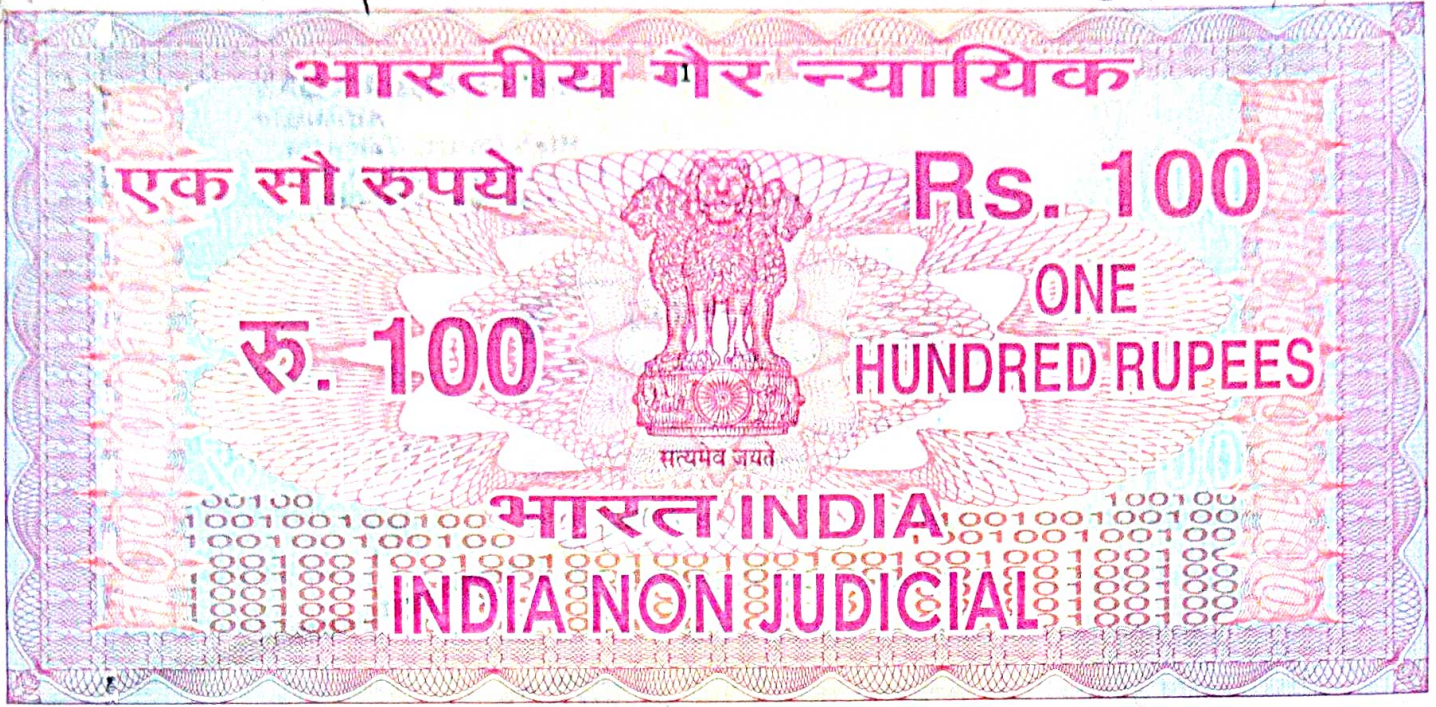


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 513412

1-23  
1/230676

Certified that the document is admitted to registration. The signature above's and the enclosures are attached with this document are the part of this document.

*(Signature)*  
Anil. Dir. Sub-Registrar  
Alipore, South 24 Parganas

03 JUL 2017

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that WE, (1) SRI ANINDYA BASU, (PAN NO. AEJPB0559E), and (2) SRI ARNAB BASU, (PAN NO. AI:GPB8950G), both sons of Late Nityananda Basu, both by faith Hindu, by



34336

SWAPAN KUMAR DAS  
Advocate  
High Court, Calcutta  
12, Old Post Office Street  
Kolkata - 700 001

22 JUN 2017  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, R. S. Street, Kolkata - 700 001

22 JUN 2017  
22 JUN 2017



Signature.....  
03 JUL 2017  
ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

Naresh Das  
S/o Late S. Das  
6, Bakor Road  
Kav - 27  
C.S & P.O - Alipore



occupation Architect and Engineer respectively both residing at Premises No.82/7D, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge, Kolkata – 700 019, hereinafter referred to as the OWNERS/ EXECUTANTS”  
**SEND GREETINGS:-**

**W H E R E A S** we, the Owners herein are the joint Owners of All That undivided half share in the land measuring 1 (one) Cottah 5 (five) Chittacks 22.5 (twenty two point five) square feet out of the total land measuring 2 (Two ) Cottahs 11(Eleven) Chittacks, more or less together with two storied building, situated at premises No. 10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata – 700019, within the limits of Kolkata Municipal Corporation under Ward No.68, being Assessee No.11-068-05-0119-1, in the District of 24 Parganas South as morefully and particularly mentioned and described in the Schedule hereunder written. We the Owners/Executants, have entered into a **Registered Development Agreement** dated...03/07/2017 with MESSRS GRIHO NIRMAN ASSOCIATES a Partnership Firm having its principal office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019 herein represented by its partners SRI ASHOKE KUMAR ROY, son of Late Hirendra Lal Roy by faith Hindu, by occupation Business residing at the premises No.1/1A, Jamini Roy Sarani, formerly Ballygunge Place East, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019 and SRI ARJUN SINGH, son of Late Shyamji Singh by faith Hindu, by occupation Business residing at the premises No.82/8A, Ballygunge Place, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019 in the District of South 24-Parganas (therein referred to as the Developers/Promoters/Builders) for construction of a new multistoried building at the said premises with certain terms and condition as set forth therein and the said Development Agreement was duly registered in the Office of Additional District Sub-Registrar at Alipore 24 Parganas South

and recorded in Book No. I, Deed No..39.27... for the year 2017 and to give effect of the said Agreement for smooth progress of construction and other related matters and things. We feel it necessary and urgent to appoint the aforesaid Partner of MESSRS GRIHO NIRMAN ASSOCIATES as our Attorney in our names and on our behalf and as such we, the Owners/Executants hereto, do hereby nominate constitute and appoint SRI ARJUN SINGH, (PAN NO.ASQPS8610L), son of Late Shyamji Singh by faith Hindu, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Post Office Ballygunge, Police Station Gariahat, Kolkata-700 019 in the District of South 24-Parganas to be our True and Lawful ATTORNEY for us, in our names and on our behalf to do, execute and perform or cause to be done, executed and performed inter-alia or any of the following acts, deeds and things, that is to say:-

1. To look after, manage, control, supervise and develop our property of which we , the Executants hereto, are the joint Owners in respect of All That undivided half share in the land measuring 1 (one) Cottah 5 (five) Chittacks 22.5 (twenty two point five) square feet out of the total land measuring 2 (Two ) Cottahs 11(Eleven) Chittacks, more or less together with two storied building, situated at premises No. 10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata – 700019, within the limits of Kolkata Municipal Corporation under Ward No.68, being Assessee No.11-068-05-0119-1, in the District of 24 Parganas South as morefully and particularly mentioned and described in the Schedule hereunder written.
2. To enter into the said premises and to develop the same for construction of new multistoried building at the said premises after demolishing the old existing structures and to that effect to engage and/or appoint



Engineer and /or Architect and thereby to prepare Building Plan through Engineer and to sign the same for necessary sanctioned before the Kolkata Municipal Corporation and also to sign in modified plan for obtaining completion certificate and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation in our name and on our behalf for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers, documents in respect thereof.

3. To represent us before all concerned authorities including the Kolkata Municipal Corporation for obtaining water connection, drainage and sewerage connection etc., to take New Electric Meter and Service connection from the CESC, or from any other Electric Office/authority concerned as the Owners of the said premises, and in connection with all matters relating thereto for that purposes to sign and execute all necessary papers, applications, forms and documents, as is reasonably required in our names and on our behalf.
4. To make, sign and verify all application, petitions, form, or objection and swear Affidavit and/or Declaration before any Magistrate, Notary Public, Oath Commissioner in connection with the management and development of our aforesaid property in our name and on our behalf.
5. To appoint and dismiss staff and workers and to settle their remuneration and others of the office and to dismiss or suspend them.
6. That our Attorney shall have the right to enter into any Agreement for Sale with any intending Purchaser/Purchasers for sale of Developer's share of Allocation as per terms of the Development Agreement dated 03/07/2017, comprising several flat or flats, space or spaces

together with undivided impartible proportionate share or interest in the land at the said premises as morefully and particularly mentioned in the schedule below and to that effect to receive earnest money, any part payment including the entire sale proceeds from the intending Purchaser/Purchasers and to give valid receipts(s) thereof and to discharge for the same and the entire sale proceeds shall be credited in the account of the Developer/Firm and would be solely and exclusively accountable and responsible for the money so received without any liability on the owners.

7. That our Attorney shall sign and execute all Agreement (s) for Sale, Deed (s) of Conveyance, any Declaration or any other documents as are reasonably required and to admit execution and present all such Agreements, Deeds and Documents, Declaration etc. before the concerned Registration Offices and also to sign and execute all necessary papers and documents related thereto for completion of Registration unto and in favour of such intending Purchaser or Purchasers as mentioned in para 6 above and to handover and/or deliver possession of the same in our name and on our behalf.
8. That by virtue of this Power of Attorney our said appointed Attorney shall have the absolute right and liberty to sell only the Developer's share of Allocation as per terms of the said Development Agreement or any part thereof at any price or consideration as our said ATTORNEY think fit and better.
9. That our said Attorneys shall make, sign, execute and verify all applications or objections, necessary papers, deeds, documents, Boundary Declaration of the Kolkata Municipal Corporation and to perform all necessary acts and deeds with the Kolkata Municipal Corporation or



before any other appropriate authorities concerned for obtaining necessary Licenses, permissions or sanction etc., required by law in connection with the management and/or development of our aforesaid property.

10. That our said Attorney can also issue Letters/Notices and/or admit application and issue no objection in any matter relating to our property to the concerning authority or authorities, i.e. Kolkata Municipal Corporation, Fire Brigade, Land Acquisition Collector, Competent Authority under Urban Land (Ceiling & Regulation) Act, Central and State Government and Local Authorities, CESC Ltd, B.L & L.R.O concerned, Bank any other Govt. or Semi Govt. Office /Authority concerned etc. for all purposes relating to development of our said property by constructing a new Building thereon.
11. To institute any case or cases, suit or suits before any Court of Law and/or to defend any such cases or suits in connection with the aforesaid property, as more fully mentioned in the Schedule below and to that effect appoint, engage on our behalf Pleaders, Lawyers, Advocates or solicitors whenever our said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment and thereby to sign all necessary papers, Vakalatnama, Petitions, Application, Written Statements, Appeal, Motion etc as our said Attorney shall think fit and necessary at his absolute discretion and cost in our name and on our behalf.
12. That by virtue of this Power of Attorney our said appointed Attorney shall have the absolute right, authority and liberty to issue No-Objection Certificate on our behalf to mortgage the Developer's share of allocation before any Nationalized Bank, Private Bank or any Financial Institution.

AND GENERALLY to do all other acts, deeds, things and matters which is in the opinion of our said Attorney sought to be done and all acts, deeds and things lawfully done by our said Attorney for proper discharge of his contractual obligations shall be construed as acts, deeds and things done by us as if we were present and done the same by ourselves.

AND we do hereby ratify and confirm and agreed all act or acts, deed or deeds of our said Attorney which he shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.

SCHEDULE AS REFERRED TO ABOVE

All That undivided half share in the land measuring 1 (one) Cottah 5 (five) Chittacks 22.5 (twenty two point five) square feet out of the total land measuring 2 (Two ) Cottahs 11(Eleven) Chittacks, more or less together with two storied building, situated at premises No. 10D, Jamini Roy Sarani formerly Ballygunge Place East, Police Station Gariahat, Kolkata – 700019, within the limits of Kolkata Municipal Corporation under Ward No.68, being Assessee No.11-068-05-0119-1, in the District of 24 Parganas South together with all user and easements rights and all rights on path and passages and all other common rights and facilities , appendages and appurtenances attached therein and thereto, which is butted and bounded as follows:-

<u>ON THE NORTH</u>	: By 12 feet wide common passage and thereafter 10A, Jamini Roy Sarani.
<u>ON THE EAST</u>	: By 25 feet wide municipal road.
<u>ON THE SOUTH</u>	: By 10E, Jamini Roy Sarani.
<u>ON THE WEST</u>	: By 4 feet wide common passage and thereafter Premises No. 7/2, Jamini Roy Sarani.



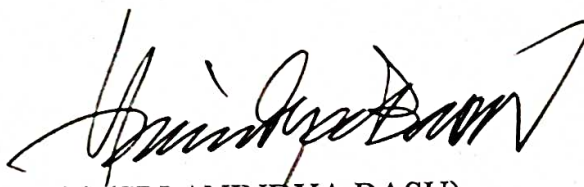
IN WITNESS WHEREOF WE (1) SRI ANINDYA BASU (2) SRI ARNAB BASU as Principals and SRI ARJUN SINGH as a Constituted Attorney have hereunto set and subscribed our respective hands on this the . 3<sup>rd</sup> , day of July, Two Thousand Seventeen.

SIGNED AND DELIVERED

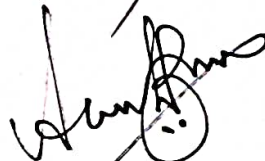
IN PRESENCE OF :

1.

Ananya Basu  
43/FB, Ballygunge Hall,  
Kolkata - 700019.



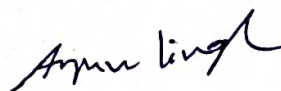
(1) (SRI ANINDYA BASU)



(2) (SRI ARNAB BASU)  
PRINCIPALS

2.

Nautika Das  
6, Baker Road  
W. 2



(SRI ARJUN SINGH)  
CONSTITUTED ATTORNEY


THIS GENERAL POWER  
OF ATTORNEY is drafted  
and prepared by me .

Gulshan Basu .  
Advocate, W/31745/80 .


Alipore Police Court, Kolkata



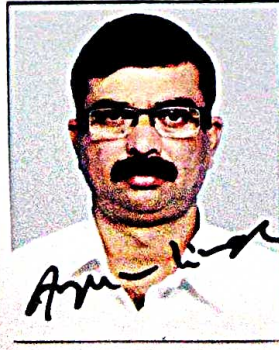
SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>[Handwritten signature]</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature *[Handwritten signature]*

 <i>[Handwritten signature]</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature *[Handwritten signature]*

 <i>[Handwritten signature]</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature *[Handwritten signature]*



## Major Information of the Deed

Deed No :	I-1605-03934/2017	Date of Registration	03/07/2017
Query No / Year	1605-1000230676/2017	Office where deed is registered	
Query Date	03/07/2017 1:14:50 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	NANTU DAS 6 BAKER ROAD, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830244850, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 83,51,751/-		
Stampduty 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]:- 160503927/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



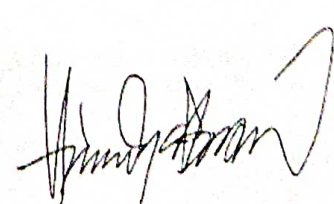
District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JAMINI ROY SARANI, , Premises No. 10D, Ward No: 68

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		1 Katha 5 Chatak 22.5 Sq Ft		77,93,751/-	Width of Approach Road: 25 Ft.,
<b>Grand Total :</b>					<b>2.2172Dec</b>	<b>0 /-</b>	<b>77,93,751 /-</b>	

### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	743.5 Sq Ft.	0/-	5,58,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 343.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>743.5 sq ft</b>	<b>0/-</b>	<b>5,58,000 /-</b>	

### Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	<b>ANINDYA BASU</b> Son of Late NITYANANDA BASU Executed by: Self, Date of Execution: 03/07/2017 , Admitted by: Self, Date of Admission: 03/07/2017 ,Place : Office	 03/07/2017	 LTI 03/07/2017	 03/07/2017





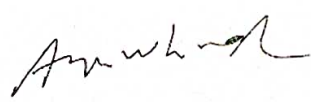


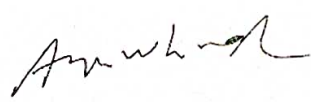


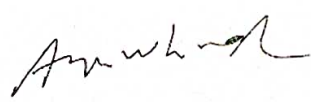
82/7D, BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AEJPB0559E, Status :Individual, Executed by: Self, Date of Execution: 03/07/2017 , Admitted by: Self, Date of Admission: 03/07/2017 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	<b>ARNAB BASU</b> Son of Late NITYANANDA BASU Executed by: Self, Date of Execution: 03/07/2017 , Admitted by: Self, Date of Admission: 03/07/2017 ,Place : Office			
		03/07/2017	LTI 03/07/2017	03/07/2017
82/7D, BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AEGPB8950G, Status :Individual, Executed by: Self, Date of Execution: 03/07/2017 , Admitted by: Self, Date of Admission: 03/07/2017 ,Place : Office				

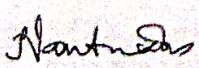
**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MESSERS GRIHO NIRMAN ASSOCIATES</b> 82/9A, BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAFPG9883N, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>ARJUN SINGH (Presentant )</b>            Son of Late SHYAMJI SINGH            Date of Execution - 03/07/2017, , Admitted by: Self, Date of Admission: 03/07/2017, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jul 3 2017 1:44PM</td> <td>LTI 03/07/2017</td> <td>03/07/2017</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>ARJUN SINGH (Presentant )</b> Son of Late SHYAMJI SINGH Date of Execution - 03/07/2017, , Admitted by: Self, Date of Admission: 03/07/2017, Place of Admission of Execution: Office					Jul 3 2017 1:44PM	LTI 03/07/2017	03/07/2017
Name	Photo	Finger Print	Signature										
<b>ARJUN SINGH (Presentant )</b> Son of Late SHYAMJI SINGH Date of Execution - 03/07/2017, , Admitted by: Self, Date of Admission: 03/07/2017, Place of Admission of Execution: Office													
	Jul 3 2017 1:44PM	LTI 03/07/2017	03/07/2017										
82/8A, BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASQPS8610L Status : Representative, Representative of : MESSERS GRIHO NIRMAN ASSOCIATES (as PARTNER)													

**Identifier Details :**

Name & address	
Mr NANTU DAS Son of Late S DAS 6 BAKER ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of ANINDYA BASU, ARNAB BASU, ARJUN SINGH	
	03/07/2017



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	ANINDYA BASU	MESSERS GRIHO NIRMAN ASSOCIATES-1.10859 Dec
2	ARNAB BASU	MESSERS GRIHO NIRMAN ASSOCIATES-1.10859 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	ANINDYA BASU	MESSERS GRIHO NIRMAN ASSOCIATES-371.75000000 Sq Ft
2	ARNAB BASU	MESSERS GRIHO NIRMAN ASSOCIATES-371.75000000 Sq Ft

**Endorsement For Deed Number : I - 160503934 / 2017**

**On 03-07-2017**

**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 13:25 hrs on 03-07-2017, at the Office of the A.D.S.R. ALIPORE by ARJUN SINGH ,.

**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 83,51,751/-

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

Execution is admitted on 03/07/2017 by 1. ANINDYA BASU, Son of Late NITYANANDA BASU, 82/7D, BALLYGUNGE PLACE, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others, 2. ARNAB BASU, Son of Late NITYANANDA BASU, 82/7D, BALLYGUNGE PLACE, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others

Indetified by Mr NANTU DAS, , , Son of Late S DAS, 6 BAKER ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 03-07-2017 by ARJUN SINGH, PARTNER, MESSERS GRIHO NIRMAN ASSOCIATES, 82/9A, BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr NANTU DAS, , , Son of Late S DAS, 6 BAKER ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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/-

**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 34336, Amount: Rs.100/-, Date of Purchase: 22/06/2017, Vendor name: S Mukherjee



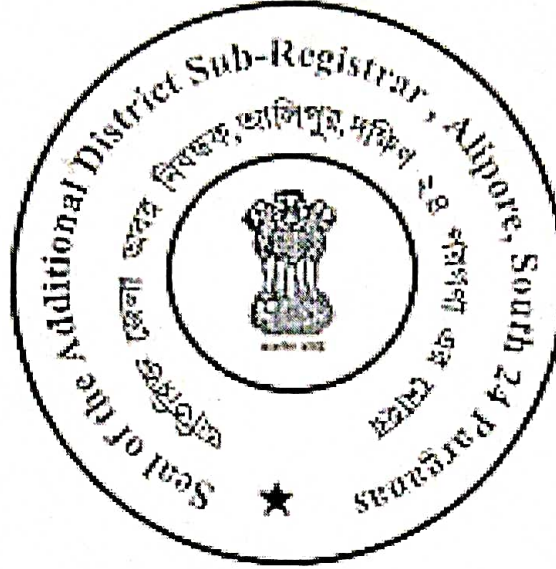
**Amitava Chanda**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 105083 to 105097  
being No 160503934 for the year 2017.



Digitally signed by AMITAVA CHANDA  
Date: 2017.07.07 12:44:38 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 07/07/2017 12:44:37  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)