

06 OCT 2020

SL. NO. 198 Dt.

NAME..... S. C. MAZUMDER (ADV)
ADDRESS..... ALIPORE POLICE COURT
KOLKATA-700027.....

RS. 50 |-----|

JANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



[Signature]
Additional Registrar
Assurance III Kolkata
8 OCT 2020

Sita Haldar
s/o. Smt. S. Haldar
of Alipore Police Court
Kolkata - 700027
Clerk

W H E R E A S I the Executant herein is the Lessee of All That piece or parcel of land together with two storied building measuring 4800 Square feet containing an area by measurement 6 (six) Cottahs 10 (ten) Chittacks 10 (ten) square feet be the same a little more or less situated and lying at and being Plot No.130, J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/130, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960701379 in the District of 24-Parganas South as morefully and particularly mentioned and described in the Schedule hereunder written. I the Executant has entered into a Registered Agreement for Joint Venture dated 08.10.2020 with GRIHO NIRMAN ASSOCIATES a Partnership Firm having its principal office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge Kolkata-700 019 herein represented by its partners (1) SRI ASHOKE KUMAR ROY, (PAN : ADEPR5803R), (AADHAR NO. 6004 2725 1504) son of Late Hirendra Lal Roy, by faith – Hindu, by Nationality – Indian, 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, District – South 24 Parganas and (2) SRI ARJUN SINGH, (PAN : ASQPS8610L), (AADHAR NO. 5303 0876 0105) son of Late Shyamji Singh, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at the premises No. 82/8A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata – 700 019, District – South 24 Parganas (therein referred to as the Developers/Promoters) for construction of a new multistoried building at the said premises with certain terms and condition as set forth therein and the said Agreement for Joint Venture was duly registered in the Office of Additional Registrar of Assurances-III, Kolkata and recorded in Book No. I, Deed No. 4274 for the year 2020 and to give effect of the said

Arjun Singh
Sri Ashoke Kumar Roy

Agreement for smooth progress of construction and other related matters and things. I feel it necessary and urgent to appoint the aforesaid Partner of GRIHO NIRMAN ASSOCIATES as my Attorney in my name and on my behalf and as such I the Executant hereto, do hereby nominate constitute and appoint SRI ARJUN SINGH son of Late Shyamji Singh by faith Hindu, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge, Kolkata-700 019 in the District of South 24-Parganas to be my True and Lawful ATTORNEY for me, in my name and on my 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 my property of which I , the Executant hereto, is the lessee in respect of All That piece or parcel of land together with two storied building measuring 4800 Square feet containing an area by measurement 6 (six) Cottahs 10 (ten) Chittacks 10 (ten) square feet be the same a little more or less situated and lying at and being Plot No.130, J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/130, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960701379 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

transfer proceeds from the intending person or persons and to give valid receipts(s) thereof and to discharge for the same and the entire transfer 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 Lessee.

7. That my Attorney shall sign and execute all Agreement (s) for Assignment, Deed (s) of Assignment or 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 person or persons as mentioned in para 6 above and to handover and/or deliver possession of the same in my name and on my behalf.
8. That by virtue of this Power of Attorney my said appointed Attorney shall have the absolute right and liberty to transfer/ assign/sub-lease only the Developer's share of Allocation as per terms of the said Agreement for Joint Venture or any part thereof at any price or consideration as my said ATTORNEY think fit and better.
9. That my said Attorney 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 my aforesaid property.

10. That my said Attorney can also issue Letters/Notices and/or admit application and issue no objection in any matter relating to my 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 my said property by constructing a new Building thereon.

AND GENERALLY to do all other acts, deeds, things and matters which is in the opinion of my said Attorney sought to be done and all acts, deeds and things lawfully done by my said Attorney for proper discharge of his contractual obligations shall be construed as acts, deeds and things done by me as if I was present and done the same by myself.

AND I do hereby ratify and confirm and agreed all act or acts, deed or deeds of my 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 piece or parcel of land together with two storied building measuring 4800 Square feet containing an area by measurement 6 (six) Cottahs 10 (ten) Chittacks 10 (ten) square feet be the same a little more or less situated and lying at and being Plot No.130, J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, within the limits of Kolkata Municipal Corporation being premises No. 176/14/130, Raipur Road, Kolkata- 700 092, under Ward No. 96, being Assessee No. 210960701379 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:-

ON THE NORTH : By Premises No. 176/14/129, Raipur Road
ON THE EAST : By 30'-0" wide KMC Road.
ON THE SOUTH : By 30'-0" wide KMC Road,
ON THE WEST : By Premises No. 176/14/131, Raipur Road

IN WITNESS WHEREOF, SRI SUMITRO SARKAR as Executant and SRI ARJUN SINGH as a Constituted Attorney have hereunto set and subscribed our respective hands on this the ^{8th} day of October, Two Thousand Twenty.

SIGNED AND DELIVERED
IN PRESENCE OF :

1. *Sumitro Sarkar*
 T 11/5 DLF PH-3
 GURGAON - 122002

Sumitro Sarkar
 (SRI SUMITRO SARKAR)
EXECUTANT

2. *Jayante Dulle*
 33/1, N.K. Shozal Road.
 Kolkata - 700042

Arjun Singh
 (SRI ARJUN SINGH)
CONSTITUTED ATTORNEY

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

Goutam Basu
 NB745/80
 Advocate

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 202132 to 202152

being No 190304277 for the year 2020.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2020.10.21 12:09:16 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/10/21 12:09:16 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
