

20754/23 VC-4888/23

E-1995/23

भारतीय गैर न्यायिक

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FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

AF 600876

District Sub-Register-III  
Alipore, South 24-pargana

22-12-23


GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MISS SOHINI DEB, daughter of Late Samindra Nath Deb, aged about 55 years, PAN: AQQPD2228R, AADHAAR NO. 585445050064, by faith-Hindu, by nationality- Indian, by occupation-homemaker, permanently residing at 785, Jogendra Garden, mailing address 1/1, Jogendra Garden, Post Office- Haltu, Police Station- Kasba, Kolkata-700078, presently residing at Santana Ashram Residential home situated at 94, Arjun Park, Mukundapur, Kolkata-700099, West Bengal, being the "OWNER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her successors or assigns) hereinafter called and referred to as "the PRINCIPAL" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her successors or assigns) SEND GREETINGS:

নং 2111 তার 11-12-23  
 ডেপুটি রেজিস্টার নাম P. Adhikari - Adv - 10, Chel Post, Kolkata-1.  
 ডেঃ শানোওয়াজ মণ্ডল  
 (SHANOWAJ MONDAL)  
 মোঃ এ. ডি. জম. আর, বারুইপুর  
 থানা - দক্ষিণ 28 পরগনা

WHEREAS, the P  
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- Pehini Deb

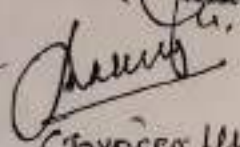
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- Pehini Deb

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- Bithor...

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 (JOYDEEP KURARJEE)



 16603

Identified by me:

Debansu Pr Adhikari  
 Advocate

High Court, Calcutta  
 Kolkata - 700001

DISTRICT SUB REGISTRAR-III  
 SOUTH 24 PGS., ALIPORE  
 20 DEC 2023

**WHEREAS**, the **PRINCIPAL** herein has decided to cause development of the Said Property by constructing a Building Complex therein and with such intent and purpose has entered into a Joint Development Agreement on 13<sup>th</sup> of April, 2023 duly registered in the office of District Sub Registrar III, Alipore South 24 Parganas, recorded in Book Bo. I, Volume No. 1603-2023, Pages from 147520 to 147557, Being no. 04882 for the year 2023, and is now desirous of executing a **General Power of Attorney** and do hereby nominate constitute and appoint the said **ATTORNEYS** to facilitate the execution in terms of the said Joint Development Agreement, the **Principal** herein is executing this instant Power of Attorney in favour of the Partners of the Developer Company in order to grant exclusive right to develop and construct a Building Complex at the Said Property being Premises No. 785, Jogendra Garden, Post Office- Haltu, Police Station- Kasba, Kolkata-700078.

NOW KNOW ALL BY THESE PRESENTS, I, **Miss Sohini Deb**, daughter of Late Samindra Nath Deb, aged about 55 years, **PAN: AQQPD2228R**, **AADHAAR NO. 585445050064**, by faith-Hindu, by nationality- Indian, by occupation-homemaker, permanently residing at 785 Jogendra Garden, mailing address 1/1, Jogendra Garden, Post Office-Haltu, Police Station- Kasba, Kolkata-700078, being the **PRINCIPAL** above-named presently residing at Santanashram Residential home situated at 94, Arjun Park, Mukundapur, Kolkata-700099, West Bengal do hereby nominate constitute and appoint the said **ATTORNEYS** manely **1) Shri Bidhan Rudra** son of Late Nibaran Rudra, (Pan No. AGOPR8800K) (Aadhar No 402525630800) (Mobile No.- 9836138444) residing at 757 Jogendra Gardens South, Haltu, Kolkata.700076.) by faith Hindu, by nationality- Indian, by occupation-business, **2) Shri Joydeep Mukherjee** son of Late Nityago Pal Mukherjee (Pan No. AIOPM3834C), (Aadhar No 988553188521) (Mobile No.9433-06177) residing at 25/12 Prince Golam Mohammad Shah Road, P.S. Jadavpur, Golf Green, Kolkata 700095, by faith- Hindu, by nationality- Indian, by occupation- Business, hereby for the purpose of the said development of the named property situate at 785, Jogendra Gardens, Post Office- Haltu, Police Station- Kasba, Kolkata-700078, to do execute exercise and perform all or any of the following acts deeds matters and things relating to the development and construction of the proposed Building Complex at the Said Property and related purposes i.e. to do :-

1. To manage, maintain, look after, supervise, administer hold protect and defend possession of the Said Property and every part thereof and its equipment and installations and do all acts deeds and things in connection therewith in such a manner as my/our said Attorney shall/may think or deem fit and proper.



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2. To deal with fully and in all/any manner whatsoever or howsoever possible and to prohibit and if necessary proceed/initiate legal proceedings against all or any trespassers tenants or occupants in illegal occupation and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance in the manner possible under the guise of the law.
3. To cause survey and measure, have the soil tested, do excavation and other works at the Said Property.
4. To sign, apply for and obtain sanction for K.M.C., to sign and approval of R/26, CC and Regularization of plan if any, apply for and obtain mutation, conversion, amalgamation, separation, up gradation, insertions, correction of area or boundary or dimension or other description or any other correction, modification, alteration or other recording in respect of the Said Property or any part thereof or the declaration of boundary of the Said Property in the records of the Kolkata Municipal Corporation, B.L. & L.R.O., the D.L. & L.R.O., Municipal Authorities, Planning Authority, Development Authority, Collector, District Magistrate (including ADM), Kolkata Improvement Trust (KIT), Kolkata Metropolitan Development Authority (KMDA), and to apply and sign on additional FAR of any other appropriate authorities and to do all other acts, deeds and things with regard thereto as may be deemed fit and proper by the said **Attorneys**.
5. To demarcate the Said Property and/or any portion thereof for the purposes connected for construction and development in terms of the said Joint Development Agreement Being no. 04882 for the year 2023 as referred hereinabove and the related Declaration for Rectification being no. ~~1-19952~~ for the year 2023 which was registered in the office of D.S.R. III, Alipore, South 24-Parganas.
6. To accept or object to the assessments made from time to time of annual valuation or taxes in respect of the Said Property or the Building Complex that is proposed to be constructed thereon or any part or share thereof by the Kolkata Municipal Corporation (KMC) and other authorities and to attend all hearings and have the same settled/finalized and disposed of.
7. To pay all rents, rates, taxes, land revenue, electricity charges, utility charges, other charges expenses and other outgoings whatsoever (including municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the Said Property or any part thereof or the existing buildings or structures thereon

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or proposed Building Complex for the time being thereon and receive refund of the excess amounts, if paid, from the and/or concerned authorities and to grant receipts and discharges in respect thereof.

8. To prepare apply for sign and submit plans, maps, specifications of structures and sketches for sanctioning of Building Plans (Building Plan, Site Plan, Floor Plan, Construction Plan to the Kolkata Municipal Corporation (KMC) and other appropriate authorities and to have the same sanctioned and if required, to have the same modified revalidated revised altered and/or renewed/Completed and to pay fees and obtain sanction revalidation, modification, revision, alteration and/or renewal and/or such other orders and permissions as be expedient therefor.
9. To sign and submit all declarations undertakings affidavits required by any authority for the purpose of sanction/modification/alteration/ renewal of the plans for any development and construction at the Said Property. In the event of obtaining sanction for construction of additional area over and above the proposed multistoried building at the instance of the Developer, the Owners will grant absolute right for the further construction to the Developer and will have the option to get the proportionate share upon payment of the proportionate cost of construction of the said added area attributable to the share of land.
10. To process the application for the sanctioning of the plan, and pay all fees and expenses and obtain back and receive the sanctioned plan revalidation renewal and such other order or orders or permissions from the Municipal Office and other authorities.
11. To construct new building or buildings and/or structures at the Said Property and for that to demolish the existing buildings and/or other structures of whatsoever nature thereon or as may be developed and constructed in future.
12. To inform The Kolkata Municipal Corporation (KMC) and all other concerned authorities of all internal alterations within the sanctioned covered space and to incorporate all such deviations in the Completion Plan in terms of the rules of the Kolkata Municipal Corporation (KMC) and all other concerned authorities and to get the same regularized.

13. To pay all fees  
renewal and  
necessary  
things



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13. To pay all fees and expenses and obtain sanction revalidation renewal and such other order or orders or permissions from the necessary authorities and do all other necessary acts deeds and things as be expedient for sanctioning revalidation renewal modification and/or alteration of plans.
14. To apply for cause to be changed the nature of user, if necessary , of the Said Property under the all relevant acts and rules, including with the Kolkata Municipal Corporation (KMC), the Government and its departments etc. and all other concerned authorities, so as to render the same fit for development and construction.
15. To apply for and obtain "No Objection Certificate" if required any further from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, and all other permissions that may be required for sanctioning of plan, modification and/or alteration and/or revalidation, and/or obtaining utilities and other purposes herein stated save and except the contractual obligations of the OWNER, the PRINCIPAL herein, as per the said Joint Development Agreement.
16. To appoint and terminate the appointment of Architects, Engineers, Surveyors and others for survey and soil testing and also for preparation of plans in respect of building or buildings at the Said Property.
17. To apply for and obtain all necessary permissions and clearances from the authorities under the pollution and environment laws and all other related authorities.
18. To apply for and obtain in the name of the Developer the registration under all Real Estate development laws, including the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Real Estate (Regulation and Development) Act, 2021, along with its statutory amendments that is applicable and to obtain all licenses and permissions under the said Act and all other acts and statutes, as applicable.
19. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, tube-well, sewerage, generator, transformers, lifts, security systems, mechanical parking systems, dish antenna, towers, electronic or technical connections, and/or other utilities inputs and facilities from the CESC Limited and/or WBSEB Limited and



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other appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.

20. To apply for and obtain any permission clearance and license to erect and run/operate and/or maintain lift, mechanized parking, generator, dish antenna and any other utility, input or facility in the proposed Building Complex.
21. To repair, construct, erect and raise boundary walls in and around the Said Property or portions thereof and also construct any temporary sheds and spaces for storage of building materials and running of site office and to construct any other structure for the Building Complex or any part thereof on behalf of the **OWNER/PRINCIPAL**
22. To carry out construction, demolition, reconstruction, erection, re-erection, addition or alteration and any other related activity in respect of any development and construction at the Said Property or any part thereof on behalf of the **OWNER/PRINCIPAL**
23. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, waivers, entitlements in respect of the Building Complex on behalf of the **OWNER/PRINCIPAL**
24. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers, civil engineers, surveyors, overseers, experts, consultants, vastu consultants, chartered accounts, security guards, personnel and/or such other persons or agents as may be required in respect of the proposed Building Complex.
25. To do all necessary acts deeds and things for complying all laws rules regulations bye-laws ordinance etc., for the time being in force with regard to the proposed Building Complex on behalf of the **OWNER/PRINCIPAL**.
26. To apply for and obtain Completion Certificate, Occupancy Certificate and other certificates as may be required from the concerned authorities on behalf of the **OWNER/PRINCIPAL**
27. To produce or give copies of originals of Title Deed or document relating to the Said Property on behalf of the **OWNER/PRINCIPAL**

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28. To negotiate with the person or persons interested in obtaining Transfer and/or otherwise acquiring Transferable/Saleable Areas spaces in the proposed Building Complex, take and accept bookings and applications, deal with, Transfer and/or part with possession of the Transferable/Saleable Areas including the Developer's Entitlement/Allocation and the **Principal's** Entitlement/Allocation along with land comprised in the Said Property attributable thereto or any portion thereof or any undivided share therein to such person or persons at such consideration and on such terms and conditions as the said DEVELOPER may deem fit and proper on behalf of the **Principal/Owner**.
29. To receive all proceeds consideration deposit and other amounts received/realised therefrom and grant valid receipts and discharges in the name of the OWNER/PRINCIPAL which shall fully exonerate the person paying the same, in accordance with the terms and conditions contained in the said registered Joint Development Agreement.
30. To cancel or terminate any booking/blocking and terminate any contract agreement and to deal with the space and rights of such person or persons in such manner as the said attorney may deem fit and proper.
31. To join in as party to agreements for Transfer of the Transferable/Saleable Areas and/or undivided share in the land comprised in the Said Property or part thereof, and also confirming thereunder the rights and entitlements of the Developer under the said Joint Development Agreement and agreeing to execute the Deeds of Transfer to be executed in pursuance thereof.
32. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer Company thereunder.
33. To have the Units Transferred to the Transferees/Allottees to be separately assessed and mutated in the name of the respective Transferees/Allottees in all public records including the Kolkata Municipal Corporation, and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said Developer Company may deem fit and proper.



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**THE SCHEDULE ABOVE REFERRED TO :  
(SAID PROPERTY)**

**ALL THAT** piece and parcel of Bastu land situated at Premises No. 785, Jogendra Garden, mailing address 1/1, Jogendra Garden, Post Office-Haltu, Police Station- Kasba, Kolkata-700078, measuring .8 (eight) decimals and according to local measurement 5 (five) Cottahs, within Haltu jurisdiction, Kasba under Ward No. 107, having Assessee No. 31-107-05-07850, District 24 Parganas and also shown and delineated in the Plan attached herewith and butted and bounded on :

**NORTH** by the garden land of Tulsi Charan Basu and brothers.

**EAST** & the **SOUTH** by the remaining portion in occupation of Vendor.

**WEST** by the public road;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.





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IN WITNESS WHEREOF the Principal has hereunto set and subscribed their respective hands and seal on this 20<sup>th</sup> day of December, Two Thousand and Twenty Three (2023). 2

EXECUTED AND DELIVERED by the **PRINCIPAL** above named at Kolkata in the presence of:

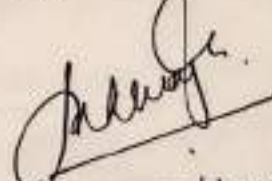
WITNESSES:

1. Susobhan Kr. Deb  
229, B.B. Chatterjee Road  
Kolkata : 700042

Sd/-: Deb  
SIGNATURE OF THE EXECUTENT

2. Sankha Subina Deb  
229 B.B. Chatterjee Road  
KOL - 700042

Accepted by:-

  
  
(JOYDEEP MUKHERJEE)

Drafted and Prepared by me:

Debanitra Adhikari

Debanitra Adhikari (Advocate)  
High Court, Calcutta,  
Kolkata: 700001.  
Enrolment No. WB/698/777/1994



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
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	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name .....

Signature *Sohini Deb*



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name .....

Signature *Piditendra*



	Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name *Sydeep Mukherjee*

Signature *Sydeep Mukherjee*



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Left Hand					
Right Hand					

Name .....

Signature *Debasmita Ashikari*



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
20 DEC 2023

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Bidhan Rudra</b> Son of Late Nibaran Rudra 757, Jogendra Gardens South, City:- Not Specified, P.O:- Haitu, P.S:-Kasba, District-South 24-Parganas, West Bengal, India, PIN:- 700076 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx0K, Aadhaar No: 40xxxxxxxx0800, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence
2	<b>Shri Joydeep Mukherjee</b> Son of Late Nityago Pal Mukherjee 25/12, Pr Gulam Md. Shah Road, City:- Not Specified, P.O:- Gold Green, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx4C, Aadhaar No: 98xxxxxxxx8521, Status :Individual, Executed by: Self, Date of Execution: 20/12/2023 , Admitted by: Self, Date of Admission: 20/12/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Debamitra Adhikari</b> Daughter of Late Sudhin Adhikari High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Miss Sohini Deb, Shri Bidhan Rudra, Shri Joydeep Mukherjee			

**Endorsement For Deed Number : I - 160319953 / 2023**

**On 20-12-2023**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:20 hrs on 20-12-2023, at the Private residence by Miss Sohini Deb ,Executant.

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

Execution is admitted on 20/12/2023 by 1. Miss Sohini Deb, Daughter of Late Samindra Nath Deb, 785, Jogendra Garden, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 2. Shri Bidhan Rudra, Son of Late Nibaran Rudra, 757, Jogendra Gardens South, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700076, by caste Hindu, by Profession Business, 3. Shri Joydeep Mukherjee, Son of Late Nityago Pal Mukherjee, 25/12, Road: Pr Gulam Md. Shah Road, , P.O: Gold Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession Business

Identified by Debamitra Adhikar, , , Daughter of Late Sudhin Adhikari, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 22-12-2023**

**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 (d) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2111, Amount: Rs.50.00/-, Date of Purchase: 11/12/2023, Vendor name: Shanowaj Mondal



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 548372 to 548387  
being No 160319953 for the year 2023.



*Debasish*

Digitally signed by Debasish Dhar  
Date: 2023.12.22 12:44:32 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/12/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.