

1161/19

2-1048/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 526632

Certified that the document is submitted
 to the Registrar of Companies and
 the Registrar of Companies has
 observed that the document is
 correct and true.

Registrar of Companies
 West Bengal

20 FEB 2019

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I SMT. MAHUA GUPTA, (PAN-
 ANSPG0869Q), wife of Sri Abhijit Gupta and also daughter of Late Hirak Chandra Maulik

Contd.....2

ARCON INFRA CO.
 Arcon Ban
 Proprietor

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 10.2.19
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and daughter of Smt. Madhabi (Mazumder) Maulik, by faith – Hindu, by occupation – Housewife, residing at 91/10, Jaykrishna Street, Uttarpara Kotrung (M), Uttarpara, Hooghly, Pin-712258, and present address 103, E-Block Baghajatin Pally, P.O. Baghajatin, P. S. Patuli, Kolkata – 700086, in the District of South 24-Parganas, do hereby constitute, nominate and appoint **SRI AMARESH DAS, (PAN- AHRPD5186G)**, son of Late Bhupendra Chandra Das, by faith – Hindu, by occupation – Business, residing at 31, Avenue 1st Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, being sole proprietor of **ARCON INFRA CO.**, a proprietorship concern, having its registered office at “Rainbow Apartment”, 35, Santoshpur Avenue, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District – South 24 Parganas, to be my lawful Attorney in respect of my landed property mentioned in the schedule hereunder written and I do hereby authorise and empower my said Attorney to do execute and perform all acts, deeds and things in my name and on my behalf that is to say:-

1. To work, manage, control supervise the management and develop my landed property as mentioned in the schedule hereunder written and to use the same for construction purpose of an ownership apartment/building thereon as per sanction plan of the Kolkata Municipal Corporation at the costs of said Attorney.
2. To advertise, negotiate on terms for sale of flats of the proposed **G + 3** storied building to be raised and/or constructed on the land in Kolkata Municipal Corporation No. **380, Baghajatin “E” Block, Kolkata – 700 086, Ward No. 101**, (being Postal address E/103, Baghajatin Colony, P.O. Baghajatin, P.S. Patuli, Kolkata – 700 086), District – South 24 Parganas, with undivided proportionate share in the land in the said premises except Owner's Allocation i.e. flats on the

ARCON INFRA CO.
Amresh Das
Proprietor

Schedule land with undivided proportionate share of the ultimate roof together with all other easements and common areas and facilities being my allocation in the said proposed building which are reserved for me as per registered Development Agreement dated 20.02.2019 made between myself and my said attorney which was registered in the office of the A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Being No. 1048 for the year 2019.

Aman Das

3. To sign, apply for and obtain connection for Electricity and/or Gas/Water and/or sewerage/ or drainage and/or to make alternations and/or close down and/or have disconnected the same to the respective authority or authorities having jurisdiction for sanctioning the same. Also to sign on building plan, drainage plan, sewerage plan and to sign and submit the completion certificate, occupancy certificate etc. before the Kolkata Municipal Corporation or respective authority or authorities.

4. To raise construction the building at the said premises according to the sanction building plan which will be sanctioned by the Kolkata Municipal Corporation for construction of G + 3 storied building also to prepare and/or get prepared plans for any modifications, additions, alterations, amendments to the sanctioned plan and revisions, amendments to the sanctioned plan and revision thereof and to submit the same with the Kolkata Municipal Corporation and/or all and/or any authority or authorities having jurisdiction for sanctioning the same and to have the same sanctioned and/or modified and/or altered and/or amended and/or revised and in connection therewith to make necessary applications, sign, execute and deliver necessary plans, drawings, sketches, elevations, appendices, annexure

ARCON INFRA CO.
Aman Das
Proprietor

addendums, declarations, writings, affidavits, deed of gift applications, papers and documents and give undertakings, pay fees, claims, refund, received and acknowledge refund, obtain sanctions and such other orders and permissions as be expedient.

5. To apply for and obtain such permission or permissions as be necessary for obtaining steel, cement, bricks and other construction materials and construction equipment and to acquire the same.
6. To pay Municipal rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or new building to be constructed thereat.
7. To warn off, prohibit and if necessary proceed against all trespassers at the said premises or any part thereof and to take appropriate steps whether by action or otherwise and to abate nuisances.
8. To enter into agreement with intending purchaser or purchasers for sale of flats or other spaces in Developer's Allocation and to execute such Agreement and to receive from intending purchaser or purchasers all earnest money and advance or advances as also the balance of purchase money on completion of such sale or sales of Developer's Allocation, as per registered Development Agreement dated 20.02.2019 made between myself and my said attorney and to give valid receipt.

ARCON INFRA CO.
Aman Singh
Proprietor

9. To sign, execute and present any such deed or deeds of conveyance for registration in respect the said flats and other spaces with proportionate undivided share in the land with the right of common user of common space of Developer's Allocation and to admit their respective executions and acknowledge receipt of consideration before the District Registrar, Sub-Registrar and Registrar of Assurance, Kolkata having authority for and to do all other acts, deeds and things which my said attorney shall consider necessary for the same..

10. To sign, execute, enter into modify, cancel, alter draw, approve, present for registration and admit, execution of all papers, deeds, deeds of conveyance and documents in connection with the said premises and/or any building to be constructed thereon or any part or portion thereof in so far as the Developer's Allocation as per registered Development Agreement dated **20.02.2019**, made between myself and my said attorney.

11. To appear before any Notary Public, Registrar of Assurances, District Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, and/or other jurisdiction and to acknowledge and present for registration and register and have registered and perfected all deeds, documents, instruments and writings executed signed or made by Attorney by virtue hereof, in so far as the Developer's Allocation as per registered Development Agreement dated **20.02.2019**, made between myself and my said attorney.

12. To apply for and such certificate and/or permission and/or clearance including certificate and/or permissions under any law relating to land and/or building (both Urban and Rural) or under the Income Tax Act or under any other law or laws for the time being in force as may be required for more fully effectuating these presents.
13. To prepare, sign, declare, affirm and file declaration statements applications and/or other documents and writings and papers in any way connected with the holding, possessing or otherwise dealing with the premises before any appropriate authority or authorities having jurisdiction and as may be required under any law of laws for the time being in force.
14. To represent me in any of the Municipal Offices, Office of Ceiling on Urban land, Revenue Offices, Police Departments and Thanas, Reserve Bank of India or any other relevant office or offices before any authority or authorities or society or body corporate or other person for any purpose concerning the premises and/or its Development and as may become necessary for fully effectuating all and/or any of the powers herein and hereby conferred.
15. To ask, demand, recover and receive of and from all and every person or persons, body or bodies (politics or corporate) or any authority including Govt. and/or local bodies whomsoever concerned all and/or every sum or sums of money including dues, duties, interest, construction costs, deposits, loans, compensations, electricity charges, maintenance charges and/or at any other money or moneys which shall

belong to or become payable in respect of the permissible or any part of portion thereof or any building to be constructed thereat.

16. To sign, execute and register all sorts of building plan and other plans, declarations, undertakings, indemnity and other bonds, deed or gifts in favour of the Kolkata Municipal Corporation and affirm affidavit necessary for sanction of the building plan or any modifications thereof for construction of building on the said property.
17. To plan, design, work, manage and control, construct and supervise the construction of the building at the said premises according to the plan which will be sanctioned by the competent authority (ies) and to manage, control, possess, supervise and maintain all the movable and immovable properties on the said land within the field of the development agreement and also to collect maintenance charges from the flat owners.
18. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or in any way relating to or concerning the premises and refer to arbitration abandon submit to judgement or become non suited in any such actions or proceedings and aforesaid before any court of law.
19. To sign, declare, and/or affirm any complaints, written statements, petitions, consent petitions, affidavits, warrant of attorney, memorandum of appeals or any other

documents and papers in any proceedings now pending or any in future be instituted in any way concerning or relating to the aforesaid premises.

20. To deposit and/or withdraw fees and/or documents and/or money in and from any court or court and to give valid receipts and discharges therefore.
21. To retain and employ Architects, engineers, surveyors or other person or persons for the better doing and more effectually executing the powers and authorities of the Authority in terms hereof and to terminate their appointment.

AND GENERALLY the attorney shall have the power to do all such acts, deeds matters and things on my behalf and in any way concerning or relating the premises and/or any building to be constructed thereat by virtue hereof as I could have done personally.

THE SCHEUDLE OF LAND ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about 3 Cottahs 4 Chittack 0 Sq.ft. together with one storey building measuring **424 Sq.ft.** standing thereon comprised in and forming part of being E.P. No. 664, S.P. No. 586, in C.S. Plot Nos. 88(P) & 89(P) of Mouza – Bademasur, J.L. No. 31, P.S. formerly Jadavpur now Patuli, District South 24- Parganas, being lying within the limits of the Kolkata Municipal Corporation known and numbered as K.M.C. Premises No. **380, Baghajatin “E” Block, Kolkata – 700 086, Ward No. 101, Assessee No. 31-101-04-0389-7**, (being Postal address E/103, Baghajatin Colony, P.O. Baghajatin, P.S. Patuli, Kolkata – 700 086), Ward No. 101, butted and bounded in the following manner: -

ON THE NORTH	:	13' wide K.M.C. Road,
ON THE SOUTH	:	6' wide K.M.C. Road,
ON THE EAST	:	E.P. No. 663,
ON THE WEST	:	E.P. No. 665.

IN WITNESS WHEREOF, I, have hereunto set and subscribed my hands on this the 20th day of February, 2019.

WITNESSES :

1) Shyamal Gayen.
22 Janata Road
Kolkata - 70

2) Soumi hi Banerjee
23 Baidyapally
Tadapan
Kolkata - 32

Mahua Gupta
SIGNATURE OF THE EXECUTANT

I accept this Power of Attorney

ARCON INFRA CO.
Amarish Das
Proprietor

Constituted Attorney

Drafted by:
Ratan kv, Gupta
Advocate no 2/277/83
Alipore Criminal Court
Kolkata -700 027.

Typed by:
S. Gupta
Shyamal Gayen
22, Janata Road,
Kolkata - 700 075.



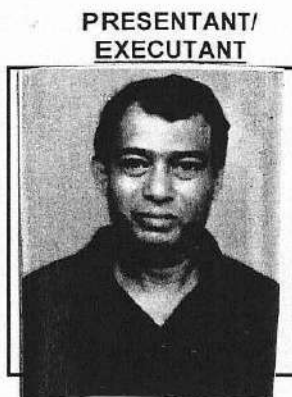
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME _____
SIGNATURE _____



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

NAME _____
SIGNATURE Mahua Gupta



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

NAME AMARESH DAS
SIGNATURE Amarendra Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMARESH DAS
BHUPENDRA CHANDRA DAS
10/12/1976
Permanent Account Number
AHRPD5186G

Signature



Amarum Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHUA GUPTA

HIRAK CHANDRA MAULIK

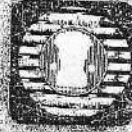
08/09/1961

Permanent Account Number

ANSPG0869Q

Mahua Gupta

Signature



Mahua Gupta

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं: ३, सेक्टर ११, सीबीडी बेलपुर,
नवी मुंबई-४०० ६१४

Mahua Gupta



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SCG1625193



নির্বাচকের নাম : শ্যামল কুমার গায়েন

Elector's Name : Shyamal Kumar Gayen

পিতার নাম : পরেশ চন্দ্র গায়েন

Father's Name : Poresh Chandra Gayen

লিঙ্গ/Sex : পুং/ M

জন্ম তারিখ
Date of Birth : 15-04-1977

SCG1625193

ঠিকানা:
২২, জনতা রোড এবং সন্তোষপুর এভিনিউ,
কোলকাতা মিউনিসিপাল কর্পোরেশন, পূর্ব হাদবপুর, দক্ষিণ
২৪ পরগণা, 700075

Address:

22, JANATA ROAD & SANTOSH PUR
AVENUE, KOLKATA MUNICIPAL
CORPORATION, PURBA JADAVPUR,
SOUTH 24 PARGANAS, 700075

Date: 26-09-2010

150-হাদবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral

Registration Officer for

150-Jadavpur Constituency

টিকার পরিবর্তন হলে নতুন ঠিকানায় ভোটার শিটে নাম জোগান ও একই
নম্বরের নতুন স্বাক্ষর পরিচালনা পত্রের মাধ্যমে নিবন্ধন করে এই
পরিচয়পত্রের নকলটি উত্তরণ করুন।

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.

05/1/83

Shyamal Gayen

Major Information of the Deed

Deed No :	I-1605-01048/2019	Date of Registration	20/02/2019
Query No / Year	1605-1000048572/2019	Office where deed is registered	
Query Date	20/02/2019 1:54:46 PM	A.D.S.R. ALIPORE, District: South 24-Pargana	
Applicant Name, Address & Other Details	SHYAMAL GAYEN SANTOSH PUR, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGA PIN - 700075, Mobile No. : 9874954060, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 46,40,502/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501045/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, Premises No: 380, , Ward No: 101 Pin Code : 700086

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 4 Chatak	1/-	43,22,502/-	Width of Approach Road: 13 Ft , , Project Name :
Grand Total :					5.3625Dec	1/-	43,22,502/-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	424 Sq Ft.	1/-	3,18,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 424 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Pucca, Extent of Completion: Complete					
Total :		424 sq ft	1/-	3,18,000/-	

ARCON INFRA CO.
Amanjya
Proprietor

Major Information of the Deed :- I-1605-01048/2019-20/02/2019




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Mahua Gupta Wife of Shri Abhijit Gupta Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office	Photo 	Fingerprint 	Signature 
	20/02/2019	LTI 20/02/2019		20/02/2019
103, E - Block, Baghajatin Pally, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANSPG0869Q, Status :Individual, Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ARCON INFRA CO. 35, Santoshpur Avenue, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AHRPD5186G, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Amaresh Das (Presentant) Son of Late Bhupendra Chandra Das Date of Execution - 20/02/2019, , Admitted by: Self, Date of Admission: 20/02/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Feb 20 2019 2:42PM	LTI 20/02/2019		20/02/2019
31, Avenue 1st Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHRPD5186G Status : Representative, Representative of : ARCON INFRA CO. (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature

ARCON INFRA CO.

Proprietor

Major Information of the Deed :- I-1605-01048/2019-20/02/2019

Mr Shyamal Gayen

Son of Late P C Gayen
22 Janata Road, P.O:- Santoshpur, P.S:-
Purba Jadabpur, Kolkata, District:-South 24
-Parganas, West Bengal, India, PIN -
700075



20/02/2019



20/02/2019

20/02/2019

Identifier Of Smt Mahua Gupta, Shri Amaresh Das

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Mahua Gupta	ARCON INFRA CO.-5.3625 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Mahua Gupta	ARCON INFRA CO.-424.00000000 Sq Ft

Endorsement For Deed Number : I - 160501048 / 2019**On 20-02-2019****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 13:00 hrs on 20-02-2019, at the Office of the A.D.S.R. ALIPORE by Shri Amaresh Das ,

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 46,40,502/-

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

Execution is admitted on 20/02/2019 by Smt Mahua Gupta, Wife of Shri Abhijit Gupta, 103, E - Block, Baghajatin Pally, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife

Indetified by Mr Shyamal Gayen, , Son of Late P C Gayen, 22 Janata Road, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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

Execution is admitted on 20-02-2019 by Shri Amaresh Das, PROPRIETOR, ARCON INFRA CO. (Sole Proprietorship), 35, Santoshpur Avenue, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Shyamal Gayen, , Son of Late P C Gayen, 22 Janata Road, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Major Information of the Deed :- I-1605-01048/2019-20/02/2019

ARCON INFRA CO.
Amaresh Das
Proprietor

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6166, Amount: Rs.100/-, Date of Purchase: 25/01/2019, Vendor name: Jayanta Dey

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

ARCON INFRA CO.
Amanish Dm
Proprietor

Major Information of the Deed :- I-1605-01048/2019-20/02/2019

26/02/2019 Query No:-16051000048572 / 2019 Deed No :- 160501048 / 2019, Document is digitally signed.