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Registration. The signature sheets and the
Endorsement sheets attached with the
document are the part of this document.

P 230713

District Sub-Registrar-II
Alipore, South 24 Parganas
10 4 MAR 2025

DEVELOPMENT POWER OF ATTORNEY AFTER REGD. AGREEMENT OF DEVELOPMENT

TO ALL TO WHOM THESE PRESENTS shall come we, (1) SRI KAMALENDU BANERJEE, having PAN No. BXGPB4761B, Aadhaar No. 925221043741, Voter ID No. WB/23/151/360109, Mobile No. 9674314279, Son of Late Nihar Ranjan Banerjee, by faith – Hindu, by Occupation – Retired, by nationality Indian and residing at 5/2, Jadavpur East Road, Post Office – Jadavpur University S.O., Police Station - Jadavpur; District: – South 24 Parganas, West Bengal, Pin 700032, (2) SMT. KRISHNA CHATTERJEE, having PAN ACRPC7371B, Aadhaar No. 4686 7902 4232, Mobile No. 9433392847, Daughter of Late Kalidas Banerjee, wife of Dr. Siba Prasad Chatterjee, by faith – Hindu, by Occupation – House Wife, by Nationality Indian and residing at Mainak, P – 17B, Ashutosh Chowdhury Avenue, Post Office – Ballygunge SO, Police Station - Kanya; District South 24 Parganas, Pin - 700019, (3) SMT. RATNA ACHARYYA CHAUDHURI, having PAN - AISPC6956F, Aadhaar No. 4907 4442 9413, Mobile No. 9830250678, daughter of Late Haridas Banerjee, wife of Shri Nilanjan Acharyya Chaudhuri, by faith – Hindu, by Occupation – Household, by

[Signature]
R.A. Chowdhury

[Signature]
Krishna Chatterjee

[Signature]
Anuradha Ray

[Signature]
S. Chakraborty

03 MAR 2025

981



No. Rs. 500/- Date

Name : Kamalendu Banerjee & Ors.

Address : 5/2, Jadavpur East Road
KOT-32.

Vendor : Subhankar Das
Alipore Collectorate, 24 Parganas (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kot-27

981 = 500/-



District Sub Registrar-II
Alipore, South 24 Parganas
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Nationality Indian and residing at 202/12, N S C Bose Road, Post Office - Naktala, Police Station Netaji Nagar, District South 24 Parganas, Pin - 700 047, (4) **SMT. ANURADHA RAY**, having PAN - AEAPR8684M, Aadhaar No. 2607 3736 6254, Mobile No. 9899707132, daughter of Late Haridas Banerjee, wife of Late Shri A. S. Ray, by faith - Hindu, by Occupation - Retired Teacher, by Nationality Indian and residing at 656, Dakshinayan Apartment, Plot No 19, Sector 4, Dwaraka, P.O. Dwaraka, Police Station Dwaraka, District South West Delhi, Pin - 110078, (5) **SMT. SHARMILA CHAKRABORTY**, having PAN AGPPC9720J, Aadhaar No. 9570 5083 9320, Mobile No. 9429186724, daughter of Late Haridas Banerjee, wife of Shri Joydeb Chakraborty, by faith - Hindu, by Occupation - Household, by Nationality Indian and residing at A802, Shakuntala, Manjalpur Naka, Manjalpur, Post Office - Vadodara H.O., Police Station - Manjalpur, District Vadodara, Gujrat, Pin - 390011, hereinafter jointly referred to as the principals send GREETINGS:

WHEREAS We, the Principals/Executants herein absolutely seized and possessed of and/or otherwise well and sufficiently entitled to undivided 19/24th share in respect of ALL THAT piece and parcel of homestead land admeasuring 6 (Six) Cottahs be the same or a little more or less comprised in C.S. Dag No. 266 appertaining to Khatian no. 87 in Mouza Ibrahimpur, J.L. No. 36, Pargana Khaspur, Revenue Survey 10 together with approximately 70 years old Two storied dwelling house having constructed covered area of 1500 Sq. ft. in each floor (i.e. total 3000 Sq. ft in the total two storied Building) be the same a little more or less standing thereon, lying at and being Municipal Premises No.5/2, Jadavpur East Road, Pin - 700032, Police Station previously Tollygunge and presently Jadavpur, Additional District Sub-Registration Office at Alipore, lying within Municipal Ward No.096 of the Kolkata Municipal Corporation, since been mutated in the joint names of the Co-Owners no. 1 to 8 herein in the record of the Kolkata Municipal Corporation vide Assessee no. 21-096-04-0023-9,

K. Banerjee
K. Chatterjee
S. Chakraborty
R. S. Chowdhury
A. Ray



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within District South 24 Parganas and hereinafter referred to as the 'said property', more fully and specifically described in the Schedule hereunder written .

AND WHEREAS the Principals herein have already entered into an Agreement of Development with Co-owners of 5/24th share cum Developer namely **ASR PROJECTS AND VENTURES LLP**, a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 and Rules made there under and having LLP Identification No. **AAV-2350** dated 24.12.2020, issued by the Registrar of Companies, Central Registration Centre, Delhi, **having PAN. ABTFA7082L** and Regd. Office at 2C, Mahendra Road, Ground Floor, Post Office – Bhowanipur, Police Station – Bhowanipur, District South 24 Parganas, Pin – 700 025, West Bengal and represented by its authorized Designated Partner **SRI AMITAVA SINGHA ROY**, having PAN **ATXPS6554K**, Aadhar No. **4902 8610 4063** and Mobile No. **8584956007**, son of Sri Benoy Kumar Singha Roy, by faith Hindu, By Occupation Business, by nationality Indian and residing at 119, Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034 today, the execution of these presents on several terms and conditions including obligation to execute necessary Registered powers of Attorney for compliance of the terms and conditions of the said Agreement of Development including power for disposal of Developer cum 5/24th Co-owners' allocation specified in the said Agreement of Development and subject to its other terms and conditions as contained therein;

AND WHEREAS the said Agreement of Development between the Principals herein as Land Owners and the Attorney herein as co-owner (of undivided 5/24th share) cum Developer therein has been registered in the office of the **D.S.R. -II, Alipore** and recorded in Book No. I, Being No. 03122 for the Year 2025, hereinafter for convenience referred to as "the said Agreement of Development";

K. Chatterjee

[Signature]

R. A. Chowdhury

K. Chatterjee

S. Chakraborty
Benoy

[Signature]



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NOW KNOW ALL MEN BY THESE PRESENTS THAT We the aforesaid (1) SRI KAMALENDU BANERJEE, (2) SMT. KRISHNA CHATTERJEE, (3) SMT. RATNA ACHARYYA CHAUDHURI, (4) SMT. ANURADHA RAY & (5) SMT. SHARMILA CHAKRABORTY, the Co-owners of 19/24th undivided share of the said property specified in schedule hereunder written, do hereby nominate, authorize, constitute and appoint in our place and stead ASR PROJECTS AND VENTURES LLP, a Limited Liability Partnership constituted under Limited Liability Partnership Act, 2008 and Rules made there under and having LLP Identification No. **AAV-2350** dated 24.12.2020, issued by the Registrar of Companies, Central Registration Centre, Delhi and **having PAN. ABTFA7082L** and having its Regd. Office at 2C, Mahendra Road, Ground Floor, Post Office – Bhowanipur, Police Station – Bhowanipur, District South 24 Parganas, Pin – 700 025, West Bengal, now represented by its authorized Designated Partner SRI AMITAVA SINGHA ROY, having PAN **ATXPS6554K**, Aadhar No. **4902 8610 4063** and Mobile No. **8584956007**, son of Sri Benoy Kumar Singha Roy, by faith Hindu, By Occupation Business, by nationality Indian and residing at 119, Bamacharan Roy Road, Post Office Behala, Police Station Behala, Kolkata-700034 (vide resolution adopted in the Minute of the said 'ASR PROJECTS AND VENTURES LLP' dated 03.03.2025), who also became the Co-Owners of undivided 5/24th share of the said property specified in schedule hereunder written, as our true and lawful ATTORNEY for ourselves in our names and on our behalf, jointly and severally to do execute and perform or cause to be done executed and perform all or any of the following act, deeds, and things relating to our said property that is to say:

1. To appear and represent the Co-Owners/Principals' herein before all authorities including The Kolkata Municipal Corporation, W. B. S. Electricity Authority, CESC Limited, Calcutta Metropolitan Development Authorities, Urban Land Ceiling Authority, Postal authorities, Police authorities, Airport Authorities, Collectorate authorities, B.L.L.R.O Authorities, Income Tax Authority, Sales Tax and other Taxation Authorities, Fire Brigade and all courts of Civil, Revenue, Rent Controller, High Court, Supreme Court, Criminal Court, all other statutory authorities in west Bengal and other authorities

 K. Chattarjee S. Chakraborty
 R.A. Chowdhury  A. Roy  K. Benji



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within Indian Dominion, Registration Offices within West Bengal and Indian Dominion, Registrars of all authorities, individuals as and when would be required in relation to Co-Owners' said property described in Schedule "A" hereunder written, including for the purpose of its Development, obtaining of sanction of building Plan from appropriate authority/authorities including The Kolkata Municipal Corporation, construction of Building, repairing, beautification etc. or otherwise of the Building of the Project to be developed at the said premises either alone as described in Schedule "A" hereunder written and for all practical purposes only in relation to and concerning Co-Owners/Principals' said property specifically mentioned in Schedule "A" hereunder written and for disposal of allocation of the Developer specified in Part II of Schedule "B" hereunder written as per terms of the said Agreement of Development in the Building "ANNADA BHAVAN" of the Project "ADITRI ANNADA" to be developed as and by way of sale, transfer mortgage assignment part with possession, on such terms & conditions as the Co-Owners/Principals' said attorney may feel justified.

2. To hold defend and retain possession of the subject property specified in schedule "A" hereunder written and every part or portion thereof and to design, plan, develop, construct on or over the same in terms with the said Agreement of Development.
3. To demolish any structures situated on the said property or any part or portion thereof and to appropriate the debris accruing therefrom in such manner as the said attorney may deem fit and proper.
4. If necessary, to cause the names of the Landowners of the subject property specified in schedule "A" hereunder written or any part or portion thereof mutated in the records of the appropriate Govt. and Municipal Authorities concerned including The Kolkata Municipal Corporation unitedly and/or to cause the names of all the Landowners of amalgamated premises [including the Co-Owners/Principals' herein of the One Part (in the event the subject property specified in schedule "A" hereunder written mutated in the records of the appropriate Govt. and Municipal Authorities concerned including The Kolkata Municipal Corporation unitedly in respect of the proposed amalgamated land/Premises, as the case may be) and for the aforesaid purpose to sign and execute all applications papers deeds documents and instruments as the said attorney in its absolute discretion may deem fit and proper and to incur all costs, fees and expenses at the risk and responsibility of the Attorney.
5. To execute any deed of declaration, deed of confirmation and/or any deed of modification Agreement/Deed of amalgamation of subject property specified in schedule "A" hereunder written with its contiguous Premises and to



P.A. Chowdhury

K. Chatterjee



S. Chakraborty

K. Banerjee



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- register the same with the Sub-Registrar, District Sub-Registrar, All Additional District Sub-Registrars, District Registrar, Additional Registrar of Assurances I, II, III IV etc., Kolkata and other competent Registration authority, having jurisdiction, in accordance with law as the attorney may at its sole discretion desire or deem fit and proper.
6. To do and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of development of the project on the subject property to be developed either alone as described in Schedule "A" hereunder written or any part or portion thereof as the said attorney may desire in terms of the said Agreement of Development;
 7. To sign, verify, affirm file and submit all statements affidavits, undertakings, complaints, petitions, and any other document or documents which may become necessary to be executed for the development and promotion of the project on the subject property either alone as described in Schedule "A" herein or any part or portion thereof and to represent before any Notary Public, Metropolitan/Executive/First Class Judicial Magistrate or any other statutory authorities.
 8. To cause conversion of the nature of use of the property specified in Schedule "A" hereunder written and for the aforesaid purpose to sign and execute all applications deeds documents and instruments as may be necessary and/or required as the said attorney in its absolute discretion may deem fit and proper.
 9. To obtain and give rights of way, access, rights to lay drains. Water mains, electric cables, telephone, fax lines and telegraph cables etc. underground and overhead (as the case may be), to install lifts and other installations and for that purpose to obtain and give and sign and execute and deliver all deeds undertakings writing etc. as may be necessary or required from time to time at the cost and expenses of the Attorney/Developer;
 10. To supervise the development work in respect of the construction on the said Property to which the attorney is also the Co-Owner of 5/24th undivided share therein and to carry out or get carried out through contractors or sub-contractors in any such manner as the Attorney may deem fit and proper and convenient, the construction of structures on the said Property in accordance with the plans and specifications as sanctioned by the Kolkata Municipal Corporation and other concerned authorities and in accordance with all applicable rules and regulations made by the Government of West Bengal, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Kolkata Municipal Corporation, Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016, Town Planning Authorities Police Authorities, Fire Fighting Authorities and Authorities of Traffic, BSNL, Airport Authority or any other authority or Authorities concerned in that behalf for the time being;



R.A. Chowdhury

K. Chatterjee

S. Chakraborty



K. Banerjee



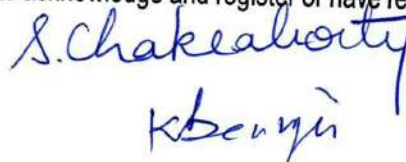
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11. To raise and complete construction upon the said Property (to which the attorney is also the Co-Owner of 5/24th undivided share therein) as per building rules bye laws of The Kolkata Municipal Corporation and working plans stipulated and agreed terms as per the said Development Agreement in the said Property (to which the attorney is also the Co-Owner of 5/24th undivided share therein) and to engage supervise and control the work of Architect, Contractors, engineers, to sign and make all applications affidavits to act before the Kolkata Municipal Corporation or any other Government or statutory authority or authorities whatsoever and to sign submit and get the plans of the building sanctioned from Kolkata Municipal Corporation, to pay the requisite fees, to receive the sanctioned plan, and for such purpose to sign, make execute and submit application, affidavit, undertaking, indemnity bond including Deed of boundary declaration, Deed of gift [maximum 2.5 meter for extension of front access Road (for availing maximum F.A.R. as per Building Rules of KMC) etc.] through its office bearers as our said attorney thinks fit and proper for and on our behalf;
12. To manage control and supervise the affairs of the said Property (jointly with attorney's own undivided 5/24th share therein) and for the purpose to have the physical possession thereof, to represent the Principal herein including itself (for its undivided 5/24th share therein) and to appear on their behalf in respect of the said Property (to which the attorney is also the Co-Owner of 5/24th undivided share therein) before any office/authority of any State/Central Government or local body or concerned Competent Authority or Authorities including any Local Authority or Statutory Bodies or authorities having jurisdiction over the said Property including the Kolkata Municipal Corporation, Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and Authorities of Traffic, BSNL, Airport Authority, Competent Authority under the West Bengal Apartment Ownership Act, 1972 or any similar statute, any other Planning Authority, any other Development Authority, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Pollution Control Authorities, CESC Ltd., courts and also all other State Executives Judicial or Quasi-Judicial, Municipal and other authorities and shall also include any Government Company and to do the needful as the attorney will feel justified without changing any allocation of Principals as per Regd. Development agreement, as aforesaid;
13. To appear and represent the Principals before any Notary Public, Registrar of Assurances, District Sub-Registrar of Assurances, Judicial and/or Administrative and/or Revenue Authorities and other officer or officers, Authority or Authorities having jurisdiction and/or to present for registration and to acknowledge and register or have registered



R. A. Chowdhury

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and perfected all deeds instruments and writings executed and signed by the said Attorney cum co-owner of 5/24th undivided share in the said property specified in schedule hereunder written in any manner concerning the development of the said Property and for sanction of the plan;

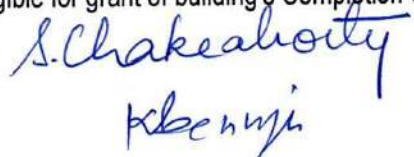
14. To appoint and engage architect engineers and R.C.C. specialist, valuers and surveyors and contractors as may be required from time to time for the project or otherwise and revoke his/their appointment and reappoint any other person and to bear his/their fees at the absolute discretion cost and responsibility of the Attorney.
15. To prepare or cause to be prepared master plan, map or building plan or modified/Revised/Additional Building Plan/s including its design/Pattern, for construction of project or any part or portion thereof on the property specified in Schedule "A" of this agreement of Development, as the attorney deem fit and proper and to apply for Municipal sanction of building plan/s modification Plan/additional Plan including the structural and elevation plans/ site Plans and to do all such things which may be necessary for getting such municipal sanctions and/or alterations from the KIT, KMDA, the Kolkata Municipal Corporation or any such authority or authorities, as the case may be and to submit the same to the authorities concerned for sanction and to and for the aforesaid purpose to sign and execute all such maps, plans, deeds, documents and instruments papers as may be necessary and/or required from time to time.
16. To submit to the all revenue authorities including The Kolkata Municipal Corporation and country planning Department, Zila Parishad, KMDA, Calcutta Electric Supply Corporation (CESC), West Bengal State Electricity Board (WBSEB), PWD, KMDA, Fire Department or such other competent authority including High rise Building sanction authority, if necessary and all its/their Departments and other concerned authorities in accordance with their laws for the time being in force, bye-laws, rules and regulations, such plans of the subject property to be developed, in order to erect multistoried building/s thereon and for the aforesaid purpose to sign and execute all applications, plans, specifications, documents writing, affidavits, undertaking, indemnities etc. as may be required by any or all of the aforesaid authorities their officers and departments and carry on correspondence with them for sanction of the said plans thereof and to obtain all clearance certificate/s for and in respect of development of the property or any part of portion thereof and the proposed construction of project and/or building or buildings thereon and for occupation or part occupation certificates and to take necessary and incidental steps including making applications for water connection electric supply, drainage and other incidental matters and works which are normally required to be carried out and/or done for becoming eligible for grant of building's Completion Certificate



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(CC)s and with right and authority to obtain Completion Certificate (CC) from The Kolkata Municipal Corporation as the case may be after completing construction in all respect with all essential services provided therein as mentioned in the agreement of Development entered into by and between the Principals/Co-Owners and the Attorney/Developer herein;

17. To do all acts deeds and things in terms of the said Agreement of Development entered into by and between the Principals/Co-Owners and the Attorney/Developer herein on maintaining all restrictions bindings and obligations mentioned therein, as aforesaid;
18. To approach and represent before The Kolkata Municipal Corporation, KMDA, B.L & L.R.O. Town and country planning department, Zila Parishad, and any Government and/or Semi Government authorities including all revenue authorities like Collector Additional Collector and all departments thereof, City Survey authorities, Town planning authorities and concerned authorities under Urban Land (Ceiling and Regulations) Act, 1976 or any other authorities appointed under the law for the time being in force for the purpose of matters concerning development of the said property described in Schedule "A" hereunder written alone or as part of amalgamated Premises, (if amalgamated the same with its contiguous/neighbouring Premises) and overall the subject project ADITRI ANNADA or any part or portion thereof and for getting the plans, its amendments and revision for the proposed construction of the project comprising of Building/s on the subject property to be developed and specified in schedule "A" hereunder written and for the aforesaid purposes to sign all letters, applications, agreements, documents, court proceedings, affidavits and papers as may be necessary or required from time to time in this regard.
19. To pay fees, obtain sanction and/or approvals/consents and such other orders and/or permission from the necessary authorities as may be expedient for sanction, modifications and/or alteration of the site plan, building plan and also to receive and/or refund of the excess amount of fees (if any) paid for the purpose or modification and/or alteration of the building plan/s to or from any authority and/or authorities, as the case may be.
20. To make necessary applications or pursue and follow up all applications to be made hereafter to the competent authority under Real Estate Regulation & Development Act 2016 in short "RERA ACT 2016 and as per West Bengal Real Estate (regulation and Development Rules, 2021 published in The Kolkata Gazette on 27th July 2021 or any other applicable laws/acts/Rules in this regard, **whichever is applicable**, including before the Urban Land (Ceiling and Regulations) Act, 1976 if necessary, **and to follow** guidelines, directives and notifications issued thereunder



K. Chatterjee
R. A. Chowdhury

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K. Banerjee



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by the appropriate authorities and for obtaining the further or additional or consequential NOCs/permissions under the said Act/s, including extensions, revisions, modifications, amendments clarifications, review thereto and to make such other applications and take all necessary steps under the said Act/s, Rules, as would be applicable.

21. To apply to the Bengal Police Authorities / city police and/or the Kolkata Police, Fire Brigade Department, PWD, West Bengal Pollution Control Board (WBPCB), and other competent authorities for completion certificate and to obtain all sanctions, permissions, NOCs, clearances, consents, approvals for drainage, sewerage water, setting up of tube well, generator, lift, etc. and to obtain clearance from pollution control Board and concerned environment authorities and to sign all necessary applications, papers and documents in relation thereto.
22. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of plans to obtain satisfaction of the areas, survey, measurement, demarcation of boundaries area, certificates, extracts etc. and to make such applications or to write and execute such applications letters or documents as may be required by such authorities or any of them for any work regarding survey measurement demarcation of boundary areas, certificates extracts etc. of the subject property to be developed specified in schedule "A" hereunder written or any part or portion thereof.
23. To negotiate and to execute and enter into any agreement for sale or any other agreement for transfer in such manner as it deem fit and proper including execution of deeds of conveyances or such other deeds to sale, transfer, lease, sub-lease, let out, gift and/or otherwise to deal with allocations in relation to and or limited to transfer of Developer's allocation specified in Part II of Schedule "B" hereunder written only including right of transfer of proportionate impartible share and interest of land specified in schedule "A" hereunder written and obviously in terms of the said Agreement of Development (as aforesaid between the parties herein) but obviously not extended to and/or excepting fixed allocation of Co-Owners, who all herein are the Principals and whose joint allocations have been specified in part I of Schedule "B" of the said Agreement of Development and To appear and represent and tender all such instrument of transfer/agreement to sale etc.(of Developer's allocation only) before any Sub-Registrar, Additional District Sub-Registrar, District Sub-Registrar I, II, III, IV,V, South 24 Parganas, Alipore, District Registrar, Additional Registrar of Assurances - I, II, III & IV, Kolkata, and before all other competent registration authorities, having jurisdiction in respect thereof and to present for registration and to acknowledge and register or have registered and perfected all such deeds, instruments and writing executed and signed by Co-Owners/Principals' said attorney concerning Developer's specified allocation



K. Chatterjee
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S. Chakraborty
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as mentioned in Part II of Schedule "B" hereunder written in the said Agreement of Development or any part or portion thereof subject to terms and conditions of the said Agreement of Development and obviously excepting fixed allocation of Co-Owners of one Part therein, who are the Principals herein and whose joint allocations have been specified in part I of Schedule "B" hereunder written of the said Agreement of Development and to sale, transfer, convey, assign lease, sub-lease, let out gift etc. in respect of the said Developer's specified allocation as mentioned in Part II of Schedule "B" hereunder written in the said Agreement of Development or any part or portion thereof subject to terms and conditions of the said Agreement of Development, who all herein are the Principals and whose joint allocations have been specified in part I of Schedule "B" hereunder written of the said Agreement of Development or any part or portion thereof] as the attorney may desire or deem fit and to place/tender the same for registration with the sub-registrar, Additional District Sub-Registrar, District Sub-Registrar, District Registrar, Additional Registrar of Assurances, Kolkata, Registrar of Assurances, Kolkata or before any competent Registration authorities having jurisdiction under the law and to receive realize, collect and appropriate in such manner as it deem fit and proper all moneys in respect thereof including consideration thereto without making the respective Co-Owners/Principals' liable for any taxation under I.T. Authority and all other authorities for disposal of Developers' allocation, as aforesaid;

24. To file and prosecute or appear and defend any suit, writ petitions, actions or legal proceedings in any court of law or before any quasi-judicial authority tribunal or any other forum in any way concerning the property specified in schedule "A" hereinabove and for the aforesaid purpose to appoint and engage Advocates, Solicitors, Counsels agents and to settle and pay their fees and to sign Principal's name therein and on their behalf jointly or severally to sign all complaints, petition, written statements, affidavits and applications, vakalatnamas, etc. and to compromise such suits, writ petitions, actions Miscellaneous cases or legal proceedings upon such terms and conditions as the said attorney may deem fit and proper and to abide by and observe perform and carry out all obligations under the suits and other legal proceedings and consent decree orders pass thereunder and to sign all statements, affidavits, undertakings, indemnities or any such document or documents which may become necessary to be executed on behalf of the Principals before any authority or authorities including before Notary Public, Metropolitan/Judicial



K. Chatterjee

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K. Banerjee



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Magistrate, KMDA, the Kolkata Municipal Corporation, KIT or any other authority or authorities, as the case may be as would be necessary for the entire project;

25. To appoint Advocates, solicitors, and other legal advisors and experts to get the title to the property or any part portion thereof scrutinized and investigated and to invite from public claims (if any) to the property or any part of portion thereof by publishing notices of intended development and by other modes and to take steps to get the title to the property or any part or portion thereof completed in favour of the developer/purchasers or their respective nominees/and (if required) for all the aforesaid purposes to get all and necessary deeds, documents assurances etc. made and executed by the concerned parties.
26. To sign and verify any plaint, written statement, petition, miscellaneous application, Vakalatnama, Warrant of Attorney, memo of appeal or any other documents or papers in any proceedings relating to Co-Owners' said property described in Schedule "A" hereunder written or its part including allocations of the respective parties, as per the said Agreement of Development between the Parties herein in the building/s to be developed thereon or in any way connected therewith in the Project "ADITRI ANNADA" including eviction suit, proceeding, case against any occupant or trespasser etc. if any, in the said property or its part and to compromise on any terms and to declare or affirm any affidavit declaration thereto as Co-Owners'/Principals' said attorney, may think fit and proper.
27. To appear and represent the Principals before all authorities including those under the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the said Property and for that to sign execute and submit necessary papers and documents and to do all other acts deeds and things as said Attorney shall deem fit and proper;
28. To apply and obtain electricity, gas, water, sewerage, drainage, telephone and other connections of any other utility, inevitable for the development of the said Property and/or to make alterations therein and to close down and/or have disconnect the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts and things as may be fit and proper by the said Attorney;



K. Chatterjee

S. Chakraborty

R. A. Chowdhury

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K. B. Chatterjee



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29. For the Co-Owners herein and on their behalf and in their name/s jointly or severally to accept service of any writ or summons or other legal process and to enter an appearance in the defense or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said attorney or their advisers shall think necessary for the recovery or protection of the property or any part or portion thereof and/or rights and to prosecute discontinue or compromise any such action or proceedings and to appeal against any judgment or decision of any court or tribunal in any action or proceedings.
30. To make and sign applications to the appropriate government Departments, local authorities or other competent authorities for all and any licenses, permissions and consents required as per applicable laws or otherwise in connection with the management and improvement of the property specified in schedule "A" of the said Agreement or its part including for recovery of compensation, where such is recoverable with power to give receipts and full discharges thereof.
31. To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise of and/or in relation with proposed development of the project thereof howsoever, arising out of past or present or future disputes or against the Government of India or Government of West Bengal or The Kolkata Municipal Corporation or concerned Municipality or any other body or authority respectively and to commence carry on and prosecute any motion, suit, writ petition or other proceedings whatsoever for recovering and compelling payment, transfer thereof and for that purpose to sign and execute all plaints written statements, affidavits and applications and to engage Solicitors Attorney and Advocates and to settle and pay their fees at the cost and expenses of the Developer;
32. To settle adjust compound submit to arbitration or compromise all actions, suits accounts reckonings claims and demands whatsoever between Co-Owners' herein and any person or persons whomsoever and in any way connect with the property specified in schedule "A" to the said Agreement of Development or sale of Developer's allocation specified in Part II of Schedule "B" of the said Agreement of Development (entered into by and between the Principals/Co-Owners and the Attorney/Developer cum Co-owner of undivided 5/24th share) or any part thereof



K. Chatterjee
R.A. Chowdhury



S. Chakraborty
K. Chatterjee



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and/or in respect of the said proposed project or part thereof in such manner and in all respect as the said attorney shall think fit and proper.

33. To apply to the Tahsildar, City Survey officer, and country planning officer, Assessor and Municipal Authorities, B.L. & L.R.O. and all other public or private body or authority for the purpose of making necessary mutation entries in respect of the subject property under proposed Development specified in schedule "A" hereunder written or any part or portion thereof including the proposed building/s of the subject project "ADITRI ANNADA" and for that purpose to make all correspondence including making any application petition, representation and prefer an appeal reference review in that behalf as the said attorney may deem fit and proper or if so desired.
34. To commence carryout and complete and/or cause to be commenced carried out and completed the proposed construction work on the subject property under proposed Development specified in schedule "A" hereunder written or any part or portion thereof in accordance with the sanctioned plan/s or modified/changed or altered Plan/s in accordance with law as the said attorney feel justified and for that purpose/s to do all acts and deeds and things as the said attorney may desire or deem fit by taking full responsibility without making the Principals/Co-Owners liable and obviously as per terms and conditions of the said Agreement of Development, as aforesaid;
35. To deposit and withdraw fees, documents, and moneys in any form or manner from any court or courts, person or persons, office or authority or authorities as the case may be for and on behalf of the Co-Owners'/Principals' herein and to give good valid receipts and discharge thereof.
36. **AND GENERALLY** to do all such other acts deeds matters and things relating to or concerning the subject property under proposed Development specified in schedule "A" hereunder written and/or the project "ANNADA BHAVAN" or any part or portion thereof concerning the authority granted herein and specified in the said Agreement of Development (entered into by and between the Principals/Co-Owners herein and the Attorney/Developer cum 5/24th Co-Owners herein), which the Principals/Co-Owners could themselves have lawfully done under their respective hand and seal, jointly or severally, if personally present. **But specifically not extended to deal with joint allocations of Co-Owners/Principals herein as specified in part I of Schedule "B" of the Regd. Agreement of Development between the parties herein as aforesaid;**



K. Chatterja
R.A. Chowdhury

S. Chakraborty
K. Chatterja



District Sub Registrar-II
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- 4 MAR 2025

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of homestead land admeasuring 6 (Six) Cottahs be the same or a little more or less with approximately 70 years old Two storied dwelling house [having total constructed covered area of 1500 Sq. ft. in each floor (i.e. total 3000 Sq. ft in the total two storied Building) be the same a little more or less standing thereon, (in which Property i.e. land and dwelling house, the Principals have got total undivided 19/24th share and Attorney herein got undivided 5/24th share), which total property comprised in C.S. Dag No. 266 appertaining to Khatian no. 87 in Mouza Ibrahimpur, J.L. No. 36, Pargana Khaspur, Revenue Survey 10 together with approximately 70 years old aforesaid Two storied dwelling house standing thereon, lying at and being Municipal Premises No.5/2, Jadavpur East Road, Pin – 700032, Police Station previously Tollygunge and presently Jadavpur, Additional District Sub-Registration Office at Alipore, situated within Municipal Ward No.096 of the Kolkata Municipal Corporation, since been mutated in the joint names of the Principals and other Predecessor-in interest in respect of undivided 5/24th share of the present Attorney namely ASR Projects & Ventures LLP in the record of the Kolkata Municipal Corporation vide Assessee no. 21-096-04-0023-9, within District South 24 Parganas and which total property total admeasuring 6 Cottahs be the same a little more or less is butted and bounded by:

On the North : By Premises No. 26, Jadavpur East Road, Kolkata – 700 032;

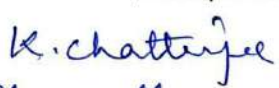
On the East : By Premises No. 5/1, Jadavpur East Road, Kolkata – 700032;

On the South : By 20 ft. wide Municipal Road (Jadavpur East Road);

On the West : By Premises No. 5, Jadavpur East Road, Kolkata – 700 032



R. A. Chowdhury




S. Chakraborty





District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

IN WITNESS WHEREOF We, the Principals/Executants herein as well as the Attorney herein have hereunto set and subscribe our respective hands and seals on this the 4th day of March Two Thousand and Twenty Five;

SIGNED SEALED AND DELIVERED by the within 1. Kamalendu Benyji
named Principals at Kolkata in the presence of:- 2. Krishna Chatterjee
3. Shaemila Chakraborty

WITNESSES

1. Dibyendu Paul
2C, Mahendra Rd
KOL-25

2. Dikhen Sushkarmal
C/o. Sushkarmal
East Chinsura

4. Anuradha Ray
3. R.A. Chowdhury
Signature of Principals

SIGNED SEALED AND DELIVERED by the within

named Attorney at Kolkata in the presence of:-

WITNESSES

1. Dibyendu Paul
2C, Mahendra Rd
KOL-25

2. Dikhen Sushkarmal

Drafted by me and
Prepared in my office

Pampa Ghosh

Mrs. Pampa Ghosh, Advocate

WB/448/2004

High Court, Calcutta.

Res: 44C, Kastodanga Road, Sarsuna

Kolkata - 700061.

ASR PROJECTS AND VENTURES LLP

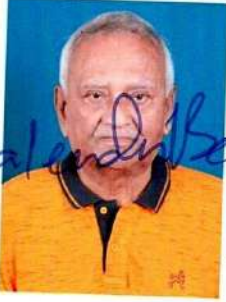
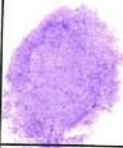
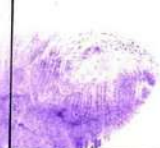
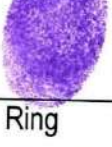
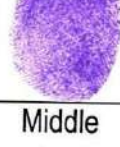
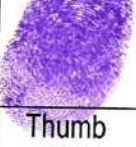
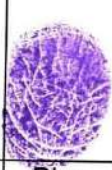
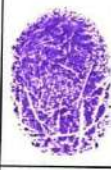
Designated Partner

Signature of Attorney



District Sub Registrar-II
Alipore, South 24 Parganas
- 4 MAR 2025

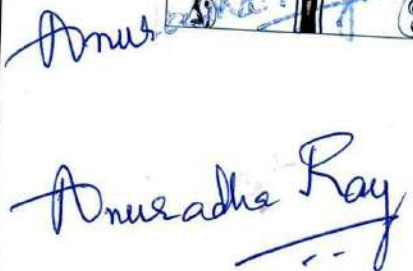
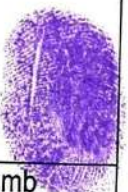
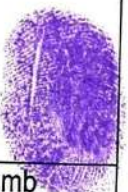
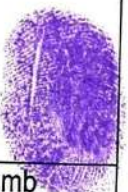
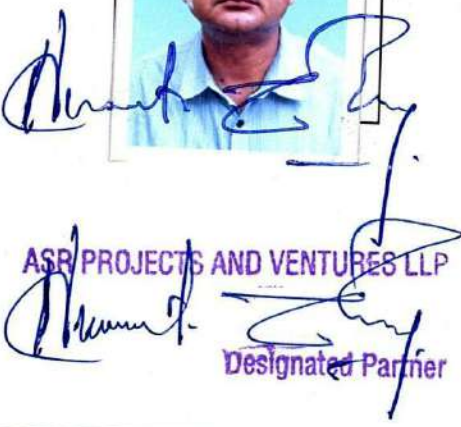
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/Presentants	Finger prints									
	 <i>Kamalendu Benji</i> <i>Kamalendu Benji</i>										
		[Left Hand]									
											
		[Right Hand]									
	 <i>Krishna Chatterjee</i> <i>Krishna Chatterjee</i>										
		[Left Hand]									
											
		[Right Hand]									
	 <i>R.A. Chowdhury</i> <i>R.A. Chowdhury</i>										
		[Left Hand]									
											
		[Right Hand]									



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Alipore, South 24 Parganas
- 4 MAR 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No.	Signature of the executants/Presentants	Finger prints																														
	  Anuradha Ray	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Little</td> <td>Ring</td> <td>Middle</td> <td>Fore</td> <td>Thumb</td> </tr> <tr> <td colspan="5">[Left Hand]</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Thumb</td> <td>Fore</td> <td>Middle</td> <td>Ring</td> <td>Little</td> </tr> <tr> <td colspan="5">[Right Hand]</td> </tr> </table>						Little	Ring	Middle	Fore	Thumb	[Left Hand]										Thumb	Fore	Middle	Ring	Little	[Right Hand]				
																																
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	  Shaenila Chakraborty	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Little</td> <td>Ring</td> <td>Middle</td> <td>Fore</td> <td>Thumb</td> </tr> <tr> <td colspan="5">[Left Hand]</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Thumb</td> <td>Fore</td> <td>Middle</td> <td>Ring</td> <td>Little</td> </tr> <tr> <td colspan="5">[Right Hand]</td> </tr> </table>						Little	Ring	Middle	Fore	Thumb	[Left Hand]										Thumb	Fore	Middle	Ring	Little	[Right Hand]				
																																
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	  ASR PROJECTS AND VENTURES LLP Designated Partner	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Little</td> <td>Ring</td> <td>Middle</td> <td>Fore</td> <td>Thumb</td> </tr> <tr> <td colspan="5">[Left Hand]</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Thumb</td> <td>Fore</td> <td>Middle</td> <td>Ring</td> <td>Little</td> </tr> <tr> <td colspan="5">[Right Hand]</td> </tr> </table>						Little	Ring	Middle	Fore	Thumb	[Left Hand]										Thumb	Fore	Middle	Ring	Little	[Right Hand]				
																																
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[Right Hand]																																



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Major Information of the Deed

Deed No :	I-1602-03155/2025	Date of Registration	04/03/2025
Query No / Year	1602-8000645800/2025	Office where deed is registered	
Query Date	04/03/2025 1:23:29 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PAMPA GHOSH HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9230421270, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,00,50,301/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 500/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160203122/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

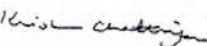
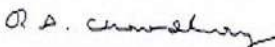
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadavpur East Road, , Premises No: 5/2, , Ward No: 096 Pin Code : 700032

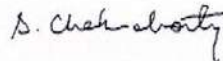
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha	1/-	87,00,301/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				9.9Dec	1 /-	87,00,301 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	1 /-	13,50,000 /-	

Principal Details :

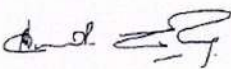
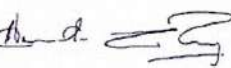
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name KAMALENDU BANERJEE Son of Late NIHAR RANJAN BANERJEE Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office	Photo  04/03/2025	Finger Print  Captured LTI 04/03/2025	Signature  04/03/2025
5/2, JADAVPUR EAST ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: BXxxxxxx1B, Aadhaar No: 92xxxxxxx3741, Status :Individual, Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office				
2	Name KRISHNA CHATTERJEE Daughter of Late KALIDAS BANERJEE Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office	Photo  04/03/2025	Finger Print  Captured LTI 04/03/2025	Signature  04/03/2025
P-17B, ASHUTOSH CHOWDHURY AVENUE, City:- , P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx1B, Aadhaar No: 46xxxxxxx4232, Status :Individual, Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office				
3	Name RATNA ACHARYYA CHAUDHURI Daughter of Late HARIDAS BANERJEE Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office	Photo  04/03/2025	Finger Print  Captured LTI 04/03/2025	Signature  04/03/2025
202/12, N S C BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AIxxxxxx6F, Aadhaar No: 49xxxxxxx9413, Status :Individual, Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office				

4	Name ANURADHA RAY Daughter of Late HARIDAS BANERJEE Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office	Photo  04/03/2025	Finger Print  LTI 04/03/2025	Signature  04/03/2025
656, DAKSHINAYAN APT, DWARAKA, City:- , P.O:- DWARKA, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110078 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AExxxxxx4M, Aadhaar No: 26xxxxxxxx6254, Status :Individual, Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office				
5	Name SHARMILA CHAKRABORTY Daughter of Late HARIDAS BANERJEE Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office	Photo  04/03/2025	Finger Print  LTI 04/03/2025	Signature  04/03/2025
A802, SHAKUNTALA, MANJULPUR, City:- , P.O:- VADODARA, P.S:-VIRAMGAM, District:-Vadodara, Gujarat, India, PIN:- 390011 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AGxxxxxx0J, Aadhaar No: 95xxxxxxxx9320, Status :Individual, Executed by: Self, Date of Execution: 04/03/2025 , Admitted by: Self, Date of Admission: 04/03/2025 ,Place : Office				
6	ASR PROJECTS AND VENTURES LLP 2C, Mahendra Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX0 , PAN No.: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASR PROJECTS AND VENTURES LLP 2C, MAHENDRA ROAD, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Date of Incorporation:XX-XX-2XX0 , PAN No.: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name AMITAVA SINGHA ROY (Presentant) Son of BENOY KUMAR SINGHA ROY Date of Execution - 04/03/2025, , Admitted by: Self, Date of Admission: 04/03/2025, Place of Admission of Execution: Office	Photo  Mar 4 2025 2:46PM	Finger Print  Captured LTI 04/03/2025	Signature  04/03/2025
	119, BAMACHARAN ROY ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: atxxxxxx4k, Aadhaar No: 49xxxxxxxx4063 Status : Representative, Representative of : ASR PROJECTS AND VENTURES LLP (as PARTNER)			
2	Name Mr Amitava Singha Roy Son of Shri Benoy Kumar Singha Roy Date of Execution - 04/03/2025, , Admitted by: Self, Date of Admission: 04/03/2025, Place of Admission of Execution: Office	Photo  Mar 4 2025 2:46PM	Finger Print  Captured LTI 04/03/2025	Signature  04/03/2025
	119, Bama Charan Roy Road(Jayashree park), City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ATxxxxxx4K, Aadhaar No: 49xxxxxxxx4063 Status : Representative, Representative of : ASR PROJECTS AND VENTURES LLP (as Partner), ASR PROJECTS AND VENTURES LLP (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Smt PAMPA GHOSH Wife of ASISH GHOSH 44/C- KASTO DANGA ROAD, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061	 04/03/2025	 Captured 04/03/2025	 04/03/2025
Identifier Of KAMALENDU BANERJEE, KRISHNA CHATTERJEE, RATNA ACHARYYA CHAUDHURI, ANURADHA RAY, SHARMILA CHAKRABORTY, AMITAVA SINGHA ROY, Mr Amitava Singha Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	KAMALENDU BANERJEE	ASR PROJECTS AND VENTURES LLP-1.98 Dec
2	KRISHNA CHATTERJEE	ASR PROJECTS AND VENTURES LLP-1.98 Dec
3	RATNA ACHARYYA CHAUDHURI	ASR PROJECTS AND VENTURES LLP-1.98 Dec
4	ANURADHA RAY	ASR PROJECTS AND VENTURES LLP-1.98 Dec
5	SHARMILA CHAKRABORTY	ASR PROJECTS AND VENTURES LLP-1.98 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	KAMALENDU BANERJEE	ASR PROJECTS AND VENTURES LLP-600.00000000 Sq Ft
2	KRISHNA CHATTERJEE	ASR PROJECTS AND VENTURES LLP-600.00000000 Sq Ft
3	RATNA ACHARYYA CHAUDHURI	ASR PROJECTS AND VENTURES LLP-600.00000000 Sq Ft
4	ANURADHA RAY	ASR PROJECTS AND VENTURES LLP-600.00000000 Sq Ft
5	SHARMILA CHAKRABORTY	ASR PROJECTS AND VENTURES LLP-600.00000000 Sq Ft

Endorsement For Deed Number : I - 160203155 / 2025

On 04-03-2025

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 14:23 hrs on 04-03-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by AMITAVA SINGHA ROY ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,00,50,301/-

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

Execution is admitted on 04/03/2025 by 1. KAMALENDU BANERJEE, Son of Late NIHAR RANJAN BANERJEE, 5/2, JADAVPUR EAST ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 2. KRISHNA CHATTERJEE, Daughter of Late KALIDAS BANERJEE, P-17B, ASHUTOSH CHOWDHURY AVENUE, P.O: BALLYGUNGE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 3. RATNA ACHARYYA CHAUDHURI, Daughter of Late HARIDAS BANERJEE, 202/12, N S C BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. ANURADHA RAY, Daughter of Late HARIDAS BANERJEE, 656, DAKSHINAYAN APT, DWARAKA, P.O: DWARKA, Thana: Dwarka North, , South West, DELHI, India, PIN - 110078, by caste Hindu, by Profession Retired Person, 5. SHARMILA CHAKRABORTY, Daughter of Late HARIDAS BANERJEE, A802, SHAKUNTALA, MANJULPUR, P.O: VADODARA, Thana: VIRAMGAM, , Vadodara, GUJARAT, India, PIN - 390011, by caste Hindu, by Profession Retired Person

Indetified by Smt PAMPA GHOSH, , , Wife of ASISH GHOSH, 44/C- KASTO DANGA ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-03-2025 by Mr Amitava Singha Roy, Partner, ASR PROJECTS AND VENTURES LLP, 2C, MAHENDRA ROAD, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025; Partner, ASR PROJECTS AND VENTURES LLP, 2C, Mahendra Road. City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Smt PAMPA GHOSH, , , Wife of ASISH GHOSH, 44/C- KASTO DANGA ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

Execution is admitted on 04-03-2025 by AMITAVA SINGHA ROY, PARTNER, ASR PROJECTS AND VENTURES LLP, 2C, MAHENDRA ROAD, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by Smt PAMPA GHOSH, , , Wife of ASISH GHOSH, 44/C- KASTO DANGA ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

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 500.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 230713, Amount: Rs.500.00/-, Date of Purchase: 03/03/2025, Vendor name: Subhankar Das



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 131023 to 131050

being No 160203155 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.03.12 17:13:39 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 12/03/2025

DISTRICT SUB-REGISTRAR

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

West Bengai.

DATED THIS THE

DAY OF MARCH 2025

FROM

SRI KAMALENDU BANERJEE & 4 OTHERS

..... PRINCIPALS

TO

ASR PROJECTS AND VENTURES LLP

..... ATTORNEY

**DEVELOPMENT
POWER
OF
ATTORNEY**

MRS. PAMPA GHOSH

Advocate

High Court, Calcutta
44C, Kastodanga Road,