole proprietorship firm, having its registered office at 64E, Kalipada Mukherjee Road, Post Office-Barisha, Police Station- Haridevpur, Kolkata-700008, represented by its sole proprietress-**SMT SUMANA BHOWMICK**,

Sumana Bhowmick

As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA

(PAN: AIGPB3638P, AADHAAR NO. 7658 7121 8757), wife of Sri Debashis Bhowmick, by faith- Hindu, by occupation - Business, residing at 26/B, Motilal Gupta Road, Post Office-Barisha, Police Station: Haridevpur, Kolkata-700008; (hereinafter called the "ATTORNEY").

- A. The Principals are the joint Owners in respect of **ALL THAT** piece and parcel of land measuring 3(three) Cottahs 14(fourteen) Chittacks, be the same or a little more or less, whereupon brick wall tin roofing structure standing thereon, lying and situated in C.S. Dag No.7148, corresponding to R.S. & L.R. Dag Nos.10218 & 10219 under C.S. Khatian No. 1491, corresponding to L.R. Khatian Nos.10087 & 10088 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Pargana - Balia, at and being KMC Premises No. 23, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120, under Assessee No.41-120-11-0023-2, together with all right of easements, facilities and amenities annexed thereto, which has been specifically described in the **SCHEDULE** hereunder and hereinafter referred to as the "**said property**".
- B. The Principals have executed a Development Agreement, on 17.06.2022 hereinafter referred to as the "**Development Agreement**" in respect of the said property with **DEBA CONSTRUCTION**, a sole proprietorship firm, having its registered office at 64E, Kalipada Mukherjee Road, Post Office-Barisha, Police Station- Haridevpur, Kolkata-700008, represented by its sole proprietress-**SMT SUMANA BHOWMICK**, wife of Sri Debashis Bhowmick, residing at 26/B, Motilal Gupta Road, Post Office-Barisha, Police Station: Haridevpur, Kolkata-700008 (hereinafter referred to as the "**Developer**") for construction of a ground plus three storied building upon the land of the said property as per sanction plan to be sanctioned by the Kolkata Municipal Corporation. The said Development Agreement was registered at the Office District Sub Registrar-II at Alipore and entered in Book No. I, Being No. 67891 for the year 2022.
- C. The Principals are desirous of appointing, nominating and constituting the Attorney herein as their true and lawful Attorneys for and on their behalf and in their names, place and stead to do the following acts, deeds, matters and things that is to say :-

Sumana Bhowmick

As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA

*Gautam Saha
Sumita Saha*

1. To defend, possess, manage and maintain the said property and to construct the building upon the land at the said property as per plan to be sanctioned by Kolkata Municipal Corporation in terms of the Development Agreement.
2. To erect boundary walls in and around of the said property.
3. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
4. To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification and/or alterations and/or revised thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
5. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said property and also to sign other documents as may be required by the authorities from time to time.
6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of the Principals.
7. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said property and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

Sumana Bhownik

As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA

8. To apply for and to obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said property to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
9. To make, supervise and carry out construction of the building and/or structures according to the sanctioned building plan to be sanctioned by the competent authority in respect of the said property as mentioned in Schedule hereunder and to that effect to get signed, pursue and collect on behalf of the Principals all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.
10. To appear and represent the Principals before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served upon the Principals in respect of the said property and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the Principals before the authorities concerned.
11. To appear and represent the Principals before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police, West Bengal Police, C.E.S.C, and Airport Authority in connection with the said property and to sign and execute all the papers and documents wherever necessary.
12. To sign and execute all the papers and documents relating to obtain no objection from KIT, Airport Authority, Fire Brigade, KMDA and Kolkata Police and West Bengal Police.
13. To sign and execute all paper and documents relating to the said property Kolkata Municipal Corporation and other authority for mutation, amalgamation, conversation, in the name of the Principals.

Sumana Bhattacharya

As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA

14. To sign and execute all papers and documents relating to the said property for obtaining land ceiling clearance from the Competent Authority.
15. To sign and execute all papers and documents relating to mutation and conversion of the said property before the B.L. & L.R.O, Government of West Bengal.
16. To appear and represent Principals before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the developers allocation of the said property or any part thereof with undivided share of land and admit execution thereof.
17. To enter into Agreement for Sale(s), Deed of Conveyance(s), transfer or otherwise in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said property at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.
18. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance(s) or Deed of Sale(s) in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said property and to present the same for registration before the registering authority and to admit the execution thereof.
19. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's Allocation in terms of the said Development Agreement and to grant proper receipt and discharge thereof.
20. To deliver khas and vacant possession of the Developer's Allocation acquired by the Developer to the intending Purchaser or Purchasers.
21. To charge by way of equitable mortgage in respect of the Developer's Allocation consisting apartment/ unit/floor/ flats/car parking spaces

Sumana Bhattacharya

As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA

- of the proposed building and to make the Principals free from all encumbrances and liabilities whatsoever.
22. To sign execute and submit all declarations, Supplementary Agreement, statements, applications and affirm affidavits as may be necessary or required from time to time.
 23. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said property or any part thereof including those relating to acquisition and/or requisition in which the Principles are now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
 24. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
 25. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said property or any part thereof.
 26. This Power of Attorney is revocable subject to consent of both the parties.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said property which the Principals could have done lawfully under their own hands if present personally. And we the Principals do hereby agree to ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to be done in accordance herewith.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said property)

ALL THAT piece and parcel of land measuring 3(three) Cottahs 14(fourteen) Chittacks, be the same or a little more or less, whereupon brick wall tin roofing structure measuring 500 square feet standing

Sumana Bhrouick

**As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA**

thereon, lying and situated in C.S. Dag No. 7148, corresponding to R.S. & L.R. Dag Nos.10218 & 10219, under C.S. Khatian No. 1491, corresponding to L.R. Khatian Nos.10087 & 10088 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Pargana - Balia, at and being KMC Premises No. 23, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120, under Assessee No.41-120-11-0023-2, together with all right of easements, facilities and amenities annexed thereto, which is butted and bounded as follows:-

- ON THE NORTH** :- By Property of Krishna Gopal Saha;
ON THE SOUTH :- By 8'-0" Cement Concrete Road;;
ON THE EAST :- By 14'-5" wide KMC Road;
ON THE WEST :- By 8'-0" Cement Concrete Road;

IN WITNESS WHEREOF the Principals and Attorney put their respective signatures on this the day, month and year first above written.

WITNESSES :-

1. Debashi Bhattacharya
26B, M.L. Gupta Rd
KOL - 8

Gautam Saha
Sumita Saha

2. Agnivo Saha
43/1, Roy Bahadur Road.
Behala, Kol - 34.

Signature of the **PRINCIPALS**

Sumana Bhattacharya

Signature of the **ATTORNEY**

**Drafted by and prepared
in my Office :-**

Subhankar Sarkar











Subhankar Sarkar

Advocate

Enrolment No.WB/205/1997
of Bar Council of West Bengal,
Alipore Judges' Court, Kolkata : 700027.

Sumana Bhattacharya











As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					



NAME:- SRI GAUTAM SAHA











Signature : *Gautam Saha*

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					



NAME:- SMT. SUMITA SAHA

Signature : *Sumita Saha*

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					



NAME:- SMT. SUMANA BHOWMICK

Signature : *Sumana Bhowmick* *Sumana Bhowmick*

As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA

Major Information of the Deed

Deed No :	I-1602-07913/2022	Date of Registration	17/06/2022
Query No / Year	1602-8001829289/2022	Office where deed is registered	
Query Date	17/06/2022 12:41:40 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Goutam Jana Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240679455, 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. 60,63,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160207891/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



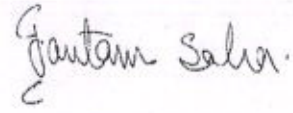



District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sashi Bhushan Mukherjee Road, Road Zone : (Premises Not located on Roy Bahadur Road (Ward-120) --) , , Premises No: 23, , Ward No: 120 Pin Code : 700034

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 14 Chatak		59,28,750/-	Width of Approach Road: 15 Ft., , Project Name :
Grand Total :				6.3938Dec	0 /-	59,28,750 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	1,35,000 /-	



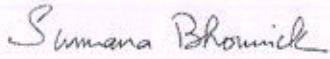
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr GAUTAM SAHA (Presentant) Son of Late Kshitish Saha Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Office	Photo  17/06/2022	Finger Print  LTI 17/06/2022	Signature  17/06/2022
Block/Sector: 43/1 Roy Bahadur Road, City:- , P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASxxxxxx6G, Aadhaar No: 60xxxxxxxx8377, Status :Individual, Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Office				
2	Name Mrs SUMITA SAHA Wife of Mr Gautam Saha Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Office	Photo  17/06/2022	Finger Print  LTI 17/06/2022	Signature  17/06/2022
43/1, Roy Bahadur Road, City:- , P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EKxxxxxx3P, Aadhaar No: 26xxxxxxxx8699, Status :Individual, Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Office				



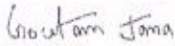
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	DEBA CONSTRUCTION 64E, Kalipada Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: Alxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SUMANA BHOWMICK Wife of Mr Debashis Bhowmick Date of Execution - 17/06/2022, , Admitted by: Self, Date of Admission: 17/06/2022, Place of Admission of Execution: Office			
		Jun 17 2022 1:47PM	LTI 17/06/2022	17/06/2022
26/B, Motilal Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8P, Aadhaar No: 76xxxxxxx8757 Status : Representative, Representative of : DEBA CONSTRUCTION (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Jana Son of Mr Mohitosh Jana Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	17/06/2022	17/06/2022	17/06/2022
Identifier Of Mr GAUTAM SAHA, Mrs SUMITA SAHA, Mrs SUMANA BHOWMICK			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr GAUTAM SAHA	DEBA CONSTRUCTION-3.19688 Dec
2	Mrs SUMITA SAHA	DEBA CONSTRUCTION-3.19688 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr GAUTAM SAHA	DEBA CONSTRUCTION-250.00000000 Sq Ft
2	Mrs SUMITA SAHA	DEBA CONSTRUCTION-250.00000000 Sq Ft

Endorsement For Deed Number : I - 160207913 / 2022

On 17-06-2022

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 12:48 hrs on 17-06-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr GAUTAM SAHA , one of the Executants.

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 60,63,750/-

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

Execution is admitted on 17/06/2022 by 1. Mr GAUTAM SAHA, Son of Late Kshitish Saha, Sector: 43/1 Roy Bahadur Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 2. Mrs SUMITA SAHA, Wife of Mr Gautam Saha, 43/1, Roy Bahadur Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife
Indetified by Mr Goutam Jana, , Son of Mr Mohitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-06-2022 by Mrs SUMANA BHOWMICK, proprietor, DEBA CONSTRUCTION, 64E, Kalipada Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008
Indetified by Mr Goutam Jana, , Son of Mr Mohitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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 767358, Amount: Rs.100/-, Date of Purchase: 15/06/2022, Vendor name: S B Das


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 304805 to 304819
being No 160207913 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.07.05 13:29:10 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2022/07/05 01:29:10 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)