

প্रक्तिम्बङ्ग् पश्चिम बंगाल WEST BENGAL

Ino. 3735 2019

A.R.A.

AB 415976

Certified that the Document is admitted to Registration. The Signature Sheet and the endersement sheets attached to this document are the page of this Document.

Additional Registrar of
Assurances III. Kolkata
Assurances III. Kolkata

6 JAN 2019 DEVELOPMENT POWER OF ATTORNEY

MRS. SULAGNA BASU, (PAN AURPB8454C) wife of Mr. Supratik Basu, aged about 42 years, by occupation-House wife, by faith-Hindu, by nationality Indian, residing at-101/C, Ballygunge Place, Post Office- Ballygunge, Police Station - Gariahat, Kolkata-700019, District: South 24 paraganas,

112978 2 FROTHANIADV. 1 5 DEC 2018

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Identified by we 16 JAN 2019

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Vincet Kothan

Vincet Kothan

Advocate

So M. M. Kothan

Hale, tively, Advocate

High Court, Calcutta

High Court, Calcutta

Pio. G. Po, P.s. Have Street Koshata - 700001

AND

(2) SMT. MOUMITA BASU, (PAN AXZPB1373M) wife of Mr. Niladri Basu, aged about 51 years, by occupation-House wife, by faith-Hindu, by nationality Indian, residing at - 8/1, Kashi Ghosh Lane, Police Station-Burtolla, Post Office-Beadon Street, Kolkata-700006, District- Kolkata, the Power of Attorney Givers herein, hereinafter Known as the First Part;

AND

MR. SHAHNAWAZ ALAM son of Late Badre Alam (holding PAN AFDPA7896N) aged about 40 years by faith - Islam, by occupation- Business, by nationality- Indian, resident of P-233, Park Street, Post Office- Circua Avenue, Police Station-Beniapukur, Kolkata- 700017, District- Kolkata, herein the Attorney, hereinafter Known as the Second Part;

WHEREAS we are the joint absolute owners of <u>ALL THAT</u> piece and parcel of land measuring about 5 (Five) Cottahs, 5 (Five) Chittacks, 03 (three) sq. ft. more or less together with two storied structure standing thereon lying and situate at and being Premises No.- 8/1, Kashi Ghosh Lane, Police Station- Burtolla, post Office- Kashipur, Kolkata-700006, ward No.- 026 being Assessee No.- 11-026-19-0014-2 within the jurisdiction of Registrar of Assurances, Kolkata and within the limits of Kolkata Municipal Corporation and <u>ALL THAT</u> piece and parcel of land

measuring about 4 (Four) Cottahs, 7 (Seven) Chittacks, 34 (thirty Four) sq. ft. or 300 Three Hundred) sq. ft.more or less together with two storied structure standing thereon lying and situate at and being Premises No.- 8/3, Kashi Ghosh Lane, Police Station-Burtolla, Post office- Beadon Street, Kolkata-700006, ward No-026 being Assessee No.- 11-026-19-0014-2 within the jurisdiction of Registrar of Assurances, Kolkata and within the limits of Kolkata Municipal Corporation, which have been amalgamated together and renumbered as Premises No.- 8/3, Kashi Ghosh Lane, hereinafter referred to as the 'said property'.

AND WHEREAS we have been exercising all our rights of ownership and possession over the said property.

AND WHEREAS we are busy with our day-to-day work and as such it is necessary and also expedient for us to appoint and engage an Attorney for us and we hereby appoint, nominate and constitute MR. SHAHNAWAZ ALAM son of Late Badre Alam (holding PAN AFDPA7896N) aged about 40 years by faith - Islam, by occupation- Business, by nationality- Indian, resident of P-233, Park Street, Post Office- Circua Avenue, Police Station-Beniapukur, Kolkata- 700017, District- Kolkata, as our TRUE AND LAWFUL ATTORNEY in our names and on our behalf and our place to do or commit or cause to be done or committed the following acts, deeds and things in connection to our said property:-

- 1. To manage and maintain alongwith causing development our said property more fully described in the Schedule hereunder written as per the sanctioned plan by KMC being sanction plan No. 2018040014 dated 28th August 2018 obtained by the Attorney after verbal discussion with the principal.
- 2. To apply for and to obtain temporary and/or permanent connection of filtered and unfiltered water, electricity, sewerage, drainage and/or other inputs and facilities required from the appropriate body or bodies and/or authority or authorities.
- 3. To submit or cause to be submitted and sign the building plan or plans or map or maps for sanction by the Kolkata Municipal Corporation and obtaining the same from the Kolkata Municipal Corporation Authority, Calcutta Telephones, Kolkata Police, Director of Fire Service solely at our own cost with regard to our said property and for that purpose to sign, submit, receive and deposit and execute all papers, documents and applications in our names and on our behalf.
- 4. To appear and represent us for all concern and to produce, give inspection and file documents and deeds before all Courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, the Kolkata Municipal Corporation, C.E.S.C. Ltd., Calcutta Telephones, B.L. & L.R.O. and D.L. & L.R.O., Land Acquisition Department or any other appropriate authority or authorities.



- 5. To sign Vakalatnama, file suit or proceeding or any application before the Competent Court of Law, Civil, Criminal or Revenue or before the Constitution Bench of the Hon'ble High Court whenever necessary, against any Govt. Semi Govt. or Local Autonomous body or bodies relating to our said property.
- 6. To appoint, engage any Advocates, Solicitors or Counsels whenever our said Attorney, shall think proper to do so and to discharge and/or terminate his/her or their appointment.
- 7. To enter into any Agreement for Sale with regard to our said property on such terms as our said Attorney in his absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same with respect to Developers Allocation.
- 8. To receive from the intending Purchaser or Purchasers any money that would be paid to our said Attorney by them as consideration money or part thereof and to give and grant good, valid receipt to such person or persons for the purpose thereof and the said amount to be consideration of selling their allocation out of the total flats under the registered development Agreement dated 16 01 2018 with respect to Developers Allocation. Deed No. 1-190200127 by Year 2019.
- 9. To sign and execute all Agreement(s) for Sale, Deed(s) of Conveyance in favour of the intending Purchaser or Purchasers in respect of our said property or portion thereof with respect to developers allocation, receiving the consideration money and

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admit execution thereof on our behalf and present such Agreements, deeds, Papers, writings and documents for registration before the appropriate Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration of those deeds and documents and obtain return on the Registered documents from the registration office which said Attorney shall consider necessary for transferring and/or conveying said property or portion thereof to the Purchaser or Purchasers. The consideration money will be deposited in the bank account of the Developer itself as per the Registered Development Agreement dated 16 01 2018 with respect to Developers Allocation.

- 10. To do all acts and deeds and to obtain all necessary permissions or clearances from the appropriate authority or authorities for sale of the aforesaid property or portion of it at our own cost for the owners allocation of flats.
- 11. To ask for, demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of our said property from any person or persons, company or association, authority or authorities, firm, government or semi government concern or concerns including any statutory, local or public body for the purpose thereof.
- 12. And Generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorney ought to be done, executed and



performed in relation to our said property or affairs ancillary or incidental thereto as fully and effectually as we ourselves could have done the same if we were personally present.

13. Be it noted that this Power of Attorney is being granted in favour of the said Attorney with consideration and the development interest and right of the attorney is created on the property which is the subject matter of this power of attorney and that further the said attorney shall hereby obtain or have power to make construction, development work on the said property as per the Registered Development Agreement dated 16 61 19 which is being executed simultaneously alongwith this Power Of Attorney.

AND we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done.

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THE SCHEDULE ABOVE REFERRED TO : (PART -1)

ALL THAT piece and parcel of land measuring about 5 (Five) Cottahs, 5 (Five) Chittacks, 03 (three) sq. ft. more or less together with two storied structure standing thereon lying and situate at and being Premises No.- 8/1, Kashi Ghosh Lane, Police Station- Burtolla, post Office- Kashipur, Kolkata-700006,

ward No.- 026 being Assessee No.- 11-026-19-0014-2 within the jurisdiction of Registrar of Assurances, Kolkata and within the limits of Kolkata Municipal Corporation butted and bounded on .-

On the North: 6, Anant Babu Bazar Lane,

On the South; 4, Anant Babu Bazar Lane

On the East: 8/3, Kashi Ghosh Lane,

On the West; Anant Babu Bazar.

(PART 2)

ALL THAT piece and parcel of land measuring about 4 (Four) Cottahs, 7 (Seven) Chittacks, 34 (thirty Four) sq. ft. or 300 Three Hundred) sq. ft.more or less together with two storied structure standing thereon lying and situate at and being Premises No.- 8/3, Kashi Ghosh Lane, Police Station-Burtolla, Post office- Beadon Street, Kolkata-700006, ward No- 026 being Assessee No.- 11-026-19-0014-2 within the jurisdiction of Registrar of Assurances, Kolkata and within the limits of Kolkata Municipal Corporation butted and bounded on:-

On the North: 8/2A, (P) & 8/2/B (P), Kasi Ghosh Lane.

On the South; 8/4A & 8/4B, Kasi Ghosh Lane

On the East: 14, Kashi Ghosh Lane,

On the West; 8/1, Kasi Ghosh Lane.

(PART 3)

The Part 1 and Part 2 properties have been amalgamated in the municipal records duly and the amalgamated entity is now known as premises No.- 8/3, Kashi Ghosh Lane, Police Station-Burtolla, Post office- Beadon Street, Kolkata-700006, ward No-026 being Assessee No.- 11-026-19-0014-2 within the jurisdiction of Registrar of Assurances, Kolkata and within the limits of Kolkata Municipal Corporation.

(SCHEDULE B)

OWNER'S ALLOCATION

The Building will be constructed Multistoried Building and the Owner's share is as follows: -

- 1. The Owners will get 50% of the Total F.A.R. sanctioned by the K.M.C. Be it noted herein that MRS. SULAGNA BASU will get 56% (fifty six per cent) out of 50% (fifty per cent) of the Total F.A.R. sanctioned by the K.M.C., and SMT. MQUMITA BASU will get 44% (forty four per cent) out of 50% (fifty per cent) of the Total F.A.R. sanctioned by the K.M.C..
- 2. It is provided that 50% of the total roof area will be kept reserved for the use of the other unit holders of the Building and the balance 50% of the roof area will be divided between the Owners and the Developer in 50%: 50% i.e. the Owners will have

the absolute right of 50% over the balance 50% of the total roof area.

- 3. If additional F.A.R. is constructed shall be divided at the ratio of 50 % for Owners and 50% for Developer provided the Owner shall have to bears the equally the expense required for obtaining additional F.A.R other than the construction cost.
- 4. The Owners shall get Entire Second Floor, Flat E on 3rd Floor, Flats A,B,C and D on the Fourth Floor alongwith 2 covered car parking spaces on the ground floor.

SCHEDULE "C" REFERRED TO

(Developer's Allocation)

Balance of the total F.A.R. after meeting the Owners share as stated in Schedule "B". The Developer's allocation are Entire Ground Floor except the 2 covered car parking spaces for owners, entire First Floor, Flats A,B,C and D on 3rd Floor and Flat E on the Fourth Floor.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands this the 16th day of January Two Thousand Nineteen).

WITNESSES:

1. Sworatik Bron 101/c Ballygunge Place Kol- 700019

Gulagna Bager Moumiter Basie

SIGNATURE OF THE EXECUTANTS

2. Nazish Auntor SH, Bright Street KULKatta-700017

Shahrowaz Alam

SIGNATURE OF THE ATTORNEY

Drafted by

Vineet Kothari

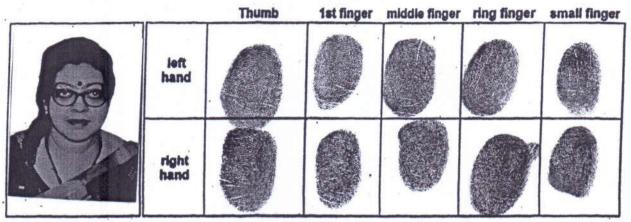
Advocate

High Court, Calcutta
Enrol No. F/1721/1595/2012

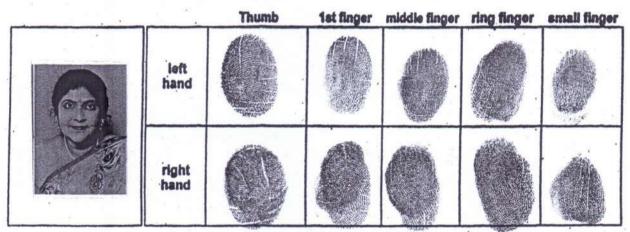
3. Detalle Beider

DEBAISRATA BAIDYA.

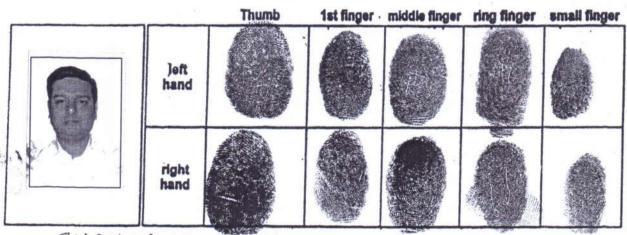
9. MANDI MILL GARREN 1001,700019



Name SULACINA BASU
Signature Sulagria Sagu



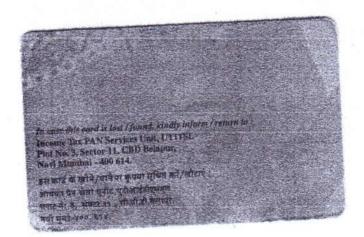
Name MOUMITA BASU
Signature Moumita Basie



Name SHAHNAWAZ ALAM Signature Shahnawaz Alam



Gulagna Bargh







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার Unique Identification Authority of India Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/21041/01571

To
স্কুল্মা বস্
Sulagna Basu
101/C BALLYGUNGE PLACE
Ballygunge
Ballygunge
Circus Avenue Kolkata
West Bengal 700019



আপনার আধার সংখ্যা / Your Aadhaar No. :

6405 1988 1541

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার Government of India



সুনায়া বসু Sulagna Basu পিতা : সরিড কুমার ঘোষ Father : Sarit Kumar Ghosh জন্মভারিখ / DOB : 07/10/1976 মহিলা / Female



6405 1988 1541

আধার – সাধারণ মান্যের অধিকার

Julagna Baga



Mounila Basa

SII यकर विभाग INCOMETAX DEPARTMENT SHAHNAWAZ ALAM BADRE ALAM

8

भारत सरकार GOVT. OF INDIA

22/02/1978

Permanent Account Number AFDPA7896N

Shahman Am

Signature



Shahrawaz Alam

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

इस कार्ड के खोने/पाने पर कृपया सुचित करें/लीटाएं : आयकर पैन सेवा यूनीट, UTITISL प्लाट ने: ३, संकटर १५, सी.बी.डी.सलापुर, नवी मुंबई-४०० '६१४.



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শিৰ্বাচকের মাম : योभिज बाजू

Pr/Sex

: 1/F

Date of Birth : 10/08/1967

IUE1495712

চিকানা: ১০১, কাশি খোৰ লেন, কলকাতা মিউনিনিপান কপোঃ, বড়ফলা, কলকাতা-700006

841, KASHI GHOSE LANE, KOLKATA MUNICIPAL CORPORATION, BURTOLLA, KOLKATA-780096

Date: 27/09/2010

166-শাস পুসুর বিধীনে কেনের নির্বাচন নিবছন বাহিকারিকের সাক্ষার অনুকৃতি Facsimile Signature of the Electoral Registration Officer for

166-Shyampukur Constituency

হিপাৰ পৰিবৰ্তা হত পাল হিলালা হতালৈ দিয়া হয় হোৱা বা বাক্ পায়াল পাল পালি বাজিলালা পালাহা কৰা দিল্লী কৰ্ম বাহ পালাহাৰ সভূমী ইয়াৰ ক্ষালা হাৰ ক্ষালা কৰা কৰা বিষয়েপায়াল সভূমী ইয়াৰ কৰা কৰা ক্ষালাহাৰ ক্ষালাহাৰ ক্ষালাহাৰ In case of change in address mention this Card No.

· Moumila Base



ভারতের নির্বাচন কমিশন পরিচয় পত্র ELECTION COMMISSION OF INDIA IDENTITY CARD

XOA2085793





নির্বাচকের নাম

শাহনাজ আলম

f.lector's Name : Shahnawaz Alam

শিতার নাম

: বাদরে আলম

Lather's Name

: Badre Alam

निक/Sex

: 90 M

জন্ম তারিখ Date of Birth : 22/02/1978

Shahnawaz Alum

XOA2085793

P-233, পার্ক খ্রীট, কোপকারা মিউনিসিপাস কপে;, বেনিয়াপুকুর, কলকাতা- 700017

Address:

P-233, PARK STREET, KOLKATA MUNICIPAL CORPORATION, BENIAPUKUR, KOLKATA- 700017

Date: 18/12/2012

161-বালীগ⊯ নিৰ্বাচন ক্ষেত্ৰেৰ নিৰ্বাচক নিৰ্ক্ষণ আধিকারিকের স্বাক্ষরের অনুকৃত্তি Facsimile Signature of the Electoral Registration Officer for 161-Ballygunge Constituency

াইকাণ পৰিবৰ্তন হলে গাড়ুল টিকাণার হৈছেলৈ শিটে নাম জোলা ও একই শহরণে পাড়ুল সচিত্র পরিচয়পত্র পাওছার জলা নির্দিষ্ট জর্মে এই পরিচয়পটের শহরটি উল্লেখ করুলা

In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the ard with same number.

Major Information of the Deed

Deed No:	IV-1903-00367/2019	Date of Registration 16/01/2019
Query No / Year	1903-1000003735/2019	Office where deed is registered
Query Date	05/01/2019 1:04:38 PM	A.R.A III KOLKATA, District: Kolkata
Applicant Name, Address & Other Details	Vineet Kothari Hare St, Thana: Hare Street, Dis No.: 9836738237, Status: Advoc	trict : Kolkata, WEST BENGAL, PIN - 700001, Mobile
Transaction		Additional Transaction
[4002] Power of Attorney, (General Power of Attorney	
Set Forth value		Market Value
Stampduty Paid(SD)		Registration Fee Paid
Rs. 100/- (Article:48(d))		Rs. 7/- (Article:E)
Remarks		

lo	Name,Address,Photo,Finger	orint and Signatu	re	
1	Name	Photo	Fringerprint	Signature
	Sulagna Basu Wife of Mr Supratik Basu Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office			Talagua Bosh
		16/01/2019	LTI 16/01/2019	16/01/2019
	West Bengal, India, PIN - 70 of: India, PAN No.:: AURPB8 16/01/2019	0019 Sex: Fem 454C, Status :I	nale, By Caste: F ndividual, Execu	Hindu, Occupation: House wife, Citizen ited by: Self, Date of Execution:
	West Bengal, India, PIN - 70 of: India, PAN No.:: AURPB8	0019 Sex: Fem 454C, Status :I	nale, By Caste: F ndividual, Execu	Hindu, Occupation: House wife, Citizen ited by: Self, Date of Execution:
	West Bengal, India, PIN - 70 of: India, PAN No.:: AURPB8 16/01/2019 , Admitted by: Self, Date of	0019 Sex: Fem 454C, Status :I Admission: 16/0	nale, By Caste: H ndividual, Execu 01/2019 ,Place :	Hindu, Occupation: House wife, Citizen ited by: Self, Date of Execution: Office
	West Bengal, India, PIN - 70 of: India, PAN No.:: AURPB8 16/01/2019 , Admitted by: Self, Date of Name Moumita Basu Wife of Mr Niladri Basu Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 , Place	0019 Sex: Fem 454C, Status :I Admission: 16/0	nale, By Caste: H ndividual, Execu 01/2019 ,Place :	Office Signature

Attorney Details:

0	Name,Address,Photo,Finger	print and Signatur	re	
1	Name	Photo	Finger Print	Signature
	Mr Shahnawaz Alam (Presentant) Son of Late Badre Alam Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 ,Place: Office			Shohrang Dom
		16/01/2019	16/01/2019	16/01/2019

Son of Late Badre Alam Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN

No.:: AFDPA7896N, Status :Individual, Executed by: Self, Date of Execution: 16/01/2019

, Admitted by: Self, Date of Admission: 16/01/2019 ,Place: Office

Nan	ne & address
Mr Vineet Kothari Son of Mr M M Kothari High Court Cal, P.O:- G P O, P.S:- Hare Street, Kolkata,	District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male
By Caste: Hindu, Occupation: Advocate, Citizen of: India Alam	a, , Identifier Of Sulagna Basu, Moumita Basu, Mr Shahnawaz

Endorsement For Deed Number: IV - 190300367 / 2019

On 16-01-2019

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.

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

Presented for registration at 14:00 hrs on 16-01-2019, at the Office of the A.R.A. - III KOLKATA by Mr Shahnawaz Alam ,Claimant.

Major Information of the Deed :- IV-1903-00367/2019-16/01/2019

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

Execution is admitted on 16/01/2019 by 1. Sulagna Basu, Wife of Mr Supratik Basu, , 101/C Ballygunge Place, P.O: Ballygunge, Thana: Gariahat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. Moumita Basu, Wife of Mr Niladri Basu, , 8/1 Kashi Ghosh Lane, P.O: Beadon St, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 3. Mr Shahnawaz Alam, Son of Late Badre Alam, , P 233 Park St, P.O: Circus Avenue, Thana: Beniapukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business

Indetified by Mr Vineet Kothari, , , Son of Mr M M Kothari, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 112978, Amount: Rs.100/-, Date of Purchase: 15/12/2018, Vendor name: Suranjan Mukherjee

Somodn.

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV Volume number 1903-2019, Page from 21358 to 21384 being No 190300367 for the year 2019.



Digitally signed by Srijani Ghosh Date: 2019.01.29 15:31:05 +05:30 Reason: Digital Signing of Deed.

Shadw

(Srijani Ghosh) 1/29/2019 3:30:55 PM ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - III KOLKATA West Bengal.

(This document is digitally signed.)