

6975/23

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 509509

17.05.2023
Q-8-11260190/23

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

District Sub-Register-II
Alipore, South 24-pargana

17 MAY 2023

POWER OF ATTORNEY

After Registered Development Agreement)

TO ALL TO WHOM BY THESE PRESENTS SHALL COME We,

(1) SRI SOBHAN CHAKRABORTY (PAN BCAPC8502N, ADHAAR NO: 892817764407), son of Sri Sridhar Chakraborty, by faith Hindu, nationality Indian, by occupation Business and (2) SMT. SHIKHA CHAKRABORTY (PAN AYRPC1956E, AADHAAR NO: 2644 2190 4063), daughter of late Mantu Chakraborty., by faith Hindu, nationality Indian, by occupation House wife, both residing at AA-I/ 2, Deshbandhu Nagar, P.O- Deshbandhu Nagar

Baguiati, Police Station Baguiati, Kolkata 700059, District North 24 Parganas, hereinafter called and referred to as the OWNERS/ EXECUTANTS of these presents "SEND GREETING and am well and sufficiently entitled to in equity and law of ALL THAT piece and parcel of bastu land measuring 3 Cottahs be the same a little more or less comprised in C.S.Dag No. 542 corresponding to C.S. Khatian No. 202, R.S. Dag No. 542(P). L.R.Dag No. 1216, corresponding to R.S. Khatian No. 685, L.R.Khatian No. 3266 & 3267, J.L. No. 57, within Mouza Laskarpur, duly demarcated by brick built boundary wall having 12 feet wide road on the northern side and having 8 feet road on the western side lying and situated under Ward No. 31 within Rajpur Sonarpur Municipality being Municipal Holding No. 60, Purba Para, P.S- Sonarpur, Kolkata 700 153, District South 24 parganas, which is more fully and particularly described in the Schedule hereunder written and hereinafter called referred to as the "SAID PROPERTY".

WHEREAS We, the above named OWNERS/EXECUTANTS have entered into a Development Agreement on 17/5/23 with "VASTU REALTORS" (PAN: AAMFV2415Q), a partnership Firm, having its registered office at "ANANYA", M-173, Garia Garden, P.O- Garia, P.S- Narendrapur formerly Sonarpur , Kolkata 700084, Dist- South 24 Parganas, represented by it's partners namely (1) SRI PAWAN KUMAR AGARWAL (PAN: ACWPA3186D), Aadhaar No.6599 3230 0127, son of Late Roshanlal Agarwal, by faith – Hindu, by Nationality-Indian, by occupation-Business, residing at WINDSOR GREEN, 957, Mahamaya Mandir Road, P.O- Garia, P.S- Narendrapur formerly Sonarpur, Kolkata – 700084 and (2) SRI. UMA SHANKAR NAIK (PAN: AEMPNO317F) Aadhaar No. 4750 0146 0669, son of Late Dukhan Sah, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at "ANANYA" Flat -1B, M-173, Garia Garden, P.O- Garia, P.S- Narendrapur formerly Sonarpur, Kolkata- 700084, District –South 24-Parganas, which has duly registered in the office of the D.S.R- III at Alipur and recorded in Book No. I, Volume No. 1603-2023 Pages fromto....., Being No. 6703 for the

Uma Shankar Naik

Pawan Kumar Agarwal

year 2023 for promotion and/or development by raising proposed multi-storied building on our above referred property.

AND WEHREAS We, being the OWNERS/EXECUTANTS herein have decided to complete and construct the proposed multi-storied building in or upon the said property in accordance with the sanctioned building plan and for the purpose of management of construction of the said building it has been considered essential for me to appoint and/or engage an ATTORNEY on our behalf and that is why we, (1) SRI SOBHAN CHAKRABORTY and (2) SMT. SHIKHA CHAKRABORTY grant a POWER OF ATTORNEY in favour of said (1) SRI PAWAN KUMAR AGARWAL (PAN: ACWPA3186D), Aadhaar No.6599 3230 0127, son of Late Roshanlal Agarwal, by faith – Hindu, by Nationality-Indian, by occupation-Business, residing at WINDSOR GREEN, 957, Mahamaya Mandir Road, P.O- Garia, P.S- Narendrapur formerly Sonarpur, Kolkata – 700084 and (2) SRI. UMA SHANKAR NAIK (PAN: AEMPN0317F) Aadhaar No. 4750 0146 0669, son of Late Dukhan Sah, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at "ANANYA" Flat -1B, M-173, Garia Garden, P.O- Garia, P.S- Narendrapur formerly Sonarpur, Kolkata- 700084, District – South 24-Parganas, both are partners of "VASTU REALTORS" (PAN: AAMFV2415Q), a partnership Firm, having its registered office at "ANANYA", M-173, Garia Garden, P.O- Garia, P.S- Narendrapur formerly Sonarpur , Kolkata 700084, Dist- South 24 Parganas, to be our true and lawful ATTORNEY for us and on our behalf to do or perform from time to time and at all times the development works and also to sell, convey and transfer the DEVELOPER'S ALLOCATION exclusively of the said building to be constructed subject to the conditions that the Developer shall be entitled to transfer/alienate Developers allocation only and also to do or perform any of the following acts, deeds and/or things as follows:-

1. To enter upon, take charge, look after, manage, possess and occupancy the said property, more fully described in the schedule here in after written for the purposes as mentioned in the said agreement and to do deeds, matters and things as the said ATTORNEY shall think fit and proper under prevailing circumstances.
2. To appoint chartered engineers, architects, valuers, surveyors, observers, Civil Contractors, Engineers, Manager, Supervisors, Masons, Durwans, Chowkidars, Labouers and other employees and staffs for the construction of the proposed new building and discharge or release or term inate any of them at his own desire and also to pay their slaries, wages, remunerations, fees and other charges as the said ATTORNEY shall think fit and proper.
3. To sign and apply to the Rajpur Sonarpur Municipality and/or other equivalent Authority(ies) for sanction of the new building plan(s) and anv addition or alteration thereof for the development of the said property in the form of proposed new building and also to prepare and submit map, drawing and design and any modification or amendment thereof for the proposed building, if necessary for the approval, sanction, certifications from the appropriate Authority(ies) like to the Rajpur Sonarpur Municipality, Fire Briagde, Health Development, Police Station(s) and/or office(s) and other Government Authority (ies) and/or departments for the purpose of development of the said property by raising/constructing proposed new building; and upon the said purpose to make affirm, verify and submit all necessary application(s), Petition(s), Map(s)/ Plan(s), Elevation(s), Document(s), Diagram(s), Sketch(es), Bond(s), Declaration(s), Indemnity(ies), Security (ies) and other paper(s) and Document(s) as the said ATTORNEY shall think fit and proper.
4. To sign and make application(s) for Cement and Steel and other Building Materials for construction of the proposed new building and to take Delivery(ies) of the same also to apply for

and to get connection(s) of Sewerage, Water, Electricity, Telephone, Cable T.V. etc. and other necessary connections for the said building from the appropriate Authority(ies).

5. To appear before the concerned officers of the Government of West Bengal and other appropriate Government authorities and/or department and to sign, execute and submit all necessary applications, petitions, declarations, bonds and other papers and documents as may from time to time necessary.

6. To appear and present on behalf of the OWNERS/ EXECUTANTS herein before the appropriate Police authority and other authorities and also to make or lodge complaints and diaries concerning disputes and differences arising out of the said proposed constructions as may from time to time be necessary or required.

7. To appoint any Attorney(s), Solicitor(s), Advocate(s), Revenue Agent(s) and to sign and delivery any warrant or warrants of Attorney, Vakaltnama and to sign and execute all documents, returns, forms, plaints, objections, written statements, affidavits and all other papers as may be necessary to be submitted before any Authority(ies) in connection with the said property or in connection with the development thereof or for construction of the proposed new building, apartments, flats/units and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rents, and other rents and taxes, other charges and on account therefore or relating to the said property from time to time be necessary or required.

8. To enter into compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said property and/or development thereof and/or the construction of the proposed

new building or other constructions in or upon the said property on such terms and conditions as he said ATTORNEY shall think fit and proper.

9. To select prospective as well as intending Buyer and/or Purchasers for the 'DEVELOPER'S ALLOCATION' in of the aforesaid "DEVELOPMENT AGREEMENT" either individually or in group as the said ATTORNEY shall thing fit and proper subject to the conditions that the Developer shall be entitled to transfer/alienate Developers Allocation only after delivering the owners allocation to the owners first according to the development agreement.

10. To receive collect and realize payments as Advance/Earnest or Booking Money, Sale Price either in full or in part thereof for the Flats/ units, Apartments, Car parking spaces and/or other spaces from the intending Buyer/Purchasers in respect of the DEVELOPERS ALLOCATION exclusively subject to the conditions that the developer shall be entitled to transfer/alienate developers allocation only after delivering the owners allocation to the owners first according to the development agreement including the undivided proportionate share of land underneath of the proposed building and to sign, execute and make registered the Deed(s) of Agreement(s), Contract(s), Conveyance(s) or other necessary Deeds, Documents and papers as may from time to time as necessary or required as the said ATTORNEY shall think fit and proper.

11. To sign on our behalf and present any such Deed(s) or Agreement(s), Contract(s), Conveyance(s) or other necessary Deeds, Documents and papers for registration, to admit execution and receipt of consideration before the sub registrar or the registrar having authority for and to have said Conveyance(s) registered and to do all acts, deed and things which the

ATTORNEY shall consider necessary for conveying the flats/units, car parking spaces and other spaces, in respect of DEVELOPER'S ALLOCATION exclusively of the proposed new building together with undivided proportionate share of the land and/or common space/spaces subject to the conditions that the Developer shall be entitled to transfer/alienate developers allocation only after delivering the owners allocation to the owners first according to the development agreement.

12. For further and more fully effectually doing effecting and performing any of the several matters and things as aforesaid We do hereby give and grant unto and in favour of our said ATTORNEY full power and authority/authorities from time to time to appoint one or more substitute(s) and to remove such substitute(s) at his/her pleasure and to appoint other/others in his/her place/places for all or any one of them or the matters as aforesaid upon such terms and conditions as my said ATTORNEY shall thing proper and expedient generally concerning or relating to tie said property and/or development thereof and/or construction of the proposed new building and/or transfer the DEVELOPER'S ALLOCATION exclusively subject to the conditions that the Developer shall be entitled to transfer/alienate developers allocation only after delivering the owners allocation to the owners first according to the development agreement.

AND GENERALLY, to do and perform all and every such further and other lawful or reasonable acts, deeds and things touching and concerning the matter as aforesaid as fully and effectually to all intends and purposes as might could do if we personally were present and from our behalf and we do hereby ratify and confirms and agree to ratify and confirm whatsoever our said ATTORNEY to do or cause to be done by virtue of these presents.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring 3 Cottahs be the same a little more or less comprised in C.S.Dag No. 542 corresponding to C.S. Khatian No. 202, R.S. Dag No. 542(P). L.R. Dag No. 1216, corresponding to R.S. Khatian No. 685, L.R.Khatian No. 3266 & 3267, J.L. No. 57, within Mouza Laskarpur, duly demarcated by brick built boundary wall having 12 feet wide road on the northern side and having 8 feet road on the western side under Ward No. 31 within Rajpur Sonarpur Municipality being Municipal Holding No. 60, Purba Para, P.S- Sonarpur, Kolkata-700 153, District South 24-Parganas, which will be treated as part of this agreement and butted and bounded by :-

ON THE NORTH : 12' wide common Passage.
ON THE SOUTH : R.S.Dag No. 542(P).
ON THE EAST : 12' wide Passage & R.S.Dag No. 542(P) ✓
ON THE WEST : 8' wide common Passage

IN WITNESSES WHEREOF the Owners and the Developer duly subscribed their respective hands, seals and signatures on the day, month and year first above written. Dated 17/05.2023

SIGNED, SEALED AND DELIVERED
BY THE OWNER/VENDOR at Kolkata
IN PRESENCE OF :-

1.
Saidhar Chakraborty
AA 1/2 Deshbandh Nagar
KOL-700059.

Saidhar Chakraborty 17/5/23
Shikha Chakraborty 17/5/23
SIGNATURE OF THE OWNERS

2. Rahul Das
Alipore Judges Court
KOL-27.

VASTU REALTOR VASTU REALTOR
Rahul Das 17/5/23
Shikha Chakraborty 17/5/23
SIGNATURE OF THE ATTORNEY

Drafted & Prepared by me,

Kalisankar Mondal, Advocate

En.No.f/1495/1477/78

18, Alipur Judges' Court,

Kolkata- 700027.

Computerised by me:-

Major Information of the Deed



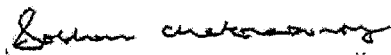


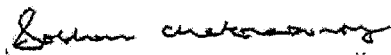


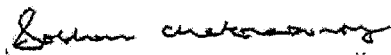









Deed No :	I-1603-06720/2023	Date of Registration	17/05/2023
Query No / Year	1603-8001260190/2023	Office where deed is registered	
Query Date	17/05/2023 12:40:09 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Rahul Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8961940256 Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 43,74,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306703/2023 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: Purba Para Main Road, Mouza: Laskarpur, , Holding No:60 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1216	LR-3266	Bastu	Danga	1 Katha 8 Chatak		21,87,000/-	Width of Approach Road: 12 Ft., , Project Name :
L2	LR-1216	LR-3267	Bastu	Danga	1 Katha 8 Chatak		21,87,000/-	Width of Approach Road: 12 Ft., , Project Name :
		TOTAL :			4.95Dec	0 /-	43,74,000 /-	
	Grand Total :				4.95Dec	0 /-	43,74,000 /-	

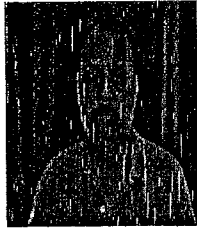

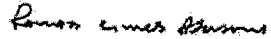
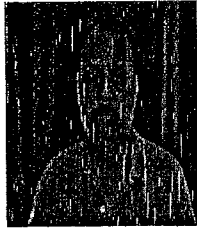

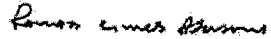
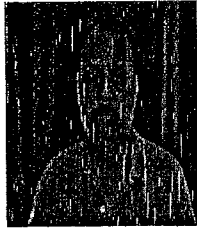

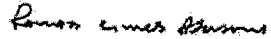


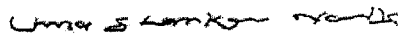


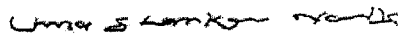


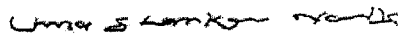
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Sobhan Chakraborty Son of Sridhar Chakraborty Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>17/05/2023</td> <td>LTI</td> <td>17/05/2023</td> <td>17/05/2023</td> </tr> </tbody> </table> <p>City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BCxxxxxx2n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Sobhan Chakraborty Son of Sridhar Chakraborty Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				17/05/2023	LTI	17/05/2023	17/05/2023
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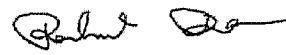
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vastu Realtors City:- , 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"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Pawan Kumar Agarwal (Presentant) Son of Late Roshanlal Agarwal Date of Execution - 17/05/2023, , Admitted by: Self, Date of Admission: 17/05/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>May 17 2023 12:52PM</td> <td>LTI 17/05/2023</td> <td>17/05/2023</td> <td></td> </tr> </tbody> </table> <p>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 (as Partner)</p>	Name	Photo	Finger Print	Signature	Pawan Kumar Agarwal (Presentant) Son of Late Roshanlal Agarwal Date of Execution - 17/05/2023, , Admitted by: Self, Date of Admission: 17/05/2023, Place of Admission of Execution: Office				May 17 2023 12:52PM	LTI 17/05/2023	17/05/2023	
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May 17 2023 12:53PM	LTI 17/05/2023	17/05/2023											

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			
	17/05/2023	17/05/2023	17/05/2023

Identifier Of Sobhan Chakraborty, Shikha Chakraborty, Pawan Kumar Agarwal, Mr Uma Shankar Nayek

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sobhan Chakraborty	Vastu Realtors-1.2375 Dec
2	Shikha Chakraborty	Vastu Realtors-1.2375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sobhan Chakraborty	Vastu Realtors-1.2375 Dec
2	Shikha Chakraborty	Vastu Realtors-1.2375 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road,
Mouza: Laskarpur, , Holding No:60 Pin Code : 700153

Sch No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1216, LR Khatian No:- 3266		Owner Name not selected by applicant.
L2	LR Plot No:- 1216, LR Khatian No:- 3267		Owner Name not selected by applicant.

On 17-05-2023

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 12:42 hrs on 17-05-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Pawan Kumar Agarwal ,

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 43,74,000/-

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

Execution is admitted on 17/05/2023 by 1. Sobhan Chakraborty, Son of Sridhar Chakraborty, P.O: Deshbanchu Naga Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business
2. Shikha Chakraborty, Daughter of Late Mantu Chakraborty, P.O: Deshbanchu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

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 17-05-2023 by Pawan Kumar Agarwal, Partner, Vastu Realtors, City:- , 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

Execution is admitted on 17-05-2023 by Mr Uma Shankar Nayek, Partner, Vastu Realtors, City:- , 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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1839, Amount: Rs.50.00/-, Date of Purchase: 08/08/2022, Vendor name: Sabyasachi 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 1603-2023, Page from 190194 to 190209

being No 160306720 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.17 17:47:41 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/17 05:47:41 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)