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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 846980

Admj. Dist. Sub-Registrar
Alipore, South 24 Parganas

27 JUN 2019

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, WE, (1) SMT. SWAPNA AICH, (PAN : ADRPA3642G), wife of Sri Prabir Kumar Aich, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at 15E, Raipur Mondal Para Road, P.S. previously Patuli, at present P.S. Netaji Nagar, Kolkata - 700 047, District - South 24-Parganas, and (2) SRI SAMIR AICH, (PAN : AEGPA7462L), son of Late Sushil Bhusan Aich, by Occupation-Self Employed, by Faith - Hindu, by Nationality - Indian, residing at 4/35, Vidyasagar Colony, formerly P.S. Patuli, presently P.S. Netaji Nagar, Kolkata - 700 047, District - South 24-Parganas, hereinafter togetherwith called the "PRINCIPALS (OWNERS)" SEND GREETINGS :

[Signature]
A. S. Chatterjee

605/1069
143752/19
27.6.19

47

14653

20 JUN 2019

No.....Rs. **100/-** Date.....

Name:.....

Address:.....

Vendor:.....

Allipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Allipur Police Court, Kol-27

D. K. Misra

Advocate
High Court
Calcutta

Samir Aich



2657

Samir Aich



2658

Swarna Aich.



2659

S. G. CONSTRUCTION

Singh Das

Partner



Addl. Dist. Sub-Registrar

Allipur

24 JUN 2019

Dist. Sub-Registrar

Allipur 700027

IDENTIFIED by:

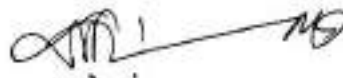
~~Samir Aich~~ Misra
High Court Calcutta

WHEREAS the **OWNER NO.1 herein** namely **SMT. SWAPNA AICH**, obtained a plot of land measuring an area of 4 (Four) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. situated in Mouza – Raipur, J.L. NO. 33, Touzi No.56, comprising in Dag No.1155, under Khatian No. 139, within present K.M.C. Ward No.100, by virtue of a registered Deed of Gift dated 29.03.1990, registered in the Office at District Sub-Registrar, Alipore and entered into Book No. 1, Volume No.168, at Pages 189 to 197, Deed No.4677 for the year 1990 from her husband's brother namely Sri Samir Aich, son of Late Sushil Bhusan Aich, residing at 4/35, Vidyasagar Colony, previously P.S. Jadavpur, thereafter P.S. Patuli, presently P.S. Netaji Nagar, Kolkata – 700 047, District – South 24-Parganas and said Sri Samir Aich, purchased the said plot of land by virtue of a registered Deed of Sale dated 22.08.1978, registered at Sub-Registrar, Alipore and recorded into Book No.1, Volume No.89, at Pages 180 to 183, Deed No.3360 for the year 1978 from the then Owners/Vendors namely Sri Birendra Nath banerjee, Sri Nripendra Nath Banerjee and Smt. Gayatri Mukherjee for a valuable consideration as mentioned therein.

AND WHEREAS after obtaining the plot of land said **SMT. SWAPNA AICH**, the **OWNER No.1 herein** recorded her donated land in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.15J, Raipur Mondal Para Road, within K.M.C. Ward No.100, Assessee No.21-100-09-0059-3.

AND WHEREAS said **SMT. SWAPNA AICH**, the **OWNER No.1 herein** becomes the absolute Owner of the said entire plot of land measuring an area of 4 (Four) Cottahs (267.558 Sqm.) togetherwith one tile shed situated in Mouza – Raipur, J.L. No. 33, Touzi No.56, comprising in Dag No.1155, under Khatian No. 139, within present K.M.C. Ward No.100, known as K.M.C. Premises No.15J, Raipur Mondal Para Road, within K.M.C. Ward No.100, Assessee No.21-100-09-0059-3, presently Police Station – Netaji Nagar, Kolkata – 700 047.

AND WHEREAS The Government of The State of West Bengal desired to rehabilitate the refugees displaced from East Pakistan (Now Bangladesh) after Independence and accordingly The Government of The State of West Bengal acquired a





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S. G. CONSTRUCTION

Agel Vadda

Partner

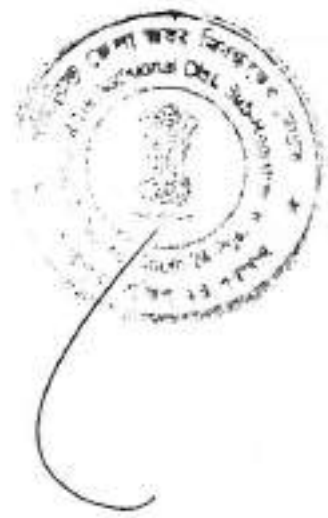


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S. G. CONSTRUCTION

Gautam Ray

Partner



Asst. Dist. Sub-Registrar
Kolkata
24 JUN 2019
Sd/- *[Signature]*
Registrar - 10027

IDENTIFIED BY:-

Somen Mishra
- Addl
- High Supt-
Calcutta

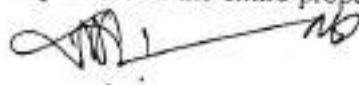
vast quantity of land including the land of one Sushil Bhusan Aich, deceased father of the OWNER No.2 herein namely **SRI SAMIR AICH**.

AND WHEREAS after displaced from East Pakistan (Now Bangladesh) said Sushil Bhusan Aich, since deceased was occupying and possessing a plot of colony land and property and he had been residing there by erecting a one pucca storied building measuring covered area of 800 (Eight hundred) Sq.ft. and thereafter Sushil Bhusan Aich, deceased father of Sri Samir Aich herein erected another floor measuring covered area of 600 (Six hundred) Sq.ft. on the said land measuring total land area of 4 (Four) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft. (317.725 Sq.mt) situated in Mouza - Raipur, J.L. No.33, comprising in C.S. Plot No.1059(P) and 1374(P), E/P No.232, SP No.517, District-South 24 Parganas.

AND WHEREAS by virtue of a registered Deed of Indenture dated 20.07.1989, registered in the office of the Additional District Registrar at Alipore and recorded in Book No.1, Volume No.48, at Pages 13 to 16, Being No.3529 for the year 1989, the Governor of The State of West Bengal, executed and registered the said plot of land measuring an area of 4 (Four) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft. situated in Mouza - Raipur, J.L. No.33, comprising in C.S. Plot No.1059(P) and 1374(P), E/P No.232, SP No.517, within previously P.S. Jadavpur, thereafter P.S. Patuli, presently P.S. Netaji Nagar, District-South 24 Pargans, in favour of said Sushil Bhusan Aich, since deceased.

AND WHEREAS thereafter said Sushil Bhusan Aich, since deceased recorded his donated property in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.69/1/4/47, Raja Subodh Chandra Mullick Road, within the K.M.C. Ward No.100, and the property is also known as Postal address 4/35, Vidyasagar Colony, formerly P.S. Patuli, presently P.S. Netaji Nagar, Kolkata - 700 047.

AND WHEREAS said Sushil Bhusan Aich, died intestate on 12.05.2013 and said Sushil Bhusan Aich left his only legal heirs and successors, his wife namely Smt. Mira Aich, one married daughter namely Smt. Sima Bose and two son's namely Sri Prabir Kumar Aich and Sri Samir Aich, who have jointly inherited the entire property as per Hindu Succession

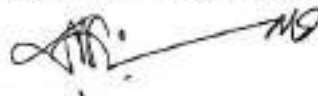


Act 1956 each having undivided $1/4^{\text{th}}$ share of the total land and two storied building known as K.M.C. Premises No.69/1/4/47, Raja Subodh Chandra Mullick Road, within the K.M.C. Ward No.100 and the property is also known as Postal address 4/35, Vidyasagar Colony, formerly P.S. Patuli, presently P.S. Netaji Nagar, Kolkata – 700 047.

AND WHEREAS by virtue of registered Deed of Gift dated 25.11.2013, registered at Additional District Sub-Registrar, Alipore and recorded into Book No.1, CD Volume No.37, at Pages 665 to 680, Deed No.9097 for the year 2013, said Smt. Mira Aich, Smt. Sima Bose and Sri Prabir Kumar Aich donated their undivided $3/4^{\text{th}}$ share of the total property in favour of Sri Samir Aich, the Donor No.2 herein.

AND WHEREAS after obtaining the $3/4^{\text{th}}$ share entire property said Sri Samir Aich, becomes the absolute Owner in respect of the entire property as said Sri Samir Aich himself the owner of undivided $1/4^{\text{th}}$ share of the concerned property and thereafter said Sri Samir Aich, mutated his name in respect of the total property in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.69/1/4/47, Raja Subodh Chandra Mullick Road, within the K.M.C. Ward No.100, and new Assessee No.21-100-08-2593-5, and the property is also known as Postal address 4/35, Vidyasagar Colony, presently P.S. Netaji Nagar, formerly P.S. Patuli, Kolkata – 700 047.

AND WHEREAS said Sri Samir Aich, becomes the absolute Owner of the entire plot of land measuring an area of 4 (Four) Cottahs 12 (Twelve) Chittacks 0 (Zero) Sq.ft. and also the existing two storied old building measuring total covered area of 1400 (One thousand and four hundred) Sq.ft. out of which measuring total covered area of ground floor 800 (Eight hundred) Sq.ft. and first floor measuring total covered area of 600 (Six hundred) Sq.ft. situated in Mouza - Raipur, J.L. No.33, comprising in C.S. Plot No.1059(P) and 1374(P), E/P No.232, SP No.517, within the jurisdiction of The Kolkata Municipal Corporation Ward No.100, The Kolkata Municipal Corporation Premises No.69/1/4/47, Raja Subodh Chandra-Mullick Road, within the K.M.C. Ward No.100, and the property is also known as Postal address 4/35, Vidyasagar Colony, presently P.S. Netaji Nagar, formerly P.S. Patuli, Kolkata – 700 047, District : South 24-Parganas.

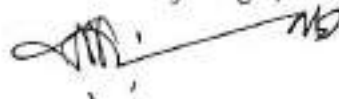
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AND WHEREAS both the plots of land said Smt. Swapna Aich and Sri Samir Aich, are situated side by side and adjacent to each other.

AND WHEREAS thereafter said Smt. Swapna Aich and Sri Samir Aich, duly amalgamated their both plots of land into one compact plot of land by virtue of a registered Deed of Exchange dated 04.12.2014, registered at A.D.S.R. Alipore South 24 Parganas and recorded into Book No.1, CD Volume No.38, at Pages 1569 to 1584, Deed No.08944 for the year 2014. It is pertinent to mentioned that ownership of land area of Owner No.2 namely Sri Samir Aich is beggar than the land of Smt. Swapna Aich.

AND WHEREAS by virtue of this Deed of Exchange said Smt. Swapna Aich and Sri Samir Aich,, become the absolute joint Owners of the entire plot of land measuring an area of 8 (Eight) Cottahs 12 (Twelve) Chittack 00 (Zero) Sq.ft. (585.284 Sqm.) alongwith one tile shed and one two storied building and thereafter both of them namely said Smt. Swapna Aich and Sri Samir Aich, jointly recorded their names in the record of the K.M.C. known as K.M.C. Premises No.69/1/4/47, Raja S.C. Mullick Road, within K.M.C. Ward No.100, Assessee No.21-100-08-2593-5, corresponding to Postal address 4/35, Vidyasagar Colony, formerly P.S. Patuli, presently P.S. Netaji Nagar, Kolkata – 700 047.

AND WHEREAS thereafter by virtue of a registered Deed of Gift dated 10.11.2017, registered at A.D.S.R. Alipore, South 24 Parganas recorded into Book No.1, Volume No.1605-2017, at Pages 190874 to 190911, Deed No.7008 for the year 2017 said Smt. Swapna Aich and Sri Samir Aich, are willing to bestow their part of the demarcated land from the part of the Northern side of the entire plot of land measuring an area of 10 (Ten) Chittacks 13 (Thirteen) Sq.ft. (43.06 Sqm.) togetherwith one tile shed out of their entire land area measuring 8 (Eight) Cottahas 12 (Twelve) Chittacks 0 (Zero) Sq.ft. alongwith one tile shed and one two storied building known as part of the K.M.C. Premises No.69/1/4/47, Raja S.C. Mullick Road, within K.M.C. Ward No.100, Assessee No.21-100-08-2593-5, corresponding to Postal address 4/35, Vidyasagar Colony, formerly P.S. Patuli, presently P.S. Netaji Nagar, Kolkata – 700 047, in favour of Sri Prabir Kumar Aich, son of Late Sushil Bhusan Aich, residing at 15E, Raipur Mondal Para Road, P.S. previously Patuli, at present P.S. Netaji Nagar, Kolkata – 700 047, District –



South 24-Parganas.

AND WHEREAS after such registered Deed of Gift the present OWNERS i.e. the parties of the FIRST PART herein are the absolute joint owners of remaining plot of land measuring an area of 8 (Eight) Cottahs 1 (One) Chittack 32 (Thirty two) Sq.ft. (542.270 Sqm.) togetherwith one storied building and it has been established by virtue of a registered Deed of Declaration dated 23.07.2018 registered at A.D.S.R. Alipore, South 24 Parganas recorded into Book No.1, Volume No.1605-2018, at Pages 151218 to 151233, Deed No.4811 for the year 2018.

AND WHEREAS thereafter the present Owners herein recorded their remaining land in the record of the K.M.C. known as **K.M.C. Premises No.69/1/4/47, Raja S.C. Mullick Road, within K.M.C. Ward No.100, Assessee No.21-100-08-2593-5** corresponding to Postal address 4/35, Vidyasagar Colony, formerly P.S. Patuli, presently P.S. Netaji Nagar, Kolkata - 700 047.

AND WHEREAS being desirous of a new residential building in place of the old one at the said Premises but due to lack of experience as well as paucity of fund We the **PRINCIPALS** herein have entered into a registered Development Agreement dated 19.06.2019, registered in the office of Additional District Sub-Registrar Alipore, South 24 Parganas, and recorded into Book No.1, Deed No. **0 3 6 0 8** for the year 2019, to develop our property by the Developer namely "**M/S. S.G. CONSTRUCTION**", (PAN - ADPF5800C), a Partnership Firm, within the meaning of Indian Partnership Act, 1932 having its registered Office at 57, Birnagar, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, represented by its partners namely (1) **SRI SUJOY DEB**, (PAN - AFYPD4632G), (Mob No. 9433135710), son of Sri Kshitish Chandra Deb, a Hindu Businessman, residing at A/23, Rabindra Pally, P.O. Baghajatin, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata - 700 086, (2) **SRI GOPAL PODDER**, (PAN - AJGPP0813K), (Mob No. 9830550597), son of Late Gour Netaji Podder, a Hindu Businessman, residing at 2/249, Sree Colony, P.O. Regent Estate, presently P.S. Netaji Nagar, formerly P.S. Patuli, Kolkata - 700092 and (3) **SRI GOUTAM ROY**, (PAN - AEOPR7025Q), (Mob No. 9804223303), son of Late Dol Gobinda Roy, a

Swabhu Arich.

Hindu Businessman, residing at 14B, Desbandhu Road, P.O. Baghajatin, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata - 700 086, as a **DEVELOPER** to erect and complete the construction of a Ground plus three storied building with Lift facility in our said land known as **K.M.C. Premises No.69/1/4/47, Raja S.C. Mullick Road, within K.M.C. Ward No.100, Assessee No.21-100-08-2593-5, corresponding to Postal address 4/35, Vidyasagar Colony, formerly P.S. Patuli, presently P.S. Netaji Nagar, Kolkata - 700 047, District : South 24-Parganas, as per Building Plan to be sanctioned by The Kolkata Municipal Corporation as morefully mentioned and described in the said registered Development Agreement dated 19.06.2019 made between the LAND OWNERS i.e. the PRINCIPALS herein and said "M/S. S.G. CONSTRUCTION" the Power holder herein.**

AND WHEREAS as per the said registered Development Agreement We the **PRINCIPALS** herein have engaged said "**M/S. S.G. CONSTRUCTION**", a Partnership Firm, within the meaning of Indian Partnership Act, 1932 having its registered Office at 57, Birnagar, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, represented by its partners namely (1) **SRI SUJOY DEB**, son of Sri Kshitish Chandra Deb, residing at A/23, Rabindra Pally, P.O. Baghajatin, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata - 700 086, (2) **SRI GOPAL PODDER**, residing at 2/249, Sree Colony, P.O. Regent Estate, presently P.S. Netaji Nagar, formerly P.S. Patuli, Kolkata - 700092 and (3) **SRI GOUTAM ROY**, son of Late Dol Gobinda Roy, residing at 14B, Desbandhu Road, P.O. Baghajatin, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata - 700 086, as the **DEVELOPER** as morefully and more particularly mentioned and described in the said registered Development Agreement as mentioned above and for the said purpose, We the **PRINCIPALS** herein, do hereby appoint said (1) **SRI SUJOY DEB**, son of Sri Kshitish Chandra Deb, residing at A/23, Rabindra Pally, P.O. Baghajatin, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata - 700 086, (2) **SRI GOPAL PODDER**, residing at 2/249, Sree Colony, P.O. Regent Estate, presently P.S. Netaji Nagar, formerly P.S. Patuli, Kolkata - 700092 and (3) **SRI GOUTAM ROY**, son of Late Dol Gobinda Roy, residing at 14B, Desbandhu Road, P.O. Baghajatin, presently P.S. Patuli, (formerly P.S. Jadavpur), Kolkata - 700 086, all

Handwritten signature and initials, likely of the Principal, located at the bottom center of the page.

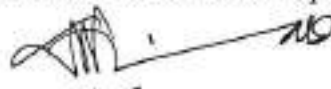
are the Partners of a Partnership firm namely M/S. S.G. CONSTRUCTION, having its office at 57, Birnagar, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086, to execute jointly and/or severally as our Lawful Attorney on our behalf and is our names to do all acts, deeds and things in the following manners:

1. To look after and manage the property on behalf of the **OWNERS/ PRINCIPALS**.
2. To look after and to control all the affairs for the development of the said land and construction of a Ground plus three storied building with Lift facility thereon on the said property as per sanctioned Building Plan to be sanctioned by The Kolkata Municipal Corporation or other Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration in respect of the said property as mentioned in the **SCHEDULE** below and register such document as per requirement for the construction interest of the proposed project and also necessary mutation before The Kolkata Municipal Corporation as and when necessary on our behalf and execute and sign all the papers and forms and swear affidavit related thereto, for us in our names.
3. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, that may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities in respect of our land.
4. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
5. To pay fees for obtaining sanction, modification and such other orders and permissions from the necessary authorities on behalf of landowners as required for

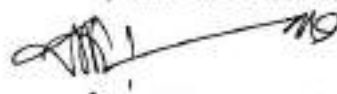


sanction, modification and/or alteration of the Development Plans and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.

6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
7. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose and to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
8. To apply for obtaining electricity gas, water sewerage, drainage, generator, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority/authorities for such connection.
9. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
10. To sign building Plan and/or modified Plan and/or revised Building Plan for our said property and all the papers thereto and to sign the same on our behalf or file the said Building Plan or modified or revised Plan before The Kolkata Municipal Corporation for sanction and then to get delivery the same on our behalf from The Kolkata Municipal Corporation and execute any affidavit thereto and also execute and register any deed of Declaration to be required for the same.



11. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. Kasba and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. Kasba as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.
12. To sign drainage and sewerage Plan for the Kolkata Municipal Corporation in respect of the Premises and to sign all the papers and do all the acts related thereto.
13. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers and do all the acts related thereto.
14. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
15. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
16. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
17. To negotiate with others for giving possession of the flats etc. in lieu of proper consideration sum only on the **DEVELOPER'S ALLOCATION** i.e. the **DEVELOPER** herein shall get rest 50% (Fifty percent) of the sanction Flat area and also 50% (Fifty percent) of the sanction Car Parking Space i.e. the **DEVELOPER** shall get entire complete First Floor as per K.M.C. sanction flat area consisting of two Nos. of three Bed Rooms Flat (North-West-Southern portion of the building i.e. western part of stair case) and two Nos. Double Bed Room Flats



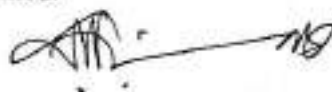
(North-East-Southern portion of the building i.e. eastern part of stair case) and the DEVELOPER shall also get one Three Bed Room Flat on Third Floor (Top Floor) North-West side (i.e. from western part of stair case) of the building and another one double Bed Room Flat on Third Floor (Top Floor) North-East side (i.e. from eastern part of stair case) of the proposed building and also 50% of the sanction Car Parking area on the Ground floor North-West-South portion of the building excluding only one Car parking Space of the Owners' Allocation situated in the Second Front Car Parking from western part of the building as mentioned in the said SCHEDULE - D of the said registered Development Agreement dated 19.06.2019 excluding the OWNERS' ALLOCATION i.e. both the OWNERS herein shall jointly get from the Developer entire complete Second Floor flat area consisting of two Nos. of double bed room flats (North-East-South portion of the building i.e. eastern part of the stair case) and two Nos. of triple bed rooms Flats (North-West-South portion of the building i.e. western part of the stair case) and the Owners shall also get one double bed room flat on Third Floor South-East side (i.e. from eastern part of stair case) of the building as per sanctioned building plan and one complete triple bed room flat on Third floor South-West side (i.e. western part of stair case) of the building.

Both the OWNERS shall jointly get the 50% of sanction Car Parking Space from the Developer to be situated on Ground Floor North-East-Southern portion (i.e. eastern part of stair case) of the building and rest part out of 50% of Car Parking Space i.e. only one Car parking Space shall be obtained by the OWNERS from the Developer in the Second Front facing Car Parking Space from western part of the building togetherwith undivided proportionate share of land and also common rights



and facilities of the building as mentioned in the said SCHEDULE – B of the said registered Development Agreement dated 19.06.2019.

18. To collect advance or part payment or full consideration from the intending purchasers for the flats alongwith the proportionate share of land as per said registered Development Agreement on the **DEVELOPER'S ALLOCATION** and grant receipt in favour of the such intending purchasers who are interested to take possession of the flat/flats, Car Parking Space etc. in lieu of satisfactory consideration.
19. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the flats on **DEVELOPER'S ALLOCATION** as mentioned in the said registered Development Agreement as mentioned above excluding the **LAND OWNERS' ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER** only after satisfactory completion and peaceful delivery to us our **OWNERS' ALLOCATION** as per aforesaid Development Agreement.
20. To negotiate with intending persons who desire to purchase in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at our said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorneys shall think fit and proper as per said registered Development Agreement.
21. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.



22. To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same.
23. To appear and represent us before any notary, Registrar of Assurances, Kolkata, Additional District Sub-Registrar, Alipore, District Sub-Registrar-1, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to present for registration and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and or any kind of instrument writing executed and signed by the said Attorneys in any manner concerning the said Developers' Allocation as per said registered Development Agreement.
24. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
25. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be instituted preferred by any person or persons in respect of the said property.
26. To compromise suits or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
27. To sign, declare and/or affirm any complaints, written statements, petitions, affidavits, verifications, vokalatanamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
28. To deposit and withdraw moneys and/or documents in and from any Court or courts and/or other person or persons or authority and give valid receipts and discharge thereof.

AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

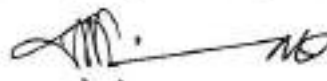


AND our hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works.

**SCHEDULE OF THE ABOVE REFERRED TO
DESCRIPTION OF THE ENTIRE PROPERTY**

ALL THAT piece and parcel of the total land area measuring 8 (Eight) Cottahs 1 (One) Chittack 32 (Thirty two) Sq.ft. (542.270 Sqm.) and an existing two storied old building measuring total covered area of 1400 (One thousand and four hundred) Sq.ft. out of which ground floor 40 years old having cemented flooring measuring total covered area of ground floor measuring 800 (Eight hundred) Sq.ft. and first floor 30years old having mosaic flooring measuring total covered area of 600 (Six hundred) Sq.ft. whereon a Ground plus three storied building with Lift facility shall be erected on the said land as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation after demolishing the said existing two storied building situated in Mouza - Raipur, J.L. No.33, comprising in C.S. Plot No.1059(P) and 1374(P), E/P No.232, SP No.517, under Refugee Relief and Rehabilitation Department, West Bengal within the jurisdiction of The Kolkata Municipal Corporation Ward No.100, The Kolkata Municipal Corporation . known as **K.M.C. Premises No.69/1/4/47, Raja S.C. Mullick Road, within K.M.C. Ward No.100, Assessee No.21-100-08-2593-5, corresponding to Postal address 4/35, Vidyasagar Colony, formerly P.S. Patuli, presently P.S. Netaji Nagar, Kolkata - 700 047, District : South 24-Parganas** the entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	15E, Roypur Mondal Para Road, 4/33B, Vidyasagar Colony Road and 4.85 Mt. wide K.M.C. Road;
<u>ON THE SOUTH</u>	:	4/54, Vidyasagar Colony and C/23, Ramgarh;
<u>ON THE EAST</u>	:	15/D, Raipur Mondal Para Road and 3.5 Mt. K.M.C. Road;
<u>ON THE WEST</u>	:	4/36, Vidyasagar Colony.



IN WITNESS WHEREOF We the PRINCIPALS herein have hereto signed this Power of Attorney on this the 24th day of June, Two Thousand Nineteen (2019).

WITNESSES:

1. Ashique Kumar Mishra
69/1 Baghajatin Place
Kolkata-700086
1. Swapna Aich
2. Sanir Aich

SIGNATURE OF THE PRINCIPALS

S. G. CONSTRUCTION

Singy Deb.
Partner

S. G. CONSTRUCTION

Capl Voddh
Partner

2. Somesh Mishra
High Court
Calcutta

S. G. CONSTRUCTION

Gautam Ray
Partner

SIGNATURE OF THE POWER HOLDER

PREPARED & DRAFTED BY :

Debes Kumar Misra (ms)

(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No.F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-86

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

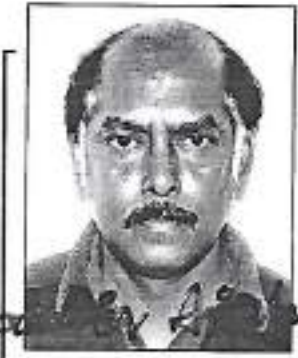


Swapna Ach.

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ...SWAPNA...NCH

Signature Swapna Ach.

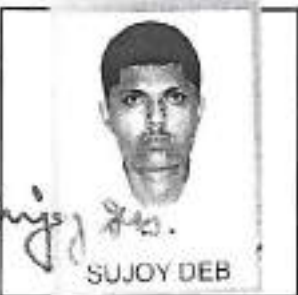


Samir Ach.

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ...SAMIR...ACH

Signature Samir Ach



Sujoy Deb.
SUJOY DEB

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ...SUJOY...DEB

Signature Sujoy Deb.



Gopal Podder

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ...GOPAL...PODDER



Signature Gopal Podder



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
	left hand					
	right hand					

Name GOUTAM ROY

Signature Goutam Roy

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name

Signature



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



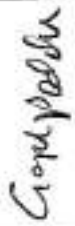


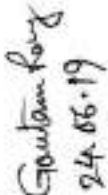


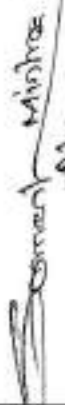
OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

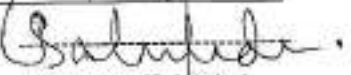
Signature / LTI Sheet of Query No/Year 16051000143752/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Swapna Aich 15E, Raipur Mondal Para Road, P.O:- Naktala, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700047	Principal ✓			Swapna Aich. 24.06.2019
2	Mr Samir Aich 4/35, Vidyasagar Colony, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Principal ✓			Samir Aich 24.06.2019
3	Mr Sujoy Deb A/23, Rabindra Pally, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086	Representative of Attorney [S G Construction]	 SUJOY DEB		Sujoy Deb. 24.06.2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Gopal Podder 2/249, Sree Colony, P.O:- Regent Estate, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092	Representative of Attorney [S G Construction] ✓			
5	Mr Goutam Roy 14B, Deshbandhu Road, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086	Representative of Attorney [S G Construction] ✓			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOMESH MISHRA Son of Mr D K MISRA HIGH COURT CALCUTTA, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Mrs Swapna Aich, Mr Samir Aich, Mr Sujoy Deb, Mr Gopal Podder, Mr Goutam Roy ✓			 24.06.2019


(Sukanya Talukdar)

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADRPA3642G



नाम /NAME
SWAPNA AICH

पिता के नाम /FATHER'S NAME
SURESH DUTTA

जन्म तिथि /DATE OF BIRTH
09-05-1955

हस्ताक्षर /SIGNATURE

Swapna Aich

Shahin

आयकर अधिकारी, (कम्यू. सेवा), कोलकाता.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Samer Aich

समर आइच
INCOME TAX DEPARTMENT
SUSHR. BHUSHAN AICH
01/12/1986
Permanent Account Number
AEGPAT7462L

भारत सरकार
GOVT. OF INDIA



भारत सरकार
समर आइच

0000000

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



ई-पैकी लेखा संख्या कार्ड
Electronic Account Number Card

ADPFS5800C



ई.पी.एन.
S. G. CONSTRUCTION

मिळवणूक / एक्सपिरेशन दिनांक
Date of Issuance / Expiry Date
14/02/2018

सुरक्षित

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUJOY DEB
KSHITISH CHANDRA DEB
09/11/1970

Permanent Account Number

AFYPD4632G

Sujoy Deb

Signature



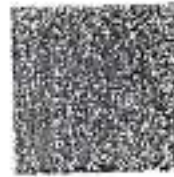
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card
AJGPP0813K



नाम / Name
GOPAL PODDER

पिता का नाम / Father's Name
GOURNATH PODDER

जन्म तिथि / Date of Birth
18/10/1964

Gopal Podder
हस्ताक्षर / Signature

23/6/2018

इस कार्ड के खोने/हाने पर कृपया सूचित करें/टीक करें।
आयकर विभाग इकाई, प्लॉट नं. 54/3
3 वीं मंजिल, मॉडल कॉलोनी,
प्लॉट नं. 54/3, पार्क नं. 997/3,
पंडित सहाय, धर्म बंगला चौक के पास,
दिल्ली - 111 016

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL,
5th Floor, Main Building,
Plot No. 54/3, Survey No. 997/3,
Model Colony, Near Deep Bunglow Chowk,
Date - 111 016

Tel: 01-26-2721 8080 Fax: 01-26-2721 8081
email: nsdl@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

GOUTAM ROY

DOLGOBINDA ROY

04/03/1971

Permanent Account Number

AEOPR7025Q

Goutam Roy

Signature



14012013

Major Information of the Deed

Deed No :	I-1605-03716/2019	Date of Registration	27/06/2019
Query No / Year	1605-1000143752/2019	Office where deed is registered	
Query Date	24/06/2019 1:21:21 PM	A.D.S.R. ALIPORE, District South 24-Parganas	
Applicant Name, Address & Other Details	SOMI S. MISHRA HIGH COURT CALCUTTA, Tisana : Hare Street, District : Kolkata, WEST BENGAL, PIN : 700001, Mobile No : 9051449430, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,00,84,530/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 7/- (Article E)		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year) : 160503608/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District South 24-Parganas P S - Patuli Corporation KOLKATA MUNICIPAL CORPORATION, Road Raja S C Mullick Road (Vidyasagar Colony), Prem ses No: 69/1/4/47, Ward No: 100 P n Code 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11			Bastu	8 Katha 1 Chatak 32 Sq Ft	1/-	87,54,530/-	Width of Approach Road: 17 Ft., Project Name
Grand Total :				13.3765Dec	1/-	87,54,530/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land 11	1400 Sq Ft	2/-	13,30,000/-	Structure Type Structure
Gr Floor, Area of floor : 800 Sq Ft Residential Use, Marble Floor, Age of Structure : 5 Years, Roof Type: Pucca, Extent of Completion : Complete					
Floor No. 1, Area of floor : 600 Sq Ft, Residential Use, Marble Floor, Age of Structure : 5 Years, Roof Type Pucca, Extent of Completion : Complete					
Total :		1400 sq ft	2/-	13,30,000/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Swapna Aich Wife of Mr. Prabr Kumar Aich 15E, Rajpur Mondal Para Road, P.O.- Naktala, P.S.- Patuli, District -South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADRPA364213, Status: Individual, Executed by: Self, Date of Execution: 24/06/2019 Admitted by: Self, Date of Admission: 24/06/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 24/06/2019 Admitted by: Self, Date of Admission: 24/06/2019, Place: Pvt. Residence</p>
2	<p>Mr Samir Aich (Presentant) Son of Late: Sushil Bhushan Aich 4/35, Vidyasagar Colony, P.O - Naktala, P.S- Patuli, District:-South 24-Parganas West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AEGPA74521, Status: Individual, Executed by: Self, Date of Execution: 24/06/2019 Admitted by: Self, Date of Admission: 24/06/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 24/06/2019 Admitted by: Self, Date of Admission: 24/06/2019, Place: Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>S G Construction 57, Birnagar, P.O - Baghajatin, P.S - Patuli, District -South 24-Parganas, West Bengal, India, PIN - 700086, PAN No.: ADPFS5800C, Status: Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Sujoy Deb Son of Late: Kshitish Chandra Deb A/23, Rabindra Pally, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFYPD4632G, Status: Representative, Representative of: S G Construction (as Partner)</p>
2	<p>Mr Gopal Podder Son of Late: Gour Netai Podder 2/49, Sree Colony, P.O:- Regent Estate, P.S:- Patuli, District -South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJGPP0813K, Status: Representative, Representative of: S G Construction (as Partner)</p>
3	<p>Mr Goutam Roy Son of Late: Dol Gobinda Roy 14B, Deshbandhu Road, P.O - Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEDJPR7025Q, Status: Representative, Representative of: S G Construction (as Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
------	-------	--------------	-----------

Mr SOMESH MISHRA

Son of Mr D K MISRA

HIGH COURT CALCUTTA, P O - GPO

15 Hare Street, Kolkata, District, Kolkata

West Bengal, India, PIN - 700001

Identified by Mrs Swapna Aich, Mr Samir Aich, Mr Sujoy Deb, Mr Gopal Podder, Mr Goutam Roy

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mrs Swapna Aich	S G Construction-6 688.23 Dec
2	Mr Samir Aich	S G Construction-6 688.23 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mrs Swapna Aich	S G Construction-700 00000000 Sq Ft
2	Mr Samir Aich	S G Construction-700 00000000 Sq Ft

Endorsement For Deed Number : 1 - 160503716 / 2019

On 24-06-2019

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

Presented for registration at 21:13 hrs on 24-06-2019, at the Private residence by Mr. Samir Aich, 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 1,00,84,530/-

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

Execution is admitted on 24/06/2019 by 1. Mrs Swapna Aich, Wife of Mr Prabir Kumar Aich, 15E, Raipur Mondal Park Road, P O Naktala, Thana Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Mr Samir Aich, Son of Late Sushil Bhusan Aich, 4/35, Vidyasagar Colony, P O Naktala, Thana Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others
Identified by Mr SOMESH MISHRA, Son of Mr D K MISRA, HIGH COURT CALCUTTA, P O GPO, Thana Hare Street, City/Town KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-06-2019 by Mr Sujoy Deb, Partner, S G Construction, 57, Birnagar, P.O.- Baghajatin, P.S.- Patuli, District-South 24-Parganas, West Bengal, India, PIN - 700086

Identified by Mr SOMESH MISHRA, Son of Mr D K MISRA, HIGH COURT CALCUTTA, P O GPO, Thana Hare Street, City/Town KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 24-06-2019 by Mr Gopal Podder, Partner, S G Construction, 57, Birnagar, P.O.- Baghajatin, P.S.- Patuli, District-South 24-Parganas, West Bengal, India, PIN - 700086

Identified by Mr SOMESH MISHRA Son of Mr D K MISRA, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 24-06-2019 by Mr Goutam Roy, Partner S G Construction, 57, Birnagar, P.O:- Baghajatin, P.S - Patuli, District: South 24-Parganas, West Bengal, India, PIN - 700086

Identified by Mr SOMESH MISHRA Son of Mr D K MISRA, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 27-06-2019

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 (g) of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fee - 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 11653, Amount: Rs 100/-, Date of Purchase: 20/06/2019, Vendor name: Subhakar Das

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2019, Page from 128915 to 128947
being No 160503716 for the year 2019.



Digitally signed by SUKANYA
TALUKDAR
Date: 2019.07 08 15:03:24 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 08/07/2019 15:03:03
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)