## DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, We, 1) SRI BHAKTA DAS (PAN AONPD5739E) (AADHAAR No. 2390 0548 7631), son of Late Haricharan Das and 2) SRI PRADIP KUMAR DAS (PAN BANPD2274H) (AADHAAR No. 9409 1388 5338), son of Late Rabindra Nath Das, both are by Faith- Hindu, by Nationality- Indian, by Occupation- Service, both are residing at 89, Kasthadanga Road, P.O. Sarsuna, P.S. previously Thakurpukur now Sarsuna, Kolkata- 700061, District- South 24 Parganas, hereinafter collectively called and referred to as the LANDOWNERS/EXECUTANTS, SEND GREETINGS.

AND WHEREAS We have entered into a Development Agreement written herein above with M/S. S B ENTERPRISE (PAN AEAFS6563C), a Partnership Firm, having its Office at 21, Ho- Chi- Minh Sarani, P.O. Sarsuna, P.S. Sarsuna, Kolkata- 700061, District- South 24 Parganas. represented by its Partners namely, 1) SRI BINOD KUMAR BALMIKI (PAN APPPB9487G) (AADHAAR No. 3177 4442 5025), son of Sri Rajpal Balmiki, by Faith- Hindu, by Nationality- Indian, by Occupation-Business, residing at Sapa Mirja Nagar (Baidyapara), P.O. Sarkarpool, Police Station- Maheshtala, Kolkata- 700143, District South 24 Parganas and 2) SRI SHANKAR NASKAR (PAN ABSPN6432C) (AADHAAR No. 8833 3852 8789), son of Late Laxmikanta Naskar, by Faith-Hindu, by Nationality- Indian, by Occupation- Business, residing at 21, Ho- Chi-Minh Sarani, P.O. Sarsuna, P.S. Sarsuna, Kolkata- 700061, District-South 24 Parganas, for development of our aforesaid First Scheduled property and to construct a Multistoried Building with Lift facility at the said premises in accordance with the Building Plan that may be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS since We have been busy with my day to day affairs it is necessary and also expedient for us to appoint and engage an Attorney



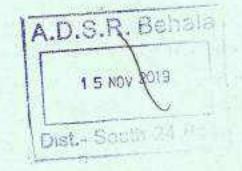


for ourselves, in our names and on our behalves to do all acts, deeds and things as We could do ourselves.

NOW KNOW YE BY THESE PRESENTS, We, 1) SRI BHAKTA DAS, SOR of Late Haricharan Das and 2) SRI PRADIP KUMAR DAS, son of Late Rabindra Nath Das, do hereby and hereunder jointly nominate, constitute and appoint M/S. S B ENTERPRISE (PAN AEAFS6563C), a Partnership Firm, having its Office at 21, Ho- Chi- Minh Sarani, P.O. Sarsuna, P.S. Sarsuna, Kolkata- 700061, District- South 24 Parganas, represented by its Partners namely, 1) SRI BINOD KUMAR BALMIKI (PAN APPPB9487G) (AADHAAR No. 3177 4442 5025), son of Sri Rajpal Balmiki, by Faith- Hindu, by Nationality- Indian, by Occupation-Business, residing at Sapa Mirja Nagar (Baidyapara), P.O. Sarkarpool, Police Station- Maneshtala, Kolkata- 700143, District South 24 Parganas and 2) SRI SHANKAR WASKAR (PAN ABSPN6432C) (AADHAAR No. 8833 3852 8789), son of Late Laxmikanta Naskar, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 21, Ho- Chi-Minh Sarani, P.O. Sarsuna, P.S. Sarsuna, Kolkata- 700061, District-South 24 Parganas, as our true and lawful Attorney in our names and on our behalves, to do and execute and perform or caused to be done. executed and performed all or any of the following acts, deeds and things in respect of the said premises.

- To develop our said property and to construct a Multistoried Building with Lift facility at the said premises in accordance with the Plan that may be sanctioned by the Kolkata Municipal Corporation.
- To sign Building Plan and obtain Sanctioned Plan from the Kolkata Municipal Corporation for the construction of the said Building and/or as may be sanctioned by the Kolkata Municipal Corporation for ourselves and on our behalves.
- 3. After obtaining the Sanctioned Plan from the Kolkata Municipal Corporation to construct said Building on the said property according to the Sanctioned Plan and for the purpose of the said construction to





engage Masons and Laborers, Engineers, Supervisors, Surveyors and to purchase necessary Building materials for ourselves and on our behalves.

- 4. To appear for us and on our behalves before the Kolkata Municipal Corporation, C.E.S.C. Limited, Airport Authority and other local and/or statutory Authorities and all Government or Semi-Government Offices and to apply for obtaining sanction, permit, license, water supply, drainage, electric supply and all services etc. as may be required for the construction of the said Building at the said premises.
- 5. To deposit all fees, charges, money before the Authorities concerned in our names and on our behalves for obtaining sanctioned from the Kolkata Municipal Corporation and to receive sanctioned Building Plan for ourselves and on our behalves from the Kolkata Municipal Corporation.
- 6. To issue forms, brochures, designs, plan and booklets and to invite intending Purchaser/s of the Flat/s in Developer's allocation to any Purchaser/s at such prices as our said Attorney in his absolute discretion, thinks fit and proper and to agree upon and to enter into Agreement/s for Sale and/or to repudiate the same.
- 7. To sign and execute any Agreement/s etc. in respect of the Developer's allocation together with undivided proportionate share of land and common areas and facilities according to the terms and conditions of the said Development Agreement regarding Flats to be constructed in favour of any person, association of persons, company both private limited and public limited and to any other business and partnership firm and to receive from them any earnest money in his Proprietorship Concern's name and to give or issue valid receipt for the same.
- 8. In case of sale, to execute, sign proper Conveyance/s for the different Saleable Flat/s in favour of the intending Purchaser/s and to present before the Registrar of appropriate jurisdiction, all Deed/s of

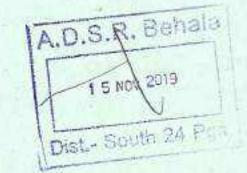




Conveyance for registration in our names and on our behalves and to receive consideration money either in cash or by cheque from the intending Purchaser/s in his name and to be credited in his account and to give proper receipt and discharge for the same only for the Developer's allocation, after making delivery of possession of the Owner's allocation written herein above in terms of this presents.

- 9. To apply for and obtain Income Tax Clearance Certificate and/or Certificate under Section 230A (I) and /or under the Urban Land Ceiling and Regulations Act, 1976 and other laws relating to the revenue and/or land and/or Building in Urban Land as may be required for execution and/or registration of any sale deed, lease deed and other documents of transfer as per Transfer of Properties Act, 1882, regarding Developer's allocation in the said premises and Building and also to appear before and sign and submit all papers and documents and to make representation to the appropriate authority/ies for getting such certificate and/or permission.
- 10. To apply for and obtain temporary and permanent connection of Kolkata Municipal Corporation water supply, electricity, drainage, sewerage, gas and/ or power for the said Building required for the construction, use and enjoyment of the Building, to sign all such applications, forms and documents as shall be required for the said development project.
- 11. To supervise, manage and conducts all sorts of administration in respect of the demised plot of land which We now have to handle all sorts of official matters, letters arisen in course of concerned matters with our said property/premises and to sign, submit before the Registrar the documents, deed for registering the property under the provisions of West Bengal Apartment Ownership Act, 1972 with all its latest modifications/amendments etc.
- 12. To appear before the Notary Public, Registrar of Assurances, District Sub- Registrar, Metropolitan Magistrate and other officials or





authorities on our behalves present for registration and acknowledgement and register and have them registered and perfected all deeds, instruments and writings executed, sign, personally for and on our behalves by virtue of this Power Of Attorney in respect of Developer's allocation.

- 13. To file, institute, contest, carry on, commence, compromise, withdraw any suits, action, proceedings, claims, demands etc. to any concerned lower and Higher Courts and all reasonable matters and things that appear to our said Attorney necessary for smoothly carrying out and completing the development works as contemplated in the proposed Development Agreement as aforesaid including to appoint Advocate, Muktar, Revenue Agent or any other legal practitioner and professionals.
- 14. By this Power of Attorney, the Developer is not empowered to sell, transfer, alienate and encumber the Owner's Allocation and/or any portion thereof to any third parties in any manner whatsoever.
- No act and deeds can be done beyond the scope and purview of the Development Agreement as written herein above.

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 property, or affairs ancillary or incidental thereto as fully and effectually as We ourselves would do the same if We are personally present.

AND We do hereby, agree that all acts, deeds and things, lawfully done by our said Attorney, within the jurisdiction of this Power of Attorney, shall be construed as acts, deeds and things done by us and We undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for ourselves by virtue of this Power hereby given.





IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED & DELIVERED By the LANDOWNER In presence of:

2. Seljabsata Bis Des Usttri South Les Pargere

SIGNATURE OF THE LANDOWNERS

/EXECUTANTS

SIGNED, SEALED & DELIVERED By the BUILDER/DEVELOPER/ ATTORNEY in presence of:

Malay Cal Begante Das

Accepted by Us

Sharkar peras grand or alming

Partner

Partner

SIGNATURE OF THE BUILDER/DEVELOPER/ATTORNEY

Drafted and Prepared by me:

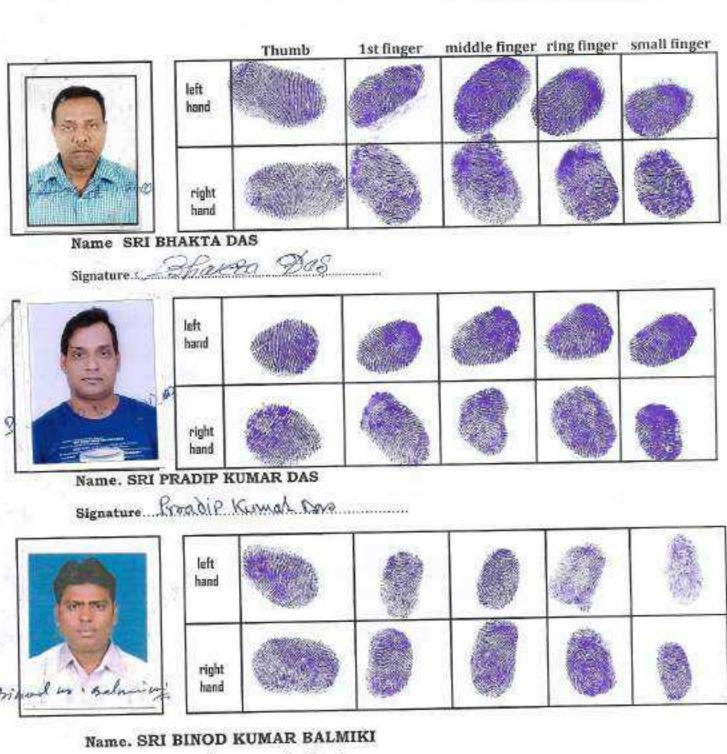
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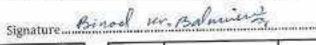
AVISHEK GUHA ADVOCATE HIGH COURT, CALCUTTA.

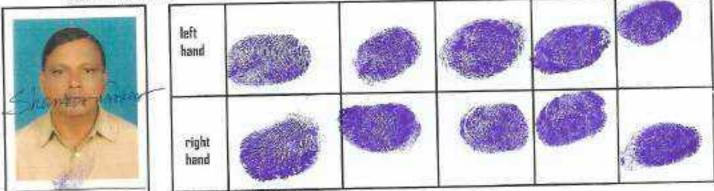
> AVISHEK GUHA Advocate High Court, Calcutta 130/A, Sagar Manna Road, Farnasree, Kolkata-700060 Envolment No. F/2226/2010











Name: SRI SHANKAR NASKAR

Signature Shankar Worker

1





## Govt. of West Bengal Directorate of Registration & Stamp Revenue e-Challan

GRN:

192019200093888431

Payment Mode Online Payment

GRN Date: 15/11/2019 10:52:26

Bank:

United Bank

BRN:

16603132

BRN Date: 15/11/2019 10:50:31

## DEPOSITOR'S DETAILS

ld No.: 16070001728983/4/2019

[Query No./Query Year]

Name:

binod kumar balmiki

Contact No. :

Mobile No.:

+91 9088976181

E-mail:

Address:

s m nagar kol 143

Applicant Name:

Mr Avishek Guha

Office Name:

Office Address:

Status of Depositor:

Buyer/Claimants

Purpose of payment / Remarks :

Sale, Development Power of Attorney Payment No 4

### PAYMENT DETAILS

SI. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
4	16070001728983/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	2120
2	16070001728983/4/2019	Property Registration-Registration Fees	0030-63-104-001-16	35

Total

2155

In Words:

Rupees Two Thousand One Hundred Fifty Five only



## Government of West Bengal Directorate of Registration & Stamp Revenue e-Assessment Slip



Query No / Year	1607-0001728983/2019	Office where deed will be registered		
Query Date	12/11/2019 9:29:08 PM	A.D.S.R. BEHALA, District: South 24-Parganes		
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta District : Kolker 9831225973, Status :Advocate	ta, WEST BENGAL, PIN - 700001, Mobile No. :		
Transaction		Additional Transaction		
[0139] Sale, Development	Power of Attorney	[4002] General Power of Attorney [Rs : 1/-], [4305] Declaration [No of Declaration : 2], [4310] Security Bond [Rs : 1,00,000/-]		
Set Forth value		Market Value		
Rs. 5,20,000/-		Rs. 36,72,247/-		
Total Stamp Duty Payable(SD)		Total Registration Fee Payable		
Rs. 7,120/- (Article:48(g))		Rs. 35/- (Article: E, E, E, E)		
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp		
		Rs. 5,000/-		
Remarks		ti mere		

#### Land Details:

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kastadanga Road, Road Zone: (Premises not located on Ho Chi Min Sarani (Ward 127) -- ) . . Premises No: 2078, . Ward No: 127, Pin Code: 700061

	Decision of the Printer	Khatlan Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (in Rs.)	Other Details
L1			Bastu	5 Katha 9 Chatak 25.2 Sq Ft	200000000000000000000000000000000000000	34,56,247/-	Width of Approach Road: 24 Ft.,
	Grand	Total:	17	9.2359Dec	4,70,000 /-	34,56,247 /-	

#### Structure Details:

The same	On Land L1	720 Sq Ft.	50,000/-	2,16,000/-	Structure Type: Structure
140					
Gr. Sh	ed, Extent of Co	loor: 720 Sq Ft.,F impletion: Comple 720 sq ft	he	nented Floor, Ag 2,16,000 /-	ge of Structure: 0Year, Roof Type: Tit

Shanker ANDKAT



Principal Details:

SI No		Status	Execution Admission Details :
	Mr BHAKTA DAS Son of Late HARICHARAN DAS,89, Kastadanga Road, P.O SARSUNA, P.S Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AONPD5739E, Aadhaar No.: 23xxxxxxxxx7631Status:Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
	Mr PRADIP KUMAR DAS Son of Late Rabindra Nath Das,89, Kastadanga Road, P.O SARSUNA, P.S Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of; India, PAN No. BANPD2274H, , Aadhaar No.: 94xxxxxxxxxx5338Status: Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Attorney Details:

SI No		Status	Execution Admission Details:
1000	S B ENTERPRISE ( Partnership Firm ) ,21, Ho- Chi- Minh Sarani, P.O SARSUNA, P.S Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700061 PAN No. AEAFS6563C, Aadhaar No Not Provided by UIDAIStatus:Organization, Executed by: Representative	Organization	Executed by Representative

Representative Details:

SI No	Name & Address	Representative of
1	Mr BINOD KUMAR BALMIKI Son of Mr Rajpal BalmikiSapa Mirja Nagar (Baidyapara), P.O SARKARPOOL, P.S Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700143 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APPPB9487G, Aadhaar No.: 31xxxxxxxxx5025	S B ENTERPRISE (as PARTNER)
Contraction of the Contraction o	Mr SHANKAR NASKAR Son of Late LAXMIKANTA NASKAR21, Ho- Chi- Minh Sarani, P.O SARSUNA, P.S Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of, India, PAN No. ABSPN6432C, Aadhaar No.: 88xxxxxxxxx8789	S B ENTERPRISE (as PATRNER)

### Identifier Details:

Name & address

Mr MALAY PAL

Son of Mr RATAN PAL

BEGHORKHAL, P.O.- JOTESHIBRAMPUR, P.S.- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN -700141, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr BHAKTA DAS, Mr PRADIP KUMAR DAS, Mr BINOD KUMAR BALMIKI, Mr SHANKAR NASKAR

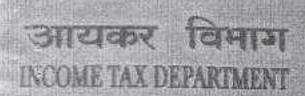


Query No. 1607-0-001728983 of 2019

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
	Assessment No.: 411270927432 Premises No.: 207B Ward No.: 127 Street Name: KASTA DANGA ROAD	09738 Date of Registration. : Sep 02, 2014 Office Where	Owner Name : BHAKTA DAS Owner Address : 89, KASTA DANGA ROAD , KOLKATA Pin No. : 700061	Character of Premises: Total Area of Land

#### Note:

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 12-12-2019) for e-Payment. Assessed market value & Query is valid for 30 days. (i.e. upto 12-12-2019)
- Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f. 2nd May 2017.
- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 tac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
- Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
- Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.





# भारत सरकार GOVI OF INDIA

मध्याची लेखा संख्या का ह

Formenett Account Aumber Card

AEAFS6563C

FIR / Name S B ENTERPRISE



24102019

निगमन/गुरु न की सारीख Date Of Incorporation/Formation 20/09/2019











### कारकार विशेषिक सिविधि स्थापिक विशेषकार

### ভারত সরকার Unique Identification Authority of India Government of India

#### \$5 Enrollment No. 1040/2006 1/93460

To Pradlip Kumar Das 189 gas sp

RASTHA DANGA ROAD Sartuna South Twenty Four Parganas West Bengal - 700061



KL196328446DF 19632544



আপনার আবার সংখ্যা/ Your Agonasii No. :

9409 1388 5338

আখার - সাধারণ মানুষের অধিকার



## GOVERNMENT OF INDIA



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Pradip Kumer Dan
Fio Malescon
Futher: FABINDRA NATH DAS

SW/Male



9409 1388 5338

্রাধার সাধারণ মানুমের অধিকার

To establish identity, authenticate online,

ন্যান পরিচয়ের প্রমাণ, নাগরিকরের ভ্রমাণ নর।

পরিচয়ের প্রমাণ অনপাইন অবেন্টিসেলন মারা প্রাপ্ত করল।

INFORMATION

A Marchaer is proof of identity, not of citizenship.

- কাষ্ট্রে সারা সেপে মান্ট্রে
- শ্বাদ্য ভবিষ্যতে স্বাকারী ও বেসরকারী পরিসেব্য তারিক।
   সহারক হথে।
- a . Antimese is valid throughout the country.
- Antimer will be helpful in availing Government and Non-Government services in future.



### ভ্রারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Ballicon, eleganços, sensi eleganos efectos desci Actress: N., KASTHA, DANGA ROAD, Sersuns, South Twenty Four Parganse West Bengal, 200261









Theagib Korman Das

आयकर विभाग

TWOOME TAX DEPARTMENT

PRADIP KUMAR DAS RABINDRA NATH DAS

Englished english the sale.

09/11/1980

Contro

BANPD2274H BANDONMA DOD GOVT. OF INDIA





Prodip Kumar Das



# APPLICATION OF STREET STREET, STREET STREET, S



BHAKTA DAS

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www.year of Birth: 1968 specificate



2390 0548 7631

আধার - সাধারণ মানুষের অধিকার



### অন্তর্ভীয়ন্তিরিটিক্সনিচয়-প্রাধিকরণ UNIQUESDENTIFICATION-MATHORITY OF INDIA

विकार, १४, वर्ग तक तक, माध्या साथ नामा, नविकार, १४००। Address: 59, KASTHA DANGA ROAD, Sarsune, South Twenty Four Pargence, West Bengal, 700351









1-3/14/20 Da S.



Ishawa Das







SHANKAR NASKAR মন্ম বারিখ/ DOB: 01/10/1968 পুরুষ / MALE



8833 3852 8789

আমার আধার, আমার প্রিচ্য



# MILE DENTIFICATION AUTHORITY OF INDIA

Address
21 HOCHIMIN SARANI
Sarsuna Sarsuna South
Twenty Four Parganas
West Bengal - 700061

Address
21 HOCHIMIN SARANI
Sarsuna Sarsuna South
Twenty Four Parganas
West Bengal - 700051

8833 3852 8789









N.O. Box No. 1947. Bengalam 188 981

Shankar Caker



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আরতের নিবটান কমিশন MASS MIN ELECTION COMMISSION OF INDIA IDENTITY CARD

XXR1838952

শির্বাচকের শাস

মবার পাব

Elector's Name

Malay Pal

পিতার দাব

রচন পাল

Father's Name

Ratan Pal

Box/Sex

: 94 M

Date of Birth

31/12/1972

Malay for

XXR1838952

হুলারা বাদ, মাধ্যেকর, মধ্যেকর, মধ্যি হুর পরস্কৃতি 700141

Address:

BEGOR KHAL, MANESHTALA, NAMESHTALA, SOUTH 24 PARGAMAS 700141

19 200

Date: 03/13/2018

I 55-मध्यमञ्जा निर्मातन रामाना निर्माणक विराहत references areas ergels
Facsimile Signature of the Electoral
Regisseston Officer for

155-Maneshtela Constituency

किया परिचारिक क्षेत्र कुल क्षेत्रका कार्या वर्षा क्षेत्र कर कार्या कार्या कार्या कार्या कार्या कार्या कार्या का प्रतिकाराक्षा प्रकारि प्रदेशन स्थान्

In case of obergo is address exceller this Card No. in the releasest Form for including your same in the tall at the changed address and at comm the case. with some number.