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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 467600

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

DEVELOPMENT

District Sub-Register-III

Alipore, South 24-parganas

POWER OF ATTORNEY

15 DEC 2021

KNOW ALL MEN BY THESE PRESENTS, We, (1) SMT. AJANTA SAFUI, wife of Late Ashis Safui, (PAN : AUJPS4548N) and (2) SRI AAKASH SAFUI, son of Late Ashis Safui, (PAN : KHIPS4009G), both by faith Hindu, both having residence at no. 7/1, Garfa Main Road, Garfa, Post Office – Garfa, Police Station – Garfa, Kolkata – 700 078, District : South 24 – Parganas, referred to herein as **PRINCIPAL** do hereby appoint and nominate **MESSRS ' PUJA BUILDERS '**, having its office at Kamduni More, Khariberai, Post Office – Kamdenu, Police Station – Rajarhat, PIN : 700135, North 24-Parganas, rep[resented by

contd . . p/2

00089753

26 JUN 2021

No. _____ Date _____
Name: Sourav Chakraborty

Address: _____ Advocate

Vendor: ALIPORE JUDGE COURT
Kolkata - 700 027

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



Sourav Chakraborty
54/10, Lotus Park
Kol - 47.

District Sub-Registrar-III
Alipore, South 24 Parganas

15 DEC 2021

it's proprietor **SRI SONU ROHRA**, son of Sri Harish Kumar Rohra, having **PAN : AIRPR2484C**, by nationality Indian, by faith Hindu, residing at 73 Bangur Avenue, Block 'C', Post Office – Bangur, Police Station - Lake Town, Kolkata – 700 055 to do the following acts deeds and things ;

A. I am the owner of **ALL THAT** the undivided share of the landed property measuring about **12** Cottahs **00** Chittack **00** square feet be the little more or less (out of undivided $1/5^{\text{th}}$ share of the landed property measuring about 60 Cottahs) in Mouza – Barhans Fartabad, Touzi No. 109, J.L. No. 47, at Gangulypara, Garia, comprised in R.S. & L.R. Dag Nos. 1183, 1187, 1189, 1191, 1193 and 1194, R.S. & L.R. Khatian Nos. 392 & 411, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station – Narendrapur (previously Sonarpur), District – South 24-Parganas.

B. I, to develop the landed property as aforesaid, entered on **7th** day of **October, 2021** into a development agreement with the said **MESSRS 'PUJA BUILDERS'** for the terms inter alia (i) the said developer will construct residential buildings on the said property (ii) the said developer will construct the building at it's own cost (iii) the said developer will provide us the **40%** of the total FAR as per sanction building plan will be issued by the K.M.C. in respect of the said proposed buildings in the said premises lying and situate on the said property which includes undivided proportionate share and rights on the common areas and facilities attached thereto along with undivided proportionate share and interest in the land underneath (hereinafter be referred to as the SAID OWNERS' ALLOCATION) (iv) that save and except the **ALL THAT** owners' allocation of the building all the rest area of the building i.e; **60%** of the total FAR as per sanction building plan will be issued by the K.M.C. which includes undivided proportionate share and rights on the common areas and facilities attached thereto (hereinafter be referred to as the SAID DEVELOPER'S ALLOCATION). The agreement for development as aforesaid was registered on **7th** day of **October, 2021** in the office of the District Sub-Registrar-III, Alipore, South 24-Parganas and recorded in Book No. **I, Being No. 160311019** for the year **2021**.



District Sub- Registrar-III
Alipore, South 24 Parganas

15 DEC 2021

C. I, do appoint and nominate **MESSRS ' PUJA BUILDERS '**, having its office at Kamduni More, Khariberai, Post Office – Kamdenu, Police Station – Rajarhat, PIN : 700135, North 24-Parganas, represented by it's proprietor **SRI SONU ROHRA**, son of Sri Harish Kumar Rohra, having **PAN : AIRPR2484C**, by nationality Indian, by faith Hindu, residing at 73 Bangur Avenue, Block 'C', Post Office – Bangur, Police Station - Lake Town, Kolkata – 700 055 as my true and lawful attorney, for me, in my name and on my behalf to do and execute all or any of the following acts, deeds and things in respect of the said property :-

- i. To represent before any court of law.
- ii. To develop the said premises by constructing building thereon.
- iii. To represent to the Rajpur Sonarpur Municipality and/or any competent authority.
- iv. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Rajpur Sonarpur Municipality and/or any competent authority.
- v. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- vi. To obtain clearances from all government departments and authorities including Fire Brigade, the Rajpur Sonarpur Municipality, BLRO, Police and the Authorities of Urban Land ceiling and Department and all other competent authorities as may be necessary.
- vii. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- viii. To appear before any officer of the Rajpur Sonarpur Municipality and/or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.



District Sub- Registrar-III
Alipore, South 24 Parganas

15 DEC 2021

- ix. To engage and appoint any advocate or counsel wherever required.
- x. To represent us to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xi. To settle any dispute arising in respect of the said property.
- xii. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price which in his absolute discretion, think proper and/or to cancel and/or repudiate the same in respect of Developer's Allocation only.
- xiii. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money in respect of Developer's Allocation only. 
- xiv. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee in respect of Developer's Allocation only. 
- xv. To sign and execute all other deeds, deed of sale, deed of gift, deed of partition any other instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof. 



District Sub-Registrar-III
Alipore, South 24 Parganas

15 DEC 2021

xvi. To present any such conveyance or conveyances, deed of sale, deed of gift, deed of partition in respect of the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which my said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

And we hereby agree to ratify and confirm all and whatever other act or acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said developer's allocation and/or part thereof under and by virtue of this deed.

SCHEDULE AS REFERRED TO HEREINABOVE

(Description of the PROPERTY)

ALL THAT the undivided share of the landed property measuring about 12 Cottahs 00 Chittack 00 square feet be the little more or less (out of undivided 1/5th share of the landed property measuring about 60 Cottahs) in Mouza - Barhans Fartabad, Barhans Road, Touzi No. 109, J.L. No. 47, at Gangulypara, Garia, comprised in R.S. & L.R. Dag Nos. 1183, 1187, 1189, 1191, 1193 and 1194, R.S. & L.R. Khatian Nos. 392 & 411, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station - Narendrapur (previously Sonarpur), District - South 24-Parganas butted and bounded in the following manner :

On the North : by Land under R.S. Dag No. 1185 & 1188.

On the South : by Landed property

On the East : by 10 feet wide Municipal Road

On the West : by 8 feet wide Municipal Road



District Sub-Registrar-III
Bardhaman, South 24 Parganas

15 DEC 2021

IN WITNESSES WHEREOF I the executor have hereunto put my respective hands on these presents on this the 7th day of October, Two Thousand Twenty One.

WITNESSES:

1. *Soumar Chakraborty*
54/10, Lotus Park
Kolkata- 700047

Ajanta Safui
(AJANTA SAFUI)

Aakash Safui
(AAKASH SAFUI)
(EXECUTOR)

I admit, accept, acknowledge and confirm

2. *Amit Kumar Roy*
230/3, Raipura Rd.
Kol - 47

For **MESSRS 'PUJA BUILDERS'**,

Soumar Roy

Proprietor
(ATTORNEY)

Drafted by me and prepared in my office

Subit Majumdar
(SUBIT MAJUMDAR)

Advocate

High Court, Calcutta

Kolkata - 700 001

Enrolment No. WB/242/2004



District Sub-Registrar-III
Alipore, South 24 Parganas

15 DEC 2021

Thumb 1st finger middle finger ring finger small finger

	Left hand					
	Right hand					

Name..... AJANTA SAFUI

Signature..... Ajanta Safui

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name..... Aakash Safui (AAKASH SAFUI)

Signature..... Aakash Safui

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name..... SONU ROHLA

Signature..... Sonu Rohla



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

15 DEC 2021

15 DEC 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJANTA SAFUI

AJIT DUTTA

23/09/1974

Permanent Account Number

AUJPS4548N

A. S. Safui

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTHSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटावें :

आयकर पैन सेवा यूनिट, UTHSL

प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,

नवी मुंबई-४०० ६१४.

Ajanta Safui

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

KHIPS4009G



नाम / Name
AAKASH SAFUI

पिता का नाम / Father's Name
ASHIS SAFUI

जन्म की तारीख / Date of Birth
15/04/1997

Aakash Safui

हस्ताक्षर / Signature



26092018

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लीडरएं:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Aakash Safui

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SONU ROHRA

HARISH ROHRA

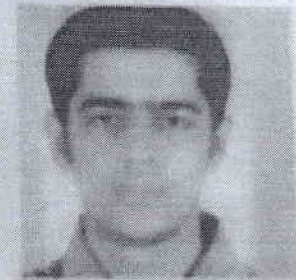
22/12/1984

Permanent Account Number

AIRPR2484C

Sonu Rohra

Signature



10032015

Sonu Rohra

Major Information of the Deed

Deed No :	I-1603-13041/2021	Date of Registration	15/12/2021
Query No / Year	1603-8002583515/2021	Office where deed is registered	
Query Date	10/12/2021 1:46:25 PM	1603-8002583515/2021	
Applicant Name, Address & Other Details	SUBIT MAJUMDAR HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8389040143, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,46,06,330/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160311019/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

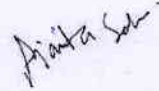
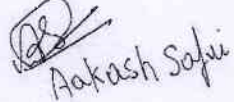
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Barhans Road, Mouza: Barhans Fartabad, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1183	RS-392	Bastu	Bastu	2 Katha		24,30,001/-	Width of Approach Road: 10 Ft., , Project Name :
L2	RS-1187	RS-392	Bastu	Bastu	2 Katha		24,30,001/-	Width of Approach Road: 10 Ft., , Project Name :
L3	RS-1189	RS-392	Bastu	Bastu	2 Katha		24,30,001/-	Width of Approach Road: 10 Ft., , Project Name :
L5	RS-1193	RS-411	Bastu	Bastu	3 Katha		36,45,001/-	Width of Approach Road: 10 Ft., , Project Name :
L6	RS-1194	RS-411	Bastu	Bastu	3 Katha		36,45,001/-	Width of Approach Road: 10 Ft., , Project Name :
		TOTAL :			19.8Dec	0 /-	145,80,005 /-	
	Grand Total :				19.8Dec	0 /-	145,80,005 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	26,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	0 /-	26,325 /-	

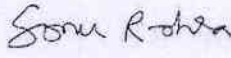
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Ajanta Safui Wife of Mr Ashis Safui Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office	Photo  15/12/2021	Finger Print  LTI 15/12/2021	Signature  15/12/2021
7/1, Garfa Main Road, City:- Not Specified, P.O:- Garfa, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ASxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office				
2	Name Shri Aakash Safui Son of Late Ashis Safui Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office	Photo  15/12/2021	Finger Print  LTI 15/12/2021	Signature  15/12/2021
7/1, Garfa Main Road, City:- Not Specified, P.O:- Garfa, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: KHxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Office				

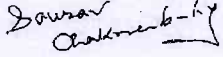
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PUJA BUILDERS 73, Bangur Avenue, Block - C, City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.: Alxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sonu Rohra (Presentant) Son of Mr Harish Kumar Rohra Date of Execution - 15/12/2021, , Admitted by: Self, Date of Admission: 15/12/2021, Place of Admission of Execution: Office	Photo  Dec 15 2021 12:33PM	Finger Print  LTI 15/12/2021	Signature  15/12/2021
73, Bangur Avenue, Block - C, City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PUJA BUILDERS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV CHAKRABORTY Son of Shri SUVASIS CHAKRABORTY 54/10, LOTAS PARK, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047	 15/12/2021	 15/12/2021	 15/12/2021
Identifier Of Smt Ajanta Safui, Shri Aakash Safui, Mr Sonu Rohra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Ajanta Safui	PUJA BUILDERS-1.65 Dec
2	Shri Aakash Safui	PUJA BUILDERS-1.65 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Ajanta Safui	PUJA BUILDERS-1.65 Dec
2	Shri Aakash Safui	PUJA BUILDERS-1.65 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Ajanta Safui	PUJA BUILDERS-1.65 Dec
2	Shri Aakash Safui	PUJA BUILDERS-1.65 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt Ajanta Safui	PUJA BUILDERS-2.475 Dec
2	Shri Aakash Safui	PUJA BUILDERS-2.475 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Smt Ajanta Safui	PUJA BUILDERS-2.475 Dec
2	Shri Aakash Safui	PUJA BUILDERS-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Ajanta Safui	PUJA BUILDERS-50.00000000 Sq Ft
2	Shri Aakash Safui	PUJA BUILDERS-50.00000000 Sq Ft

On 10-12-2021

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 1,46,06,330/-



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

On 15-12-2021

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

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

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

Presented for registration at 12:07 hrs on 15-12-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sonu Rohra ,.

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

Execution is admitted on 15/12/2021 by 1. Smt Ajanta Safui, Wife of Mr Ashis Safui, 7/1, Garfa Main Road, P.O: Garfa, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 2. Shri Aakash Safui, Son of Late Ashis Safui, 7/1, Garfa Main Road, P.O: Garfa, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr SOURAV CHAKRABORTY, , , Son of Shri SUVASIS CHAKRABORTY, 54/10, LOTAS PARK, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-12-2021 by Mr Sonu Rohra, Proprietor, PUJA BUILDERS, 73, Bangur Avenue, Block - C, City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr SOURAV CHAKRABORTY, , , Son of Shri SUVASIS CHAKRABORTY, 54/10, LOTAS PARK, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 AE7600, Amount: Rs.100/-, Date of Purchase: 26/06/2021, Vendor name: I CHAKRABORTY



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 1603-2021, Page from 401359 to 401376
being No 160313041 for the year 2021.



Shan

Digitally signed by DEBASISH DHAR
Date: 2021.12.21 15:10:14 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/21 03:10:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)