

4277/24

L-4/24/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 3522

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

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

DEVELOPMENT POWER OF ATTORNEY
AFTER JOINT VENTURE AGREEMENT

11 MAR 2024

KNOW ALL MEN BY THIS POWER OF ATTORNEY We, 1. SMT. NAMITA DUTTA PAN: CHAPD6229H, Aadhar No. 8756 0806 8963, wife of Sri Aswini Kumar Dutta, 2. SRI RAJIB KUMAR DUTTA PAN: ANIPD3897M, Aadhar No. 8030 2440 6039 son of Sri Aswini Kumar Dutta and 3. SRI SAYAK SOM PAN: FTEPS6701N, Aadhar No. 5278 2795 0065, son of Late Manas Som, all by faith-Hindu, all by Nationality- Indian, by occupation - Business, all are residing at Pubali Garden, Ramchandrapur, P.O & P.S-Narendrapur, Kolkata- 700103, hereinafter referred to as the PRINCIPAL, SEND GREETINGS.

WHEREAS WE, 1. SMT. NAMITA DUTTA 2. SRI RAJIB KUMAR DUTTA and 3. SRI SAYAK SOM are the absolute owner ALL THAT the land measuring 4 Cottah 11 Chittaks 29 sq.ft be the same a little more or less comprised in R.S. Dag No. 691, L.R.Dag No. 782, appertaining to R.S. Khatian No. 106, L.R.Khatian No. 188,203, 338, 519,389,842 79 in Collectorate Touzi No. 110, J.L.No.58 R.S.No.198 in Mouza - Ramchandrapur, P.S- Narendrapur within Bonhoogly (1) Gram Panchayat, in the District South24-Parganas more fully described in the schedule hereunder written which we have acquired by deed of gift being No.1686 for the year 2011, being deed no. 6893 and 6894 both for the year 2019 and DEED No. 160806626 for the year 2023 all are registered in the A.D.S.R office at Sonarpur , District 24Parganas(South).

We, said 1. SMT. NAMITA DUTTA 2. SRI RAJIB KUMAR DUTTA and 3. SRI SAYAK SOM are busy in our personal works and it would not be possible for us to raise such construction of building in the said property as such we have appointed to (1) MR. PAWAN KUMAR AGARWAL PAN. ACWPA3186D son of Late Roshanlal Agarwal and (2) MR. UMA SHANKAR NAIK PAN. AEMPNO317F son of Late Dukhan Sah both by faith-Hindu by occupation- Business, No.1 residing at WINDSOR GREENS, 957, Mahamaya Mandir Road, Police Station – Sonarpur, Kolkata – 700 084 and No.2 residing at ANANYA, Flat No. 1B, M-173, Garia Garden, Kolkata-700084, both are partners of VASTU REALTORS PAN. AAMFV2415Q, a partnership Firm , having its office at “ANANYA”, M-173, Garia Garden, Kolkata-700084 as my true and lawful attorney on our behalf to do the following acts deeds things and matters i.e. to say.

1. To enter into the said property for taking measuring of the land for preparation of necessary plan for construction of the building and to sign the proposed plans, applications, undertaking, declarations and other papers in connection therewith and to submit the same to the Bonhoogly (1) Gram Panchayat, in the District South24-Parganas and/or any competent authority and or to get the said plan/s sanctioned, approved and/or altered, if necessary from all other authorities required to be obtained for the same.

2. To prepare, sign, apply and execute all papers and documents in connection with sanction of the building plan by the Bonhoogly (1) Gram Panchayat, in the District South 24-Parganas and/or any competent authority in respect of our said property mentioned in the Schedule hereunder and to appear and represent on behalf of us before all the Authorities of the Bonhoogly (1) Gram Panchayat, in the District South 24-Parganas and / or any competent authority viz. building Department Assessment, collection, water, Drainage, electric Department and/or other any departments required in the aforesaid matter and/or concern having jurisdiction over the said property and to sign verify affirm, deposit, submit as the case may be any affidavit, letters, declarations, application plans as may be required from time to time for securing consents, certificates clearances, sanction of the building including for connection reconnection of sewerage, drainage, electric and water connection and all the amenities in or for any other purpose required for construction of the building or flats/apartments and car parking space and/or any space or spaces to be constructed on the said property.

3. To appear and represent on behalf us before the W.B.S.E.B. Ltd., Fire Brigade Authority, Police Authorities, competent Authority under Urban Land (Ceiling and Regulation) Act, 1976 land acquisition and requisition authority and all other authorities concerned to verify, affirm, deposit submit, as the case may be, any affidavit, declarations, letters, complaints, as may be required from time to time for securing consent, license quotas, permits, certificates and clearances for and or in respect of the building to be constructed at the said property.

4. To raise build and construct residential building or any other development works on the said property mentioned in the Schedule hereunder.

5. To appoint or discharge architects engineers, masons laborers etc. which may be required for the purpose of raising and construction the said newly proposed building or buildings in the said property described in the Schedule hereunder in accordance with the proposed

sanction plan by the Bonhoogly (1) Gram Panchayat, in the District South 24-Parganas and/or any competent authority.

6. To represent apply or to file or appear before the Bonhoogly (1) Gram Panchayat and/or any competent authority or any other association to get the proposed plan sanction and execute the construction works properly for the completion of the proposed project.

7. To apply for permit for any building materials which may be required for the purpose of construction on the said property before any concerned authority.

8. To enter into an agreement for sale and /or transfer of the developer's allocation as mentioned in the joint venture agreement dated 11.10.2024 duly registered in the office of the D.S.R - III, Alipur, South 24 Parganas and recorded in its Book No.1 being DEED No. 4104 for the year 2024 with any person or persons under any terms and conditions and receive advance/earnest money by granting receipt therefore on our behalf.

9. To receive the earnest money/booking from the intending purchaser/s and also the balance of purchase money and to give valid and effectual receipts and discharge for the same for the area as per joint venture Development agreement dated 11.10.2024 without creating any liability upon us.

10. To approve on our behalf the draft deeds of conveyances in respect of the said flats, car parking space and/or any spaces of the said building to be constructed on the schedule property as per said joint venture agreement.

11. To execute, sign and present any such agreement for sale, deed or deeds of sale, Lease and/or any nature of transfer before the Additional District Sub-Registrar and District Registrar Alipur and / or Registrar of Assurance, Kolkata or any other Registration Offices having authority for and to have the said deed or deeds of conveyance registered before the Registering authority for registration and to

Umed Shankar Nayak

submit their respective executions and acknowledge receipt of the earnest money and/or total consideration money thereto paid by the purchaser/s and to do all acts, deeds, things which our said attorney shall consider necessary for conveying proportionate share or interest in the said property together with the flats and car parking space, and/or any spaces to the intending purchaser or purchasers as fully and effectually in all respects allocated portion of the Developer as mentioned in the said joint venture Development agreement dated.11/03/2024, We, could do the same ourselves, if we personally present.

12. To sign appear and represent and/or to admit and to execute sale deed or deeds in favour of the intending purchaser or purchasers for sale of flats with proportionate undivided and un-demarcated share of the land in my name on my behalf and to represent the same for registration at the appropriate registration office or offices and admit execution thereof and possession will be handover thereto after proper registration.

13. To appoint Advocate or Advocates by signing Vakalatnama or any othr papers and documents on our behalf and to file plaint, objection or to appear before any court of law on our behalf.

14. To sign and verify plaint, petition and all documents and to sewerage and electricity swear an affidavit in relation to any suit or proceedings in respect of the said property.

15. To make any publication/advertisement for sale and/or transfer or for entering into any agreement for construction of any flats and car parking space in the proposed building of the said property in any newspapers, journals or any place or places.

16. To negotiate and settle terms with the intending buyer/s, customers, transferees for sale and or for construction agreement of any kind of in respect of the proposed building.

Chandra Shankar Nank

17. To take all steps before the West Bengal State Electricity Board in the matter and in respect thereof according to Rules.

18. To take all steps before the Bonhoogly (1) Gram Panchayat, in the District South24-Parganas and/or any competent authority and or any competent authority sanitary sewerage and water supply meters of the development of the said property.

19. To do and perform every thing which may be required to be done for construction of residential building on the land of the said property and or for the sale, lease or space or transfer of the flats and car Parking space and other built up spaces thereof in respect of the said property.

20. To pay and discharge all dues debts and expenses including the payment of revenue rates and taxes of the Bonhoogly (1) Gram Panchayat, in the District South24-Parganas and/or any competent authority in respect of the said property on our behalf.

21. To sign all papers applications, documents of the intending purchaser/s in the flats and car parking space for obtaining loan of the same from his respective offices or from any financial institution in respect of the construction over the said property.

AND GENERALLY we , do all acts, deeds, and things in respect of the said property which we would have done lawfully under our common deeds for the implementation in the Schedule hereunder AND we hereby ratify and confirm and acknowledge such acts, deeds, and things as may be lawfully done by our said attorney or attorneys by virtue of these presents.

SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT the land measuring 4 Cottah 11 Chittaks 29 sq.ft be the same a little more or less, comprised in R.S. Dag No. 691, L.R.Dag No. 782, appertaining to R.S. Khatian No. 106, L.R.Khatian No. 188,203, 338, 519,389,842 79 in Collectorate Touzi No. 110, J.L.No.58 R.S.No.198 in Mouza -Ramchandrapur, P.S- Narendrapur within Bonhoogly (1) Gram Panchayat, in the District South24-Parganas together with all easement and/or quasi-easement right thereto, which is butted and bounded on the said Premises in the following manner:

On the North	: 16'wide Road.
On the South	: Portion of R.S.Dag No. 691.
On the East	: Portion of R.S.Dag No. 692.
On the West	: Portion of R.S.Dag No. 679.

IN WITNESS WHEREOF the parties hereunto have put our respective signature on this 11th day of march in the year Two Thousand and Twenty Four .

WITNESSES:-

1. Aswini Kumar Datta
Pubali Chandel, Lane 3,
Ramchandrapur (N),
P. O. - Narendrapur,
P. S. - Narendrapur,
KOL - 700103 .

✓ Namita Datta

✓ Rajib Kumar Datta

✓ Sayak Sam.

SIGNATURE OF THE EXECUTOR

(Principal)

VASTU REALTORS

Sanjay Kumar Ashwari
Partner

VASTU REALTORS

Uma Shankar Nautik
Partner

Accepted by us,
Attorney

2. Rahul Das
Alipore Judges' Court
KOL 27

Drafted & Prepared by:-

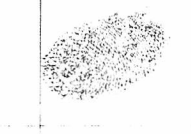
XS 72
Advocate, En.f/1495/1477/78.
18, Alipur Judges' Court , Kol-27.
Computerised by:-

18, Alipur Judges' Court , Kol-27.

		Thumb	1st finger	Middle finger	Ring finger	Small Finger
	Left hand					
	Right hand					

Name NAMITA DUTTA

Signature Namita Dutta

	Left hand					
	Right hand					

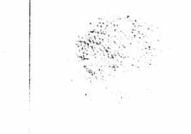
Name RAJIB KUMAR DUTTA

Signature Rajib Kumar Dutta

	Left hand					
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Name SAYAK SOM

Signature Sayak Som

	Left hand					
	Right hand					

Name PANAN KUMAR AGARWAL

Signature Pawan Kumar Agarwal



Thumb 1st finger Middle finger Ring finger Small Finger

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Right
hand

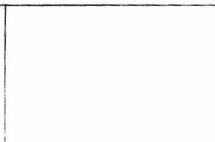
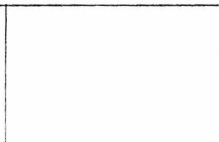
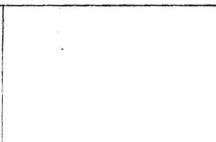


Name UMA SHANKAR NAIK

Signature Uma Shankar Naik

Photo

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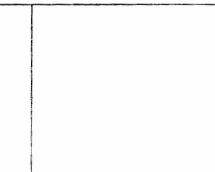
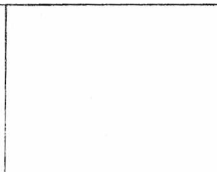
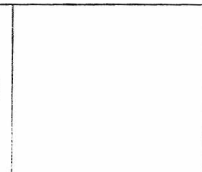


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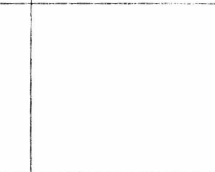
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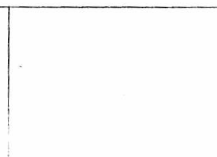
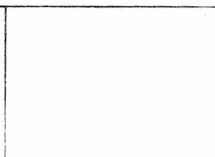
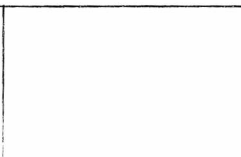
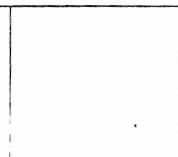


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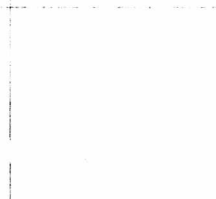
Signature -----

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Name -----

Signature -----

Major Information of the Deed

Deed No :	I-1603-04124/2024	Date of Registration	11/03/2024
Query No / Year	1603-8000676446/2024	Office where deed is registered	
Query Date	11/03/2024 1:34:24 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAHUL DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8961940256, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 37,80,196/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160304104/2024		

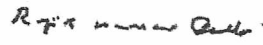
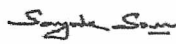
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-782	LR-188	Bastu	Shali	4 Katha 11 Chatak 29 Sq Ft	37,80,196/-	Property is on Road , Project Name :
Grand Total :				7.8008Dec	0 /-	37,80,196 /-	

Principal Details :

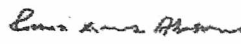
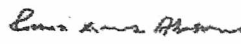
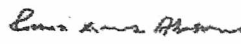
SI No	Name,Address,Photo,Finger print and Signature			
1	Name NAMITA DUTTA Daughter of ASWINI KUMAR DUTTA Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office	Photo  11/03/2024	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
,, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CHxxxxxx9H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office				

2	Name RAJIB KUMAR DUTTA Son of ASWINI KUMAR DUTTA Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office	Photo  11/03/2024	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
,, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx7M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office				
3	Name SAYAK SOM Son of Late MANAS SOM Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office	Photo  11/03/2024	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
,, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FTxxxxxx1N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VASTU REALTORS City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx5Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature				
1	<table border="1"> <tr> <td> Name PAWAN KU AGARWAL, (Alias Name: PAWAN KUMAR AGARWAL) Son of Late ROSHANLAL AGARWAL Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office </td> <td> Photo  Mar 11 2024 1:46PM </td> <td> Finger Print  Captured LTI 11/03/2024 </td> <td> Signature  11/03/2024 </td> </tr> </table>	Name PAWAN KU AGARWAL, (Alias Name: PAWAN KUMAR AGARWAL) Son of Late ROSHANLAL AGARWAL Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 1:46PM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
Name PAWAN KU AGARWAL, (Alias Name: PAWAN KUMAR AGARWAL) Son of Late ROSHANLAL AGARWAL Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 1:46PM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024		

,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6D,Aadhaar No Not Provided Status : Representative, Representative of : VASTU REALTORS				
2	Name	Photo	Finger Print	Signature
UMA SHANKAR NAIK (Presentant) Son of Late DUKHAN SAH Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office			 Captured	
		Mar 11 2024 1:47PM	LTI 11/03/2024	11/03/2024
,, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7F,Aadhaar No Not Provided Status : Representative, Representative of : VASTU REALTORS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL DAS Son of Mr NETAI CHANDRA DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	11/03/2024	11/03/2024	11/03/2024
Identifier Of NAMITA DUTTA, RAJIB KUMAR DUTTA, SAYAK SOM, PAWAN KU AGARWAL, UMA SHANKAR NAIK			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NAMITA DUTTA	VASTU REALTORS-2.60028 Dec
2	RAJIB KUMAR DUTTA	VASTU REALTORS-2.60028 Dec
3	SAYAK SOM	VASTU REALTORS-2.60028 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 782, LR Khatian No:- 188		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160304124 / 2024

On 11-03-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:36 hrs on 11-03-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by UMA SHANKAR NAIK ,.

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 37,80,196/-

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

Execution is admitted on 11/03/2024 by 1. NAMITA DUTTA, Daughter of ASWINI KUMAR DUTTA, ,, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 2. RAJIB KUMAR DUTTA, Son of ASWINI KUMAR DUTTA, ,, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Others, 3. SAYAK SOM, Son of Late MANAS SOM, ,, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business

Indetified by Mr RAHUL DAS, , , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 11-03-2024 by PAWAN KU AGARWAL, , PAWAN KUMAR AGARWAL

Indetified by Mr RAHUL DAS, , , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 11-03-2024 by UMA SHANKAR NAIK, PARTNER, VASTU REALTORS, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr RAHUL DAS, , , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1344, Amount: Rs.100.00/-, Date of Purchase: 06/03/2024, Vendor name: S DEB



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 109251 to 109265

being No 160304124 for the year 2024.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2024.03.15 16:19:32 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/03/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.