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Q-8-136595/21
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Additional District J.J. Registrar
 Sodepur, North 24 Parganas

POWER OF ATTORNEY FOR DEVELOPMENT

20 JAN 2021

TO ALL TO WHOM THESE:

We, 1. **SRI AJOY KUMAR BOSE @ BASU**, Son of Late
 Purna Chandra Bose, by Nationality-Indian, by religion-Hindu,
 by occupation -Service, residing at: Bosepara, Khardah, P.O.
 & P.S. Khardah, Dist. North 24 Parganas, Kolkata-700117,

Contd...2

[Signature]

S. K. Bose, Notary Public

Ajoy Kumar Bose @ Basu
 Manmoy Kumar Bose @ Basu

ANNAPURNA NIRMALAN

Asim Bose Roy
 Partner

(2)

PAN No.: ACZPB6352K. 2. SRI TANMOY KUMAR BOSE @ BASU, Son of Late Purna Chandra Bose, by Nationality-Indian, by religion-Hindu, by occupation -Service, residing at: Bosepara, Khardah, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata-700117, **PAN No.: BBJPB7746P** do hereby appoint, constitute and nominate "**M/S. ANNAPURNA NIRMAN**" (**PAN no. AAZFA0012H**), a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 13/12/A/44 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,
(1) SRI ASIM BOSE ROY, Son of Sri Satya Ranjan Bose Roy, by Nationality-Indian, by religion-Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.-Agarpara, P.S.- Khardah, Dist.- North 24 Parganas, Kolkata - 700109,
(2) SRI ANINDYA DAS, Son of Sri Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,
(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117,

SEND GREETINGS:-

(i) WHEREAS Originally one Manmatha Nath Basu @ Bose (Son of Late Apurba Krishna Basu) was the lawful and absolute sole owner of a piece and parcel of land measuring an area (64.13 decimal in R.S. Dag No. 2368 + 7.81 decimal in R.S. Dag no. 2367) total 71.94 Decimal of land lying and situates within Mouza-Khardah, J.L. No. 2, Re. Su. 18, Touzi No. 149, comprised and contained in R.S. Dag No. 2368 &

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Alokendu Bandhyopadhyay

Advocate

Ajoy Kumar Bhowmik
Tanmoy Kumar Bose @ Basu

ANNAPURNA NIRMAN

Asim Bose Roy
Partner

(3)

2367, under R.S. Khatian No. 272, P.S Khardah, Dist. North 24 Parganas, the then A.D.S.R.O. Barrackpore, at present A.D.S.R.O. Sodepur by virtue of R.S. Record of Right, B.L. & L.R.O. BKP-II, and enjoying the same without any interruption of others.

AND WHEREAS while have been enjoying the same said Manmatha Nath Basu @ Bose died intestate on 17.09.1961 and subsequently his wife namely Sarala Bala Bose died on 26.08.1973 leaving behind their three sons namely Sri Purna Chandra Bose @ Basu, Sri Bijoy Kumar Bose @ Basu, Sri Balaram Bose & two unmarried daughters namely Gita Rani Bose and Ashoka Bose as their legal heirs and successors and they inherited the said land as undivided 1/5th share of the total landed property as per the law of Hindu Succession Act, 1956.

AND WHEREAS thus in the manner aforesaid **Sri Purna Chandra Bose @ Basu** has become the lawful owner of (land area undivided 12.83 decimal equivalent to 7cottahs 12chittaks 10sq.ft. in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 AND land area undivided 1.56 decimal equivalent to 15chittaks 5sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343), **Sri Bijoy Kumar Bose @ Basu** has become the lawful owner of (land area undivided 12.83 decimal equivalent to 7cottahs 12chittaks 10sq.ft. in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 AND land area undivided 1.56 decimal equivalent to 15chittaks 5sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343), **Sri Balaram Bose** has become the lawful owner of (land area undivided 12.83 decimal equivalent to 7cottahs 12chittaks 10sq.ft. in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 AND land area undivided 1.56 decimal equivalent to 15chittaks 5sq.ft. in


Alokendu Bandyopadhyay

Advocate

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Ajij Kumar Bose @ Basu
Bijoy Kumar Bose @ Basu

ANNAPURNA MITTAL
Anita Bose Rao
Partner

(4)

R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343), **Gita Rani Bose** has become the lawful owner of (land area undivided 12.83 decimal equivalent to 7cottahs 12chittaks 10sq.ft. in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 AND land area undivided 1.56 decimal equivalent to 15chittaks 5sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343) and **Ashoka Bose** has become the lawful owner of (land area undivided 12.83 decimal equivalent to 7cottahs 12chittaks 10sq.ft. in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 AND land area undivided 1.56 decimal equivalent to 15chittaks 5sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343) and they conjointly enjoying the same without any interruption of others.

AND WHEREAS while have been enjoying the same said Bijoy Kumar Basu and Balaram Basu jointly gifted undivided 2cottahs 10chittaks 30sq.ft. of land from R.S. Dag No. 2368, Corresponding to L.R. Dag No. 4344 to their full blooded brother namely Purna Chandra Basu by executing a Bengali Deed of Gift, being no. 5140, which was Executed on 30.08.1999 and Registered on 09.09.1999 at the Office of A.D.S.R. Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, Vol. No. 126, noted within the pages from 213 to 220, being no. 5140, for the year 1999. Thus in the manner aforesaid Sri Purna Chandra Bose @ Basu became the owner of Undivided 10cottahs 6chittaks 40Sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 AND 15chittaks 5sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 AND said Bijoy Kumar Basu became the owner of his rest 6cottahs 6chittaks 40sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and 15chittaks 5sq.ft. in R.S. Dag No. 2367,



Atokendu Bandyopadhyay

Advocate

Contd...5

Bijoy Kumar Bose @ Basu

Purna Chandra Bose @ Basu

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corresponding to L.R. Dag No. 4343 AND said Balaram Basu became the owner of his rest 6cottahs 6chittaks 40sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and 15chittaks 5sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343.

AND WHEREAS as per the forgoing events said Purna Chandra Bose @ Basu became the owner of Undivided 10cottahs 6chittaks 40Sq.ft. in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 AND 15chittaks 5sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 while have been enjoying the same he make a gift of 4cottahs of land from his 10cottahs 6chittaks 40Sq.ft. in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 to his Son namely Ajoy Kumar Bose @ Basu by executing a Bengali Deed of Gift being no. 5141 which was Executed on 30.08.1999 and Registered on 10.09.1999 at the Office of A.D.S.R. Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, Vol. No. 126, noted within the pages from 221 to 230, being no. 5141 for the year 1999.

AND WHEREAS while have been enjoying the rest landed property, the said Purna Chandra Bose @ Basu died intestate on 03.01.2000 leaving behind him his two sons namely Sri Ajoy Kumar Bose @ Basu & Sri Tanmoy Kumar Bose @ Basu as his surviving legal heirs and successors and they jointly inherited the said landed property as undivided 1/2 share in each part from their father deceased Purna Chandra Bose @ Basu as per the law of Hindu Succession Act, 1956.

Be it mentioned here that the wife of Purna Chandra Bose @ Basu namely Bani Bose was predeceased of her husband and she died on 09.02.1996.



Alokendra Bandhyopadhyay

Advocate

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Ajoy Kumar Bose @ Basu


Tanmoy Kumar Bose @ Basu

(6)

AND WHEREAS while have been enjoying the landed property of Gita Rani Bose i.e. undivided 7cottahs 12chittaks 10sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 15chittaks 5sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 she died on 24.03.2003 as unmarried. Thus the landed property as left by deceased Gita Rani Bose was inherited by her two brothers namely Bijoy Kumar Basu, Balaram Basu one sister namely Ashoka Bose and two nephews (brother's son) namely Ajoy Kumar Bose @ Basu & Sri Tanmoy Kumar Bose @ Basu and they jointly inherited the said landed property left by deceased Gita Rani Bose as per the law of Hindu Succession Act, 1956.

AND WHEREAS while have been enjoying the landed property of Ashoka Bose i.e. undivided 7cottahs 12chittaks 10sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 15chittaks 5sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 she died on 14.06.2007 as unmarried. Thus the landed property as left by deceased Ashoka Bose was inherited by her two brothers namely Bijoy Kumar Basu and Balaram Basu and two nephews (brother's son) namely Ajoy Kumar Bose @ Basu & Sri Tanmoy Kumar Bose @ Basu and they jointly inherited the said landed property left by deceased Ashoka Bose as per the law of Hindu Succession Act, 1956.

AND WHEREAS in the foregoing events and description **Bijoy Kumar Basu** has become the lawful owner of undivided 11cottahs 9chittaks 31sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 1cottah 9chittaks 9sq.ft. in R.S. Dag No. 2367, corresponding


Mokendu Banayopadhyay

Advocate

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Ajoy Kumar Bose @ Basu

Tanmoy Kumar Bose @ Basu

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to L.R. Dag No. 4343 AND **Balaram Basu** has become the lawful owner of undivided 11cottahs 9chittaks 31sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 1cottah 9chittaks 9sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 AND **Ajoy Kumar Bose @ Basu** has become the lawful owner of undivided 9cottahs 12chittaks 39sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 12chittaks 26sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 AND **Tanmoy Kumar Bose @ Basu** has become the lawful owner of undivided 5cottahs 12chittaks 39sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 12chittaks 26sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343.

AND WHEREAS thereafter said Bijoy Kumar Basu, Balaram Basu, Ajoy Kumar Bose @ Basu & Tanmoy Kumar Bose @ Basu jointly sold out undivided 1cottah 8chittaks of land (from R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344) to Sri Jyotirmoy Basu & Smt. Mita Basu by executing a Bengali Deed of Sale, being no. 00934, which was Executed and Registered on 09.02.2009 at the Office of A.D.S.R. Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, C.D. Vol. No. 4, noted within the pages from 103 to 115, being no. 00934, for the year 2009.

AND WHEREAS further said Bijoy Kumar Basu, Balaram Basu, Ajoy Kumar Bose @ Basu & Tanmoy Kumar Bose @ Basu jointly sold out undivided 2cottah 4sq.ft. of land from R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 to Sri Shyama Prasad Chanda & Smt. Ananya Chanda by executing a Bengali Deed of Sale, being no. 04931, which



Alokendu Bandhyopadhyay

Advocate

Contd...8

Ajoy Kumar Bose @ Basu
Tanmoy Kumar Bose @ Basu


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was Executed and Registered on 26.05.2009 at the Office of A.D.S.R. Barrackpore, Dist. North 24 Parganas and the same was recorded in Book no. I, C.D. Vol. No. 17, noted within the pages from 900 to 914, being no. 04931, for the year 2009.

AND WHEREAS after selling the aforesaid two plots of land the Bijoy Kumar Basu became the lawful owner of undivided 10cottahs 11chittaks 30sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 1cottah 9chittaks 9sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 AND Balaram Basu became the lawful owner of undivided 10cottahs 11chittaks 30sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 1cottah 9chittaks 9sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 AND Ajoy Kumar Bose @ Basu became the lawful owner of undivided 8cottahs 14chittaks 38sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 12chittaks 26sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 AND Tanmoy Kumar Bose @ Basu became the lawful owner of undivided 4cottahs 14chittaks 38sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 12chittaks 26sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343.

AND WHEREAS while have been enjoying the above mentioned landed property i.e. undivided 10cottahs 11chittaks 30sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 1cottah 9Chittaks 9Sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 said Bijoy Kumar Basu died on 20.10.2012 as unmarried leaving behind him his one full blooded brother

Ajoy Kumar Bose @ Basu
Tanmoy Kumar Bose @ Basu


Alokendu Bandyopadhyay
Advocate

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namely Balaram Basu and two nephews (brother's son) namely Ajoy Kumar Bose @ Basu & Sri Tanmoy Kumar Bose @ Basu and they jointly inherited the said landed property left by deceased Bijoy Kumar Basu as per the law of Hindu Succession Act, 1956 and after the demise of Bijoy Kumar Basu the said Balaram Basu had become the lawful owner of undivided 16cottahs 1chittaks 23sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 2cottahs 5chittaks 36sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 AND Ajoy Kumar Bose @ Basu became the lawful owner of undivided 11cottahs 9chittaks 34sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 1cottah 2chittaks 40sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 AND Tanmoy Kumar Bose @ Basu became the lawful owner of undivided 7cottahs 9chittaks 34sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 1cottah 2chittaks 40sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343.

AND WHEREAS while have been enjoying the landed property of Balaram Basu i.e. undivided 16cottahs 1chittaks 23sq.ft. of land in R.S. Dag No. 2368, corresponding to L.R. Dag No. 4344 and undivided 2cottahs 5chittaks 36sq.ft. in R.S. Dag No. 2367, corresponding to L.R. Dag No. 4343 said Balaram Basu died on 31.03.2013 as unmarried leaving behind him his two nephews (brother's son) namely Ajoy Kumar Bose @ Basu & Sri Tanmoy Kumar Bose @ Basu and they jointly inherited the said landed property left by deceased Balaram Basu as per the law of Hindu Succession Act, 1956 and after the demise of Balaram Basu finally said Ajoy Kumar Bose @ Basu (the Owner No. 1 hereof) became the lawful owner of undivided **19cottahs 10chittaks**



Mokendu Bandyopadhyay

(Signature)

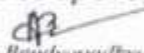
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Ajoy Kumar Bose @ Basu
Tanmoy Kumar Bose @ Basu

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23sq.ft. of land in R.S. Dag No. 2368, corresponding to **L.R. Dag No. 4344** and undivided **2cottahs 5chittaks 36sq.ft.** in R.S. Dag No. 2367, corresponding to **L.R. Dag No. 4343, under L.R. Khatian No. 7169** out of which the Owner no. 1 Ajoy Kumar Bose @ Basu retained 4Cottahs of land in L.R. Dag No. 4344 for his personal use and occupation by obtaining seperate holding from the Khardah Municipality and enjoying the rest landed property in L.R. Dag No. 4344 i.e. **undivided 15Cottahs 10Chittaks 23sq.ft.** of land and undivided **2cottahs 5chittaks 36sq.ft. of land in L.R. Dag No. 4343 under L.R. Khatian No. 7179** as ezmal with his full blooded brother AND Tanmoy Kumar Bose @ Basu (the Owner No. 2 hereof) became the lawful owner of undivided **15Cottahs 10Chittaks 23sq.ft.** of land in R.S. Dag No. 2368, corresponding to **L.R. Dag No. 4344** and undivided **2cottahs 5chittaks 36sq.ft.** in R.S. Dag No. 2367, corresponding to **L.R. Dag No. 4343.**

AND WHEREAS in the manner aforesaid the said Ajoy Kumar Bose @ Basu & Tanmoy Kumar Bose @ Basu i.e. the Owner no. 1 & 2 hereof became the lawful joint owners of 36Cottahs 28Sq.ft. of landed property in two dags but presently as per physical measurement the Owner no. 1 & 2 have become the joint owner's of 34cottahs 1chittak 22sq.ft. of landed property in **L.R. Dag No. 4344 (land area 29cottahs 9chittaks 34sq.ft.) & 4343 (land area 4cottahs 7chittaks 33sq.ft.)** Togetherwith 2000sq.ft. one storied Residential building standing thereon, within Mouza-Khardah, and they enjoying the same as ezmal and mutated their names in the assessment registrar of Khardah Municipality as joint owners in respect of Holding no. 235/107, Bosepara, Under Ward no. 14 and have been possessing


Alokendu Bandyopadhyay
Advocate

Contd...11

Ajoy Kumar Bose @ Basu
Tanmoy Kumar Bose @ Basu

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the same peacefully, quietly and without any interruption of others and paying the relevant rents and taxes regularly which is free from all sorts of encumbrances.

AND WHEREAS the Land Owners/Executants are now jointly desirous of developing the said land by constructed Multi Storeyed building in accordance with the plan sanctioned by the Khardah Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS We the executants hereof have entered into a **Registered Development Agreement being no. 152400387/2021** in Book no. **I** which was executed and Registered by us on **20th** day of **January, 2021** at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas with the developer "**M/S. ANNAPURNA NIRMAN**", a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 13/12/A/44 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,
(1) SRI ASIM BOSE ROY, Son of Sri Satya Ranjan Bose Roy, by Nationality-Indian, by religion-Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.-Agarpara, P.S.- Khardah, Dist.- North 24 Parganas, Kolkata - 700109,
(2) SRI ANINDYA DAS, Son of Sri Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,
(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation -

Ajoy Kumar Bose @ Bm

Jenny Newar Bose @ Bose

Mokendu Bandyopadhyay
Advocate

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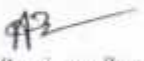
(12)

Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117 for construction of a Multistoried Building/Complex upon the said property consisting of several Numbers of Self Contained and independent Flats, Shop rooms, Office Space, Godowns, Garages, Car Parking Space etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement We have agreed to give a Power of Attorney for Development in favour of the said Developer or as they may direct in order to enable them to get the plan sanctioned by the Khardah Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developers have requested us to grant the said power of Attorney in favour of "**M/S. ANNAPURNA NIRMAN**", a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 13/12/A/44 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely, **(1) SRI ASIM BOSE ROY**, Son of Sri Satya Ranjan Bose Roy, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing at- 3 no. Mahajati Nagar, P.O.-Agarpara, P.S.- Khardah, Dist. North 24 Parganas, Kolkata-700109, **(2) SRI ANINDYA DAS**, Son of Sri Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252, **(3) SRI KINGSHUK DAS**, Son of Sri Kanti Ranjan Das, by Nationality-Indian, by religion-Hindu, by occupation-Business, residing

Ajoy Kumar Bose @ Bose
Manmoy Kumar Bose @ Bose



Mokendu Banerjee

Advocate

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at-1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata-700117, which we hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS:-

that We, **1. SRI AJAY KUMAR BOSE @ BASU**, Son of Late Purna Chandra Bose, by Nationality-Indian, by religion-Hindu, by occupation -Service, residing at: Bosepara, Khardah, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata-700117, **2. SRI TANMOY KUMAR BOSE @ BASU**, Son of Late Purna Chandra Bose, by Nationality-Indian, by religion-Hindu, by occupation -Service, residing at: Bosepara, Khardah, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata-700117, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Khardah Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said property described in the Schedule hereunder and to submit the same to the Khardah Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and

Ajay Kumar Bose @ Basu
Tanmoy Kumar Bose @ Basu



Mokendu Bandyopadhyay

Advocate

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for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building/s on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Khardah Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Khardah Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities, Airport Authority and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.

7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as


Alokendu Bandyopadhyay
Attorney

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Ajoy Kumar Bose @ BML

Manmoy Kumar Bose @ BML

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also construction of building/s thereon and to pay their fees, consideration monies salaries and/or wages.

8. To pay various deposits to the Khardah Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.

9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Khardah Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.

10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Khardah Municipality a lease in respect of any portion of the said property for the purpose of enabling the Khardah Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.

11. To make necessary applications to the W.B.S.E.D.C.L./C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.

12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Khardah Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on


Alokendu Bandyopadhyay
Advocate

Contd...16

Ajoy Kumar Bose @ Bose

Hemant Kumar Bose @ Bose

(16)

the said property and/ or any portion thereof by the Assessor and Collector, Khardah Municipality.

13. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.

14. To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Khardah Municipality and other concerned authorities.

15. To give such letters and writings and/or undertaking as may be required from time to time by the Khardah Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.

16. To give necessary letters, writings and undertakings to the Khardah Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.

17. To approach the Khardah Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

18. To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office as well as the Khardah Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No


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Advocate

Contd...17

Ajoy Kumar Bhowmik

Yennoy Kumar Bose @ Base

Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Khardah Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Khardah Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and



Atokendu Bandyopadhyay
Advocate

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Ajoy Kumar Bose @ Bose

Manmoy Kumar Bose @ Bose

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
procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building (**except Owner's allocated portion**) as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute and registrar any Agreement for Sale in respect of Developer's allocation, and in that effect and to execute and register the Deed of Sale/Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.

(iii) To execute Agreements for sale for the said property or any part thereof (**except Owner's allocated portion**) described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats, garages, shop rooms & commercial space to the said future owners hereof.

(iv) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within **30days** after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of


Alokendu Bandyopadhyay

Advocate

Contd...19

Ajoy Kumar Bose @ Binnu
Manmoy Kumar Bose @ Beary

(19)

construction of the building or apartment in question as stated hereinabove.

(v) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(vi) The owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before A.D.S.R.O. Sodepur, D.R. North 24 Parganas at Barasat and the Registrar of Assurance at Kolkata.

22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof (**except Owner's allocated portion**) in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer (**except Owner's allocated portion**) that may be executed by the said attorney for registration and to admit



Alokendu Bandyopadhyay

Advocate

Contd...20

Ajoy Kumar Bose @ Barasat
Manmoy Kumar Bose @ Barasat

execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

24. To make application on the Khardah Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance. Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as we could do.

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.



Alokendra Bandyopadhyay

Advocate

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Ajoy Kumar Bose @ Bmm
Hemraj Kisku @ Bose @ Bose

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28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We do hereby agree and undertake that we shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Khardah Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

29. For us and in our name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which



Shri K. B. Bandyopadhyay

Advocate

Contd...22

Ajoy Kumar Bose @ Burn
Hemraj Kumar Bose @ Burn

(22)

shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised



Alokendra Bandyopadhyay

Advocate

Contd...23

Ajoy Kumar Bose @ Baru
Manoj Kumar Bose @ Baru

(23)

or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

32. To receive from any Court or any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as we could in our person do.

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.



Alokendu Handyaopadhyay

Advocate

Contd...24

Ajoy Kumar Bose @ Bann
Manmoy Kumar Bose @ Bann

(24)

36. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that WE shall not do anything inconsistent with this Power of Attorney.

37. AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the concerned competent authority and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less **22cottahs (land area 17Cottahs 8Chittaks 12Sq.ft. in L.R. Dag No. 4344 & land area 4Cottahs 7Chittaks 33Sq.ft. in L.R. Dag No. 4343)**, be the same a little more or less togetherwith a 2000sq.ft. one storied residential building standing thereon with Cemented Flooring out of the total land measuring an area 34cottahs 1chittak 22sq.ft. alongwith a one storied pucca residential building, lying and situated at **Mouza-Khardah, J.L. No. 2, Re. Su. no. 18, Touzi No. 149**, comprised and contained in R.S. Dag Nos.

Atikendu Bandyopadhyay

Advocate

Contd.....25

Ajoy Kumar Bose @ Bamu.
Hemraj Kumar Bose @ Bamu

(25)

2367 & 2368, corresponding to **L.R. Dag No. 4343 & 4344**, under R.S. Khatian No. 272, corresponding to L.R. Khatian No. 7169 (in the name of Ajoy Kumar Bose @ Basu) and L.R. Khatian No. 7179 (in the name of Tanmoy Kumar Bose @ Basu), P.S. Khardah, A.D.S.R.O. Sodepur, District North 24 Parganas, within the local limits of the Khardah Municipality, bearing Holding No. 235/107, Bosepara Road, under Ward No. 14, upon which the proposed residential cum commercial multistoried building is to be constructed in accordance with the building plan sanctioned from the Concerned Competent Authority, TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED & BOUNDED BY

- On the North : House of Kasi Nath Rana, Mr. S. Das, Smt. Anima Chakraborty, Balaram Sarkar, Sri Biswanath Das, Sri Kripanath Das, and Sri Tapan Ghosh.
- On the South : Janardhan Sporting Club, 7Ft. 2inch Common Passage(Bosepara) and House of Jyotirmoy Bose & others vacant land.
- On the East : House of Tapan Ghosh, Khetra Pada Dhara, Jyotirmoy Bose & others vacant land.
- On the West : Owner's landed property, 10ft. Wide Common Passage connected with Shib Krishna Banerjee Road(Bosepara), house of Ajoy Kumar Bose @ Basu and Janardhan Sporting Club.

Ajoy Kumar Bose @ Basu
Tanmoy Kumar Bose @ Basu

(26)

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 20th day of January, 2021 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Pracetam Das
Arundalok, 401-110 Ajoy Kumar Bose @ Bann

2. Arishat Das
Drizaminagar
407-113 Manmoy Kumar Bose @ Basu

SIGNATURE OF THE EXECUTANTS/OWNERS

ANNAPURNA NIRMAN

Jain Bose Roy
Anindya Das
Kingshuk Das

Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

Alokendu Bandyopadhyay

Alokendu Bandyopadhyay
Enl. no. WB-570/2009 Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:

Prasanna Paul

Alokendu Bandyopadhyay

Advocate

UNDER RULE 44A OF THE I.R. ACT



(1) Name : SRI AJOY KUMAR BOSE @ BASU

Ajoy Kumar Bose @ Basu

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Ajoy Kumar Bose @ Basu
SIGNATURE OF THE PRESENTANT



(2) Name : SRI TANMOY KUMAR BOSE @ BASU

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Tanmoy Kumar Bose @ Basu

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Tanmoy Kumar Bose @ Basu
SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI ASIM BOSE ROY**.....

Asim Bose Roy

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Asim Bose Roy

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ANINDYA DAS**.....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Anindya Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Anindya Das

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI KINGSHUK DAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Kingshuk Das.

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACZPB6352K



नाम / NAME

AJOY KUMAR BOSE

पिता का नाम / FATHER'S NAME

PURNA CHANDRA BOSE

जन्म तिथि / DATE OF BIRTH

07-11-1967

हस्ताक्षर / SIGNATURE

Ajoy Kumar Bose

A. K. Bose

आयकर अधिकारी, प. व. - II

COMMISSIONER OF INCOME-TAX, W.B. - II

Ajoy Kumar Bose



ভারত সরকার
Unique Identification Authority of India
Government of India

এনআইআর আইডি / Enrollment No. : 1111/49091/02747

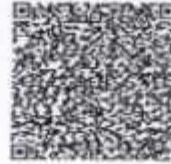
10/03/2014

To
Ajoy Kumar Bose
অজয় কুমার বোস
308/107/1
BOSE PARA
Khardah (m)
Khardah, North 24 Parganas
West Bengal - 700117



KL819657467FT

81965746



আপনার আধার সংখ্যা / Your Aadhaar No. :

5622 8821 8522

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

অজয় কুমার বোস
Ajoy Kumar Bose
পিতা : পূর্ণা চন্দ্র বোস
Father : Purna Chandra Bose



জন্ম তারিখ/DOB: 07/11/1967
পুরুষ / Male

5622 8821 8522



আধার - সাধারণ মানুষের অধিকার

Ajoy Kumar Bose

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TANMOY KUMAR BOSE
PURNA CHANDRA BOSE



27/11/1971

Permanent Account Number

BBJPB7746P

Tanmoy Kumar Bose

Signature



03012011

Tanmoy Kumar Bose @ Bose



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No. : 0654/09081/33032

To
Tanmoy Kumar Bose

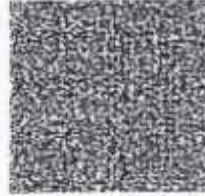
08/03/2014

235/107
BOSE PARA
Khardah (m)
Khardah, North 24 Paraganas, North 24 Parganas,
West Bengal - 700117
9433805674

73869073



KA738690732FH



आपका आधार क्रमांक / Your Aadhaar No. :

2516 1405 3398

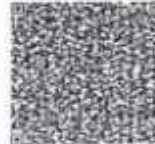
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Tanmoy Kumar Bose
DOB: 22/11/1971
Male



2516 1405 3398

मेरा आधार, मेरी पहचान

Tanmoy Kumar Bose @ Bose

आयकर विभाग
INCOME TAX DEPARTMENT
ANNAPURNA NIRMAN



भारत सरकार
GOVT. OF INDIA



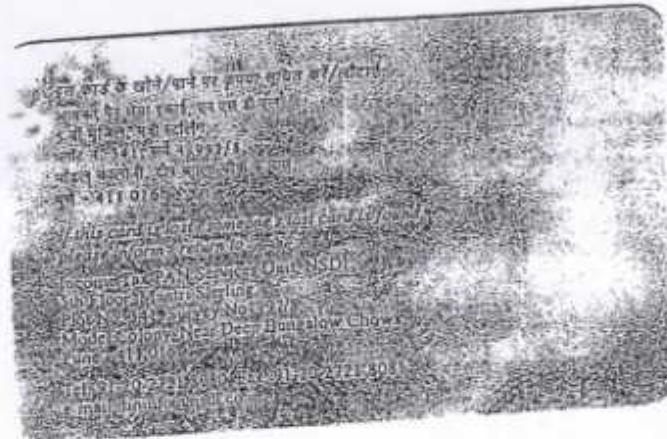
09/12/2013
Permanent Account Number
AAZFA0012H

09/01/2014

ANNAPURNA NIRMAN

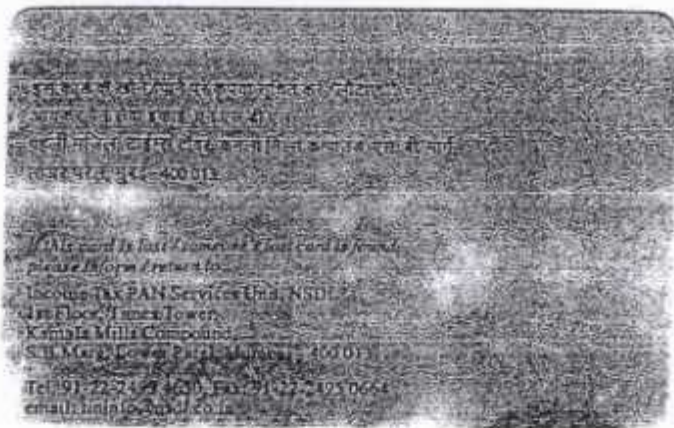
Asim Bose Rep
Anindya Das.
Kingshuk Das.

Partner





Asim Bose Roy



100

आयकर विभाग
INCOME TAX DEPARTMENT

ANINDYA DAS
DILIP KUMAR DAS

19/11/1983
Permanent Account

ARWPD6238N

Anindya Das
Signature

भारत सरकार
GOVT. OF INDIA



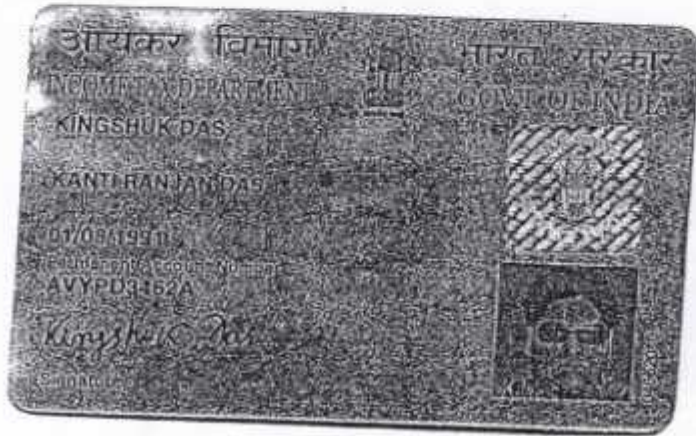
Anindya Das

Anindya Das

यदि इस कार्ड को खोने / जाने पर कृपया सूचित करें / लिखें :-
आयकर पैन सेवा इकाई, एन एन डी एस
थ्रीसठवीं मंजिल, सफायर चेंबर,
बागेर टेलिफोन एक्सचेंज के पास,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :-
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bagar Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8050, Fax: 91-20-2721 1051
e-mail: tininfo@nsdl.co.in



Kingshuk Das.

INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

WB-2320160272634 Issue Date: 30-12-2016

Name: **AVISHEK** **PODDER**
 S/D/W of: **BASUDEB** **PODDER**
 Blood Gr: **U** **O.O.B. 20-11-1992**

Address: **SIRAM NAGAR**
PO- NATAGARI PS- GHOLA
KOLKATA
700113

Authorized to drive the following vehicle classes throughout India:

LT	29-12-2036	MCWG	30-12-2018
Traps			
Number			
Date of issue			
Valid To			


Avishek Podder
 Holder's Signature

 Licencing Authority
 Barrackpore

Avishek Podder

Major Information of the Deed

Deed No	I-1524-00404/2021	Date of Registration	20/01/2021
Query No / Year	1524-8000136595/2021	Office where deed is registered	
Query Date	20/01/2021 12:26:43 PM		1524-8000136595/2021
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,40,00,000/-	Rs. 2,74,96,986/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152400387/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

and Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Bosepara Road, Mouza: Khardah, , Ward No: 14, Holding No:235/107 Pin Code : 700117



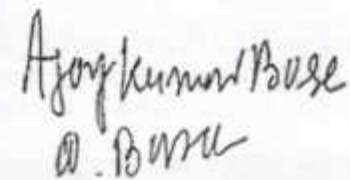


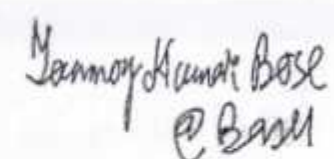
Sl. No	Plot Number	Khatian Number	Land Proposed	Use RQR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-4343	LR-7169	Bastu	Bastu	2 Katha 3 Chatak 39 Sq Ft	15,00,000/-	26,48,935/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
2	LR-4344	LR-7179	Bastu	Bastu	8 Katha 12 Chatak 6 Sq Ft	50,00,000/-	1,03,49,558/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
3	LR-4344	LR-7169	Bastu	Bastu	8 Katha 12 Chatak 6 Sq Ft	50,00,000/-	1,03,49,558/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
4	LR-4343	LR-7179	Bastu	Bastu	2 Katha 3 Chatak 39 Sq Ft	15,00,000/-	26,48,935/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					36.3Dec	130,00,000/-	259,96,986 /-	
Grand Total :					36.3Dec	130,00,000/-	259,96,986 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	2000 Sq Ft.	10,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	10,00,000 /-	15,00,000 /-	

Principal Details :



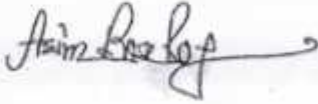


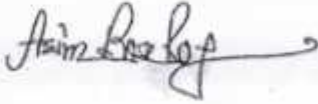


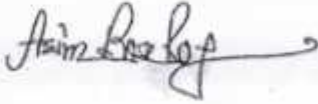


















Sl No	Name/Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Ajoy Kumar Bose, (Alias: Mr Ajoy Kumar Basu) (Presentant) Son of Late Purna Chandra Bose Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office	 20/01/2021	 LTI 20/01/2021	 20/01/2021
Bosepara, Khardah,, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx2K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				
2	Mr Tanmoy Kumar Bose, (Alias: Mr Tanmoy Kumar Basu) Son of Late Purna Chandra Bose Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office	 20/01/2021	 LTI 20/01/2021	 20/01/2021
Bosepara, Khardah,, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxxx6P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				



Attorney Details :



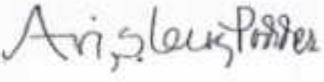
Sl No	Name Address Photo Finger print and Signature
1	ANNAPURNA NIRMAN 13/12/A/44 Shreyasi Apartment, 1st Floor,, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl 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> Mr ASIM BOSE ROY Son of Mr Satya Ranjan Bose Roy Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 20 2021 2:53PM</td> <td>LTI 20/01/2021</td> <td>20/01/2021</td> <td></td> </tr> </tbody> </table> <p>3 No. Mahajati Nagar,, P.O:- Agarpara, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr ASIM BOSE ROY Son of Mr Satya Ranjan Bose Roy Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office				Jan 20 2021 2:53PM	LTI 20/01/2021	20/01/2021	
Name	Photo	Finger Print	Signature										
Mr ASIM BOSE ROY Son of Mr Satya Ranjan Bose Roy Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office													
Jan 20 2021 2:53PM	LTI 20/01/2021	20/01/2021											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ANINDYA DAS Son of Mr Dilip Kumar Das Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 20 2021 2:54PM</td> <td>LTI 20/01/2021</td> <td>20/01/2021</td> <td></td> </tr> </tbody> </table> <p>Gaipur, Natun Para, P.O:- Gobordanga, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743252, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr ANINDYA DAS Son of Mr Dilip Kumar Das Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office				Jan 20 2021 2:54PM	LTI 20/01/2021	20/01/2021	
Name	Photo	Finger Print	Signature										
Mr ANINDYA DAS Son of Mr Dilip Kumar Das Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office													
Jan 20 2021 2:54PM	LTI 20/01/2021	20/01/2021											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr KINGSHUK DAS Son of Mr Kanti Ranjan Das Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 20 2021 2:54PM</td> <td>LTI 20/01/2021</td> <td>20/01/2021</td> <td></td> </tr> </tbody> </table> <p>1 No. Surya Sen Nagar,, P.O:- Khardah, P.S:- Khardaha, Pargaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr KINGSHUK DAS Son of Mr Kanti Ranjan Das Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office				Jan 20 2021 2:54PM	LTI 20/01/2021	20/01/2021	
Name	Photo	Finger Print	Signature										
Mr KINGSHUK DAS Son of Mr Kanti Ranjan Das Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office													
Jan 20 2021 2:54PM	LTI 20/01/2021	20/01/2021											



Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avishek Podder Son of Mr Basudeb Podder Sriramnagar, P.O:- Natagarh, P.S:- Ghola, District-North 24-Parganas, West Bengal, India, PIN - 700113			
	20/01/2021	20/01/2021	20/01/2021

Identifier Of Mr Ajoy Kumar Bose, Mr Tanmoy Kumar Bose, Mr ASIM BOSE ROY, Mr ANINDYA DAS, Mr KINGSHUK DAS

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bose	ANNAPURNA NIRMAN-1.84938 Dec
2	Mr Tanmoy Kumar Bose	ANNAPURNA NIRMAN-1.84938 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bose	ANNAPURNA NIRMAN-7.22563 Dec
2	Mr Tanmoy Kumar Bose	ANNAPURNA NIRMAN-7.22563 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bose	ANNAPURNA NIRMAN-7.22563 Dec
2	Mr Tanmoy Kumar Bose	ANNAPURNA NIRMAN-7.22563 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bose	ANNAPURNA NIRMAN-1.84938 Dec
2	Mr Tanmoy Kumar Bose	ANNAPURNA NIRMAN-1.84938 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bose	ANNAPURNA NIRMAN-1000.00000000 Sq Ft
2	Mr Tanmoy Kumar Bose	ANNAPURNA NIRMAN-1000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Bosepara Road, Mouza: Khardah, , Ward No: 14, Holding No:235/107 Pin Code : 700117

Sch No	Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4343, LR Khatian No:- 7169	Owner: অজয় কুমার বোস, Gurdian: ব্রজেন বসু Address: নিম্ন, Classification: কৃষ্ণ Area: 0.03900000 Acre,	Owner name not selected by applicant.
L2	LR Plot No:- 4344, LR Khatian No:- 7179	Owner: তন্ময় কুমার বসু, Gurdian: ব্রজেন বসু Address: নিম্ন, Classification: কৃষ্ণ Area: 0.28110000 Acre,	Name not selected by applicant.



L3	LR Plot No:- 4344, LR Khatian No:- 7169	Owner: अक्षय कुमार शर्मा, Gurdian: पूर्णेश्वर, Address: गिरा, Classification: बाग, Area: 0.31060000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 4343, LR Khatian No:- 7179	Owner: अक्षय कुमार शर्मा, Gurdian: पूर्णेश्वर, Address: गिरा, Classification: बाग, Area: 0.03510000 Acre,	Owner Name not selected by applicant.



ANNAPURNA NIP 1AN

Jaime Base Roy
 Partner

Endorsement For Deed Number : I - 152400404 / 2021

On 20-01-2021

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 13:54 hrs on 20-01-2021, at the Office of the A.D.S.R. SODEPUR by Mr Ajoy Kumar Bose Alias Mr Ajoy Kumar Basu, one of the Executants.

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 2,74,96,986/-

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

Execution is admitted on 20/01/2021 by 1. Mr Ajoy Kumar Bose, Alias Mr Ajoy Kumar Basu, Son of Late Purna Chandra Bose, Bosepara, Khardah,, P.O: Khardah, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Service, 2. Mr Tanmoy Kumar Bose, Alias Mr Tanmoy Kumar Basu, Son of Late Purna Chandra Bose, Bosepara, Khardah,, P.O: Khardah, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Service

Identified by Mr Avishek Podder, , , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

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

Execution is admitted on 20-01-2021 by Mr ASIM BOSE ROY, Partner, ANNAPURNA NIRMAN, 13/12/A/44 Shreyasi Apartment, 1st Floor,, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mr Avishek Podder, , , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 20-01-2021 by Mr ANINDYA DAS, Partner, ANNAPURNA NIRMAN, 13/12/A/44 Shreyasi Apartment, 1st Floor,, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mr Avishek Podder, , , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Execution is admitted on 20-01-2021 by Mr KINGSHUK DAS, Partner, ANNAPURNA NIRMAN, 13/12/A/44 Shreyasi Apartment, 1st Floor,, P.O:- Khardah, P.S:- Khardaha, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mr Avishek Podder, , , Son of Mr Basudeb Podder, Sriramnagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 10906, Amount: Rs.100/-, Date of Purchase: 14/01/2021, Vendor name: R SUR



(Handwritten signature)

Intradip Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

ANNAPURNA NIRMAN

(Handwritten signature: Asim Bose Roy)
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2021, Page from 17831 to 17879

being No 152400404 for the year 2021.



Digitally signed by INDRADIP GHOSH
Date: 2021.01.28 11:48:10 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 2021/01/28 11:48:10 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.) ANNAPURNA NISAN

STATE OF TEXAS
COUNTY OF [illegible]
[illegible text]



[illegible text]

[illegible text]



[illegible text]