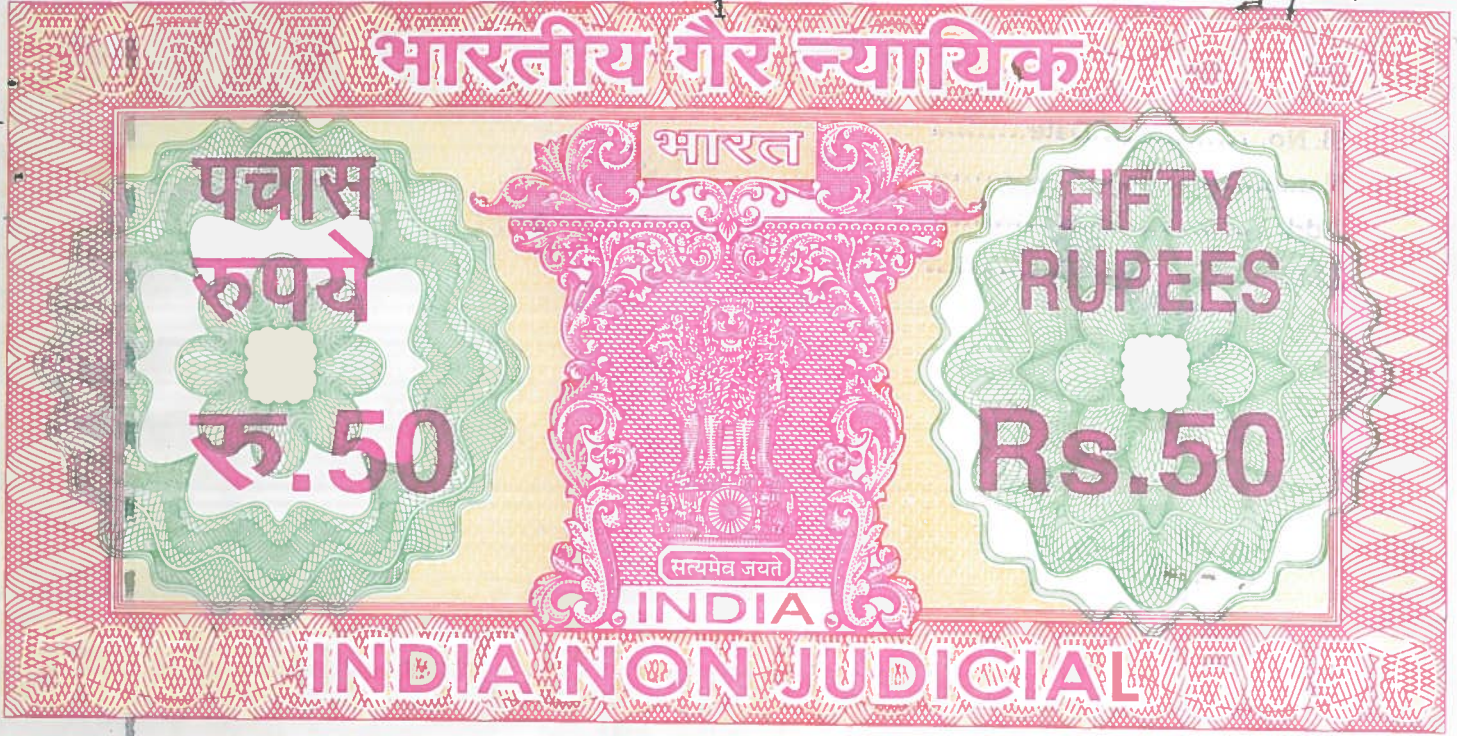


3712/2021

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3271/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 978092

Doc 1803 - 8 - 6/4/2021



Additional Registrar of Assurances Kolkata

19 MAR 2021

Registration, the signature and the seal of the Registrar are the part of this Document.

POWER OF ATTORNEY

Additional Registrar

1. Date: 19.03.2021

2. Nature of Document: Power of Attorney


063385

17/03/2021


Sl. No.....Date.....
Name.....
Add.....
AMT.....

S.S. Chatterjee
Adv.
10, Old P.O. St.
Kolkata

07 MAR 2021


SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1




Additional Member of
Assurances in Kolkata
07 MAR 2021

Identified by
Subhra Sarkar Chatterjee
Advocate
10, Old Post office Street
Kolkata

3. Parties:

3.1 GRANTOR : MR. ABHOY MUKHERJEE (PAN ARAPM1925D), son of Late Pradip Mukherjee by Nationality- Indian, by Religion- Hindu, by Occupation- Business residing at Vill- Dubchururia, P.O - Andal Gram, Dist- Paschim Bardhaman, Pin- 713321, P.S – Aurobindo, collectively hereinafter referred to as the **“Owner/Principal”** and being the Party of the **First Part**:

3.2 ATTORNEY: GREEN MOUNTAIN CITY DEVELOPER PRIVATE LIMITED (having PAN AAICG4373K), a company incorporated under the Companies Act, 1956 having its Head Office at – Dhandabag, Sukantapally, West, Durgapur, Pin - 713203 in the District of Paschim Bardhaman, West Bengal, India being represented by – MR. ABHOY MUKHERJEE, son of Pradip Mukherjee, by faith Hindu, by occupation Business, by nationality Indian, residing at –Dubchururia, Andal, District Burdwan, PIN – 713321, hereinafter referred to as **“Attorney”** being the party of the **Second Part**.

3.3 The terms **“Grantor”** and **“Attorney”** shall include each of their respective successors-in-interest, executors, legal representative, nominees and assigns.

4. Subject Matter: Grant of Power for development and execution of the residential-cum-commercial project (**“Project”**) in pursuance of the Joint Development Agreement executed between the parties, the Project to be developed on the land morefully described in the **Schedule (Property)**

5. Background:

5.1 That the Grantor is the owner of the land admeasuring admeasuring 12 Katha_or 8640.114 sq. ft. or thereabouts situated at District- Paschim Bardhaman, being 6.203 Katha in Dag No. 707 and 5.797 Katha in Dag no. 714, comprised in J.L.No.52 L.R.Khatian No.4009, Mouza- Andal under PS- Andal, District- Paschim Bardhaman, West Bengal

[Handwritten signature]
19 MAR 2024



- 5.2 That Mr. Abhoy Mukherjee entered into a registered Development Agreement in respect of the land morefully described in the Schedule with Green Mountain City Developer Private Limited. The said development agreement was executed on 19.03.2021 being Deed No. 190303266 for the year 2021
- 5.3 The Grantor now hereby grant necessary powers and authority to the Attorney Holder for effective and speedy execution of the Project in terms of the Joint Development Agreement dated 19.03.2021.

6. NOW KNOW YE ALL BY THESE PRESENTS:

6.1. **Grant:** The Grantor hereby nominate, constitute and appoint the Attorney to do, execute and perform all and any of the deeds, matters and things as mentioned hereafter:

6.1.1. To receive the possession of the Property for the purpose of developing the Project on the said Property in accordance to the terms and conditions of the Joint Development Agreement dated 19.03.2021

6.1.2. To maintain, manage and protect the Property along with the constructions thereon.

6.1.3. To construct boundary walls surrounding the Property for the purposes of demarcating the Project Area and to do all such necessary works for construction including but not limited to excavation and soil testing of the Property.


6.1.4. To engage and appoint architects, surveyors, engineers and consultants for survey of the Property and preparation of building plans and placing the same before the appropriate authorities for necessary sanction in connection with the development and construction of the Project.

6.1.5. To appear before and to apply for and obtain from all concerned authorities, in the name and on behalf of the parties, all required sanctions, licenses, consents, permissions, no objection certificates, related to the development of the Project including, but not limited to, building and construction permits, pollution control board clearances, fire and safety clearances.

Abhoy Mukherjee

[Handwritten signature]
Additional Registrar of
Companies & Insolvency
BOMBAY



- 6.1.6. To engage and appoint engineers, contractors, sub-contractors and consultants for construction of the Project and enter into agreements with such persons on behalf of the parties.
- 6.1.7. To deliver temporary possession of the Property to any contractor, Sub-contractor to enter the Property for the purpose of construction, reconstruction and development of the Property and redeem the same upon completion of construction.
- 6.1.8. To obtain all the necessary equipments whether on purchase or on lease, and building material including steel, cement, bricks, and other materials required for the development and construction of the Project.
- 6.1.9. To apply for and procure connections for electricity, water, sanitation and other incidental utilities including but not limited to installation of lifts, generator, deep tube wells and in that regard, file and execute all applications before the appropriate authorities.
- 6.1.10. To apply for and obtain the completion certificate/occupancy certificate for the Project from the appropriate authorities.
- 6.1.11. To employ solicitors, advocates, chartered accountants, income tax practitioners and/or agents in connection with the execution of the Project.
- 6.1.12. To obtain the requisite finance for purposes of development of the Project, both from banks, financial institutions and/or private parties and in that regard create any mortgage, lien or charge over the Property and the constructed spaces in the Project in favour of such banks, financial institutions and/or private parties.
- 6.1.13. To enter into any Agreement for Sale, Memorandum of understanding, Deeds of conveyance and/or any other instruments and deeds & documents in respect of sale of Flat/ Flats, units within **Developer's Allocation** in the said new building in favour of the intending purchaser / purchasers in terms of the said Registered Agreement for Development. To sign and execute and make registration of any Agreement for sale, Memorandum of Understating, and/or Deeds of Conveyance, and/or any other instruments and documents in respect of sale of flats, units and/or if
- 

Additional Registrar of
Assurances, Kolkata

11 MAR 2011



any car parking spaces in the said new building in favour of the intending purchaser / purchasers relating to Developer's Allocation as per said Registered Agreement for Development.

- 6.1.14. To receive the consideration money by cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/ flats , or units relating to **Developers Allocation** and the grant receipts thereof and to give full discharge to the purchaser / Purchasers as my lawful representatives.
- 6.1.15. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement/ contract for sale of flats and covered spaces within the **Developers Allocation**
- 6.1.16. To instruct the Advocate / Lawyer for preparing and/ or drafting such Agreement , instruments , deeds & documents and other such papers as per terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats / untis in the said building relating to Developer's Allocation in my said premises
- 6.1.17. To appear before all other appropriate authorities including Notary Public, Executive and District Magistrates and any other statutory authority in connection with the enforcement of all the powers and authority as contained herein.
- 6.1.18. To commence, prosecute and defend all legal proceedings including arbitration proceedings relating to or arising out of any of the matters as aforesaid and for such purpose appear before any Courts whether civil or criminal, Tribunals and Arbitrators and for such purpose sign Vakalatnamas and all other documents for submission before such Courts, Tribunals and Arbitrators.
- 6.1.19. To receive notices and correspondences of any nature whatsoever from any authority in connection with the matters as aforesaid.



Additional Registrar of
Assurances at Kolkata
11 MAR 2021

- 6.2. **AND GENERALLY** the Attorney shall have power to do all such other acts, deeds, matters and things as may be necessary or incidental for exercising all or any of the powers and authorities hereby given.
- 6.3. The powers granted as aforesaid shall remain irrevocable until the completion of sale and transfer of all the constructed spaces in the Project.
7. **Ratification:** Grantor hereby ratify and confirm and agree to ratify and confirm all and whatsoever, the Attorney as lawful attorney shall do in connection with the exercise of the powers hereby given.

SCHEDULE

(Property)

ALL THAT piece and parcel of land admeasuring 12 Katha or 8640.114 sq. ft. or thereabouts situated at District- Paschim Bardhaman, being 6.203 Katha in Dag No. 707 and 5.797 Katha in Dag no. 714, comprised in J.L.No.52 L.R. Khatian No.4009, Mouza- Andal under PS- Andal, District- Paschim Bardhaman, West Bengal in the Residential zone of the Aerotropolis.

Execution: In witness whereof the Grantors have executed this Power of Attorney at Kolkata on the date first above written.

Executed and delivered by the

Grantor in the presence of:

[Handwritten signature]

Executed and delivered by the

Attorney in the presence of

GREEN MOUNTAIN CITY DEVELOPER PVT. LTD.

[Handwritten signature]

DIRECTOR

WITNESSES:

- 1) Sayak Ranjan Ganguly
10, Old Post office street
KOL-1
- 2) Subhra Sarkar Chatterjee
10, Old Post office street
KOL-1

Drafted by
Subhra Sarkar Chatterjee
Advocate
Celestia High Court
F/1719/1996/2014

Additional Registrar of
Assurance, Kolkata
9 MAR 2021



FORM FOR EXECUTION & FINGER PRINTS

NAME :

EXECUTION & SIGNATURE 		 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH					
	Description :- Status :-	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)					
		Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH					
	Description :- Status :-	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)					
		Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)						



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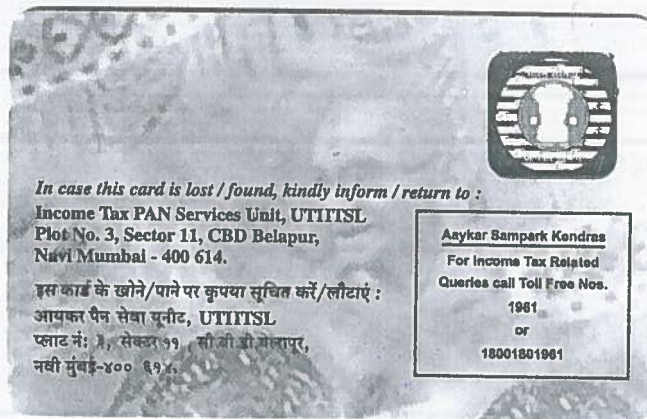
Additional Registrar of
Accounts



GREEN MOUNTAIN CITY DEVELOPER PVT. LTD.

[Handwritten Signature]

Director





Government of India



सत्यमेव जयते
पाठे धरते



आधार

भारतीय विशिष्ट परिचय प्राधिकर

भारत सरकार

Unique Identification Authority of India

Government of India

तलिकातुक्तिर आई डि / Enrollment No.: 1058/19994/01919

तथ्य

- आधार परिचयेर प्रमाण, नागरिकयेर प्रमाण नय।
- परिचयेर प्रमाण अनलाइन प्रमाणीकरण द्वारा लाभ करुन।

INFORMATION

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

- आधार सारा देशे मान्य।
- आधार भविष्यते सरकारी ओ बेसरकारी परिषेवा प्राप्तिर सहायक हवे।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

To
अभय मुखर्जी
Abhoy Mukherjee
ANDAL GRAM
Dubchururia
Andal
Barddhaman
West Bengal 713321

109322833
06/01/2014



ML093228331FT



आपनार आधार संख्या / Your Aadhaar No. :

7317 7367 8944

आधार - साधारण मानुषेर अधिकार



ठिकाना:

अन्डाल ग्राम, धुबचुरुरिया,
अन्डालग्राम, बर्द्धमान, पश्चिमबङ,
713321

भारतीय विशिष्ट परिचय प्राधिकरण
Unique Identification Authority of India

Address:
ANDAL GRAM, Dubchururia,
Andal, Barddhaman, West Bengal,
713321



भारत सरकार
Government of India



अभय मुखर्जी
Abhoy Mukherjee
पिता : प्रदीप मुखर्जी
Father : PRODIP MUKHERJEE
जन्मतारीख / DOB : 03/01/1978
पुरुष / Male



7317 7367 8944

आधार - साधारण मानुषेर अधिकार

7317 7367 8944

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Abhoy Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABHOY MUKHERJEE
PRADIP MUKHERJEE

03/01/1978

Permanent Account Number
ARAPM1925D

Abhoj Mukherjee
Signature



Abhoj Mukherjee

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, I/TITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

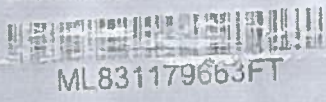
इस कार्ड के खोने/पाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, ए टी आई एस एल,
प्लॉट नं: 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई-400 614.

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/22118/00734

To
Subhra Sankar Chatterjee
5-7, SANKAR PARK
Kolkata (W.C.)
Joka
Kolkata Kolkata
West Bengal 700104

113117966



ML831179663FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7086 0358 2884

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শুভ্র শঙ্কর চ্যাটার্জী
Subhra Sankar Chatterjee
পিতা : মিহির লাল চ্যাটার্জী
Father : Mihir Lal Chatterjee
জন্মতারিখ / DOB : 03/01/1978
পুরুষ / Male



7086 0358 2884

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed



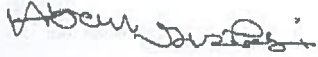
Deed No :	I-1903-03271/2021	Date of Registration	19/03/2021
Query No / Year	1903-8000617416/2021	Office where deed is registered	
Query Date	19/03/2021 12:22:52 PM	1903-8000617416/2021	
Applicant Name, Address & Other Details	SUBHRA SANKAR CHATTERJEE OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903036865, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 57,61,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190303266/2021		

Land Details :

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal, Pin Code : 713347

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-707	LR-4009	Bastu (BAPL)	Biman Nagari	6.203 Katha		29,78,370/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-714	LR-4009	Bastu (BAPL)	Biman Nagari	5.797 Katha		27,83,430/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			19.8Dec	0 /-	57,61,800 /-	
		Grand Total :			19.8Dec	0 /-	57,61,800 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Abhoy Mukherjee Son of Late Pradip Mukherjee Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office			
		19/03/2021	LTI 19/03/2021	19/03/2021
VILLAGE DUBCHURURIA, P.O:- ANDAL, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/03/2021 , Admitted by: Self, Date of Admission: 19/03/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	GREEN MOUNTAIN CITY DEVELOPER PRIVATE LIMITED DHANDABAD, P.O:- DURGAPUR, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713203 , PAN No.:: AAxxxxxx3K,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
	Mr Abhoy Mukherjee (Presentant) Son of Late Pradip Mukherjee Date of Execution - 19/03/2021, , Admitted by: Self, Date of Admission: 19/03/2021, Place of Admission of Execution: Office			
		Mar 19 2021 12:54PM	LTI 19/03/2021	19/03/2021
Village Dubchururia, P.O:- Andal, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713321, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx5D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN MOUNTAIN CITY DEVELOPER PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHRA SANKAR CHATTERJEE Son of Mr MIHIR LAL CHATTERJEE 10, OLD POST OFFICE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001			
	19/03/2021	19/03/2021	19/03/2021
Identifier Of Mr Abhoy Mukherjee, Mr Abhoy Mukherjee			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Abhoy Mukherjee	GREEN MOUNTAIN CITY DEVELOPER PRIVATE LIMITED-10.235 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Abhoy Mukherjee	GREEN MOUNTAIN CITY DEVELOPER PRIVATE LIMITED-9.56505 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andar, Gram Panchayat: ANDAL, Mouza: Andar, Pin Code : 713347

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 707, LR Khatian No:- 4009	Owner:পশ্চিমবঙ্গ শিল্প উন্নয়ন নিগম(প্রতিষ্ঠা), Gurdian:., Address:অবনীন্দ্র নাথ ঠাকুর সরণী কোলকাতা , Classification:পুকুর, Area:0.61000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 714, LR Khatian No:- 4009	Owner:পশ্চিমবঙ্গ শিল্প উন্নয়ন নিগম(প্রতিষ্ঠা), Gurdian:., Address:অবনীন্দ্র নাথ ঠাকুর সরণী কোলকাতা , Classification:বাইদ, Area:0.15000000 Acre,	Owner Name not selected by applicant.

On 19-03-2021

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:43 hrs on 19-03-2021, at the Office of the A.R.A. - III KOLKATA by Mr Abhoy Mukherjee ,.

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 57,61,800/-

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

Execution is admitted on 19/03/2021 by Mr Abhoy Mukherjee, Son of Late Pradip Mukherjee, VILLAGE DUBCHURURIA, P.O: ANDAL, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business

Indetified by Mr SUBHRA SANKAR CHATTERJEE, , , Son of Mr MIHIR LAL CHATTERJEE, 10, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-03-2021 by Mr Abhoy Mukherjee, Director, GREEN MOUNTAIN CITY DEVELOPER PRIVATE LIMITED, DHANDABAD, P.O:- DURGAPUR, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713203

Indetified by Mr SUBHRA SANKAR CHATTERJEE, , , Son of Mr MIHIR LAL CHATTERJEE, 10, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

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 63385, Amount: Rs.50/-, Date of Purchase: 17/03/2021, Vendor name: Soumitra Chanda



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 162159 to 162176
being No 190303271 for the year 2021.



Ghosh

Digitally signed by SRIJANI GHOSH
Date: 2021.04.17 13:33:48 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2021/04/17 01:33:48 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
