

25-08-2024

I-06450/2024

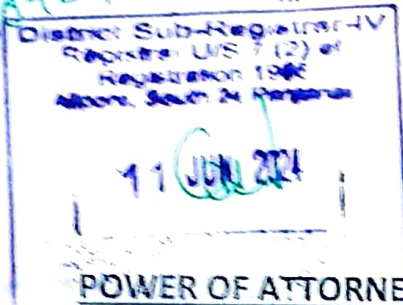


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 368147

Certified that the document is ~~correctly~~ the  
Registration. The signature stamp and the  
embossed seal shall be attached with the  
document as the part of the document.

11/08/2024  
800143848/2024



After Registered Development Agreement)

TO ALL TO WHOM BY THESE PRESENTS SHALL COME We,  
(1) SANJAY SAH (PAN: CZBPS 0141L, Aadhaar No. 6198 5577 5958),  
son of Mr. Suchit Narayan Sah, by Religion Hindu, by Nationality-  
Indian, by occupation Business, residing at Gohi, Barawan Rohtas,  
Bihar, Pin-821306 and (2) MANOJ KUMAR SAHU (PAN :  
ASIPS9673D, Aadhaar No. 8083 0705 4115), son Mr. Ramji Sahu,  
by Religion- Hindu, by Nationality- Indian, by occupation-Business,  
residing at Masjid Road, Paona Bazar, Imphal Imphal West,

Manipur, Pin - 795001, hereinafter called and referred to as the OWNERS/ EXECUTANTS of these presents "SEND GREETING and are well and sufficiently entitled to in equity and law of ALL THAT the bastu land measuring 4 Cottah 14 Chittacks be the same a little more or less lying under Mouza Harinavi, J.L, No.36, Touzi NO. 109, Revenue Survey No. 14, Comprised in R.S and L.R. Dag No.376, R.S Khatian No.237 and L.R. Khatian No.3238, Within the Limits of The Rajpur Sonarpur Municipality, Ward No. 18, Holding No.6, Street : M.N. Roy Road, Police Station — Sonarpur, 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 ~~on~~<sup>th</sup> day of JUNE, 2024 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, Being deed No. ~~6446~~<sup>6446</sup> for the year 2024 for promotion and/or development by raising proposed multi-storied building on our above referred property.

Mahesh Kumar Sahu

Sonarpur Sah

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) MR. SANJAY SAH and 2) MANOJ KUMAR SAHU 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, complaints, 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 the 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 think 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 the bastu land measuring 4 Cottah 14 Chittacks be the same a little more or less lying under Mouza Harinavi, J.L, No.36, Touzi NO. 109, Revenue Survey No. 14, Comprised in R.S and L.R. Dag No.376, R.S Khatian No.237 and L.R. Khatian No.3238, Within the Limits of The Rajpur Sonarpur Municipality, Ward No. 18, Holding No.6, Street : M.N. Roy Road, Police Station — Sonarpur, District South 24-Parganas, which will be treated as part of this agreement and butted and bounded by :-

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| ON THE NORTH | : Part of R.S. and L.R.Dag No.376.                               |
| ON THE SOUTH | : 20' wide Municippal Road,                                      |
| ON THE EAST  | : Part of R.S. and L.R.Dag No.377.                               |
| ON THE WEST  | : 6' wide common Passage and Part of R.S.<br>and L.R.Dag No.375. |

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.

SIGNED, SEALED AND DELIVERED

BY THE OWNER/VENDOR at Kolkata

IN PRESENCE OF :-

1. Subha Maity  
S/o-Budda Dev Maity  
113/8U-8, S.E. Rly North  
Colony, Kolkata-700043

Deviyani Saha

Maley Kumar Saha

SIGNATURE OF THE OWNERS

2. Rahul Das  
Alipur Judges' Court  
Kol-27.

VASTU REALTORS

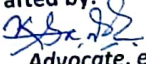
Pran Kumar Das  
Partner

VASTU REALTORS

Uma Shankar Nandi  
Partner

SIGNATURE OF THE ATTORNEY

Drafted by:-



Advocate, en.No.f1495/1477/78,

Alipur Judges' Court

18, Alipur Judges' Court, Kol-27,

Cell No.9433308935,

Computerised by:-



|           |  | Thumb | 1st finger | Middle finger | Ring finger | Small Finger |
|-----------|--|-------|------------|---------------|-------------|--------------|
| Left hand |  |       |            |               |             |              |
|           |  |       |            |               |             |              |

Name SANTAY SAH

Signature Santay Sah



| Left hand |  |  |  |  |  |  |
|-----------|--|--|--|--|--|--|
|           |  |  |  |  |  |  |

Name MANOJ KUMAR SAHU

Signature Manoj Kumar Sahu



| Left hand |  |  |  |  |  |  |
|-----------|--|--|--|--|--|--|
|           |  |  |  |  |  |  |

Name PAWAN KUMAR AGARWAL

Signature Pawan Kumar Agarwal



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|-----------|--|--|--|--|--|--|
|           |  |  |  |  |  |  |

Name UMA SHANKAR NAIK

Signature Uma Shankar Naik



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

|                                                                                   |                                                                                                                                                        |                                                                    |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Query No / Year                                                                   | 8001438048/2024                                                                                                                                        | Office where deed will be registered                               |
| Query Date                                                                        | 11/06/2024 1:17:18 PM                                                                                                                                  | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details                                           | Rahul Das<br>, Allpore Judge Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8961940256, Status : Others |                                                                    |
| Transaction                                                                       | Additional Transaction                                                                                                                                 |                                                                    |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |                                                                                                                                                        |                                                                    |
| Set Forth value                                                                   | Market Value                                                                                                                                           |                                                                    |
|                                                                                   | Rs. 32,12,325/-                                                                                                                                        |                                                                    |
| Total Stamp Duty Payable(SD)                                                      | Total Registration Fee Payable                                                                                                                         |                                                                    |
| Rs. 50/- (Article:48(g))                                                          | Rs. 39/- (Article:E, M(b).)                                                                                                                            |                                                                    |
| Mutation Fee Payable                                                              | Expected date of Presentation of Deed                                                                                                                  | Amount of Stamp Duty to be Paid by Non Judicial Stamp              |
| Remarks                                                                           | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406446/2024                                                |                                                                    |

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Harinabhi, Pin Code : 700147

| Sch No        | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land      | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                    |
|---------------|-------------|----------------|---------------|---------|-------------------|-------------------------|-----------------------|--------------------------------------------------|
| L1            | LR-376      | LR-3238        | Bastu         | Bastu   | 4 Katha 14 Chatak |                         | 31,85,325/-           | Width of Approach Road: 20 Ft., , Project Name : |
| Grand Total : |             |                |               |         | 8.0438Dec         | 0 /-                    | 31,85,325 /-          |                                                  |

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/-                     | 27,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
|                                                                                                                                                        | Total :           | 100 sq ft         | 0 /-                    | 27,000 /-             |                           |

## Principal Details :

| Sl No | Name & address                                                                                                                                                                                                                                                                                                                                                                                           | Status     | Execution Admission Details :                |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------|
| 1     | SANJAY SAH<br>Son of SUCHIT NARAYAN SAH, GOHI, BARAWAN ROHTAS,,<br>City:- Not Specified, P.O:- GOHI, P.S:-ROHTAS, District:-Rohtas,<br>Bihar, India, PIN:- 821306<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of:<br>IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: CZxxxxxx1L, Aadhaar<br>No: 61xxxxxxxx5958, Status :Individual, Executed by: Self<br>To be Admitted by: Self              | Individual | Executed by: Self<br>To be Admitted by: Self |
| 2     | MANOJ KUMAR SAHU<br>Son of RAMJI SAHU, MASJID ROAD,PAONA BAZAR,, City:- Not<br>Specified, P.O:- IMPHAL, P.S:-IMPHAL, District:-Imphal West,<br>Manipur, India, PIN:- 795001<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of:<br>IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ASxxxxxx3D,<br>Aadhaar No: 80xxxxxxxx4115, Status :Individual, Executed by:<br>Self<br>To be Admitted by: Self | Individual | Executed by: Self<br>To be Admitted by: Self |

## Attorney Details :

| SI No | Name & address                                                                                                                                                                                                                                                                                                     | Status       | Execution Admission Details : |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------|
| 1     | VASTU REALTORS<br>M-173, GARIA GARDEN,, City:- Not Specified, P.O:- GARIA,<br>P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India,<br>PIN:- 700084<br>Date of Incorporation:XX-XX-2XX3 , PAN No.::<br>AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status<br>:Organization, Executed by: Representative | Organization | Executed by: Representative   |

## Representative Details :

| SI No | Name & Address                                                                                                                                                                                                                                                                                                                                                                                    | Representative of              |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 1     | PAWAN KU AGARWAL, (Alias Name: Mr PAWAN KUMAR AGARWAL)<br>Son of Late ROSHANLAL AGARWAL, 957, MAHAMAYA MANDIR ROAD,,<br>City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas,<br>West Bengal, India, PIN:- 700084<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of<br>Birth:XX-XX-1XX5 , PAN No.:: ACxxxxxx6D, Aadhaar No: 65xxxxxxxx0127 | VASTU REALTORS (as<br>PARTNER) |
| 2     | UMA SHANKAR NAIK<br>Son of Late DUKHAN SAH, M-173, GARIA GARDEN,, City:- Not Specified,<br>P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India,<br>PIN:- 700084<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of<br>Birth:XX-XX-1XX8 , PAN No.:: AExxxxxx7F, Aadhaar No: 47xxxxxxxx0669                                                    | VASTU REALTORS (as<br>PARTNER) |

## Identifier Details :

| Name & address                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rahul Das<br>Son of N Chandra Das<br>, Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:-<br>700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of SANJAY SAH, MANOJ<br>KUMAR SAHU, PAWAN KU AGARWAL, UMA SHANKAR NAIK |

**Transfer of property for L1**

| Sl.No | From             | To. with area (Name-Area)  |
|-------|------------------|----------------------------|
| 1     | SANJAY SAH       | VASTU REALTORS-4.02187 Dec |
| 2     | MANOJ KUMAR SAHU | VASTU REALTORS-4.02187 Dec |

**Transfer of property for S1**

| Sl.No | From             | To. with area (Name-Area)        |
|-------|------------------|----------------------------------|
| 1     | SANJAY SAH       | VASTU REALTORS-50.00000000 Sq Ft |
| 2     | MANOJ KUMAR SAHU | VASTU REALTORS-50.00000000 Sq Ft |

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Harinabhi, Pin Code : 700147

| Sch No | Plot & Khatian Number                  | Details Of Land | Owner name in English as selected by Applicant |
|--------|----------------------------------------|-----------------|------------------------------------------------|
| L1     | LR Plot No:- 376, LR Khatian No:- 3238 |                 | Owner Name not selected by applicant.          |

**Note:**

- If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 11-07-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 11-07-2024)
- Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
- e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
- Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
- Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
- Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
- It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: [banglarbhumigov.in](http://banglarbhumigov.in).

### Major Information of the Deed

|                                                                                   |                                                                                                                                                                                                        |                                                            |            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------|
| Deed No :                                                                         | I-1604-06450/2024                                                                                                                                                                                      | Date of Registration                                       | 11/06/2024 |
| Query No / Year                                                                   | 1604-8001438048/2024                                                                                                                                                                                   | Office where deed is registered                            |            |
| Query Date                                                                        | 11/06/2024 1:17:18 PM                                                                                                                                                                                  | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                                           | Rahul Das<br>, Alipore Judge Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8961940256, Status :Others                                                   |                                                            |            |
| Transaction                                                                       | Additional Transaction                                                                                                                                                                                 |                                                            |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |                                                                                                                                                                                                        |                                                            |            |
| Set Forth value                                                                   | Market Value                                                                                                                                                                                           |                                                            |            |
|                                                                                   | Rs. 32,12,325/-                                                                                                                                                                                        |                                                            |            |
| Stampduty Paid(SD)                                                                | Registration Fee Paid                                                                                                                                                                                  |                                                            |            |
| Rs. 50/- (Article:48(g))                                                          | Rs. 39/- (Article:E, M(b),)                                                                                                                                                                            |                                                            |            |
| Remarks                                                                           | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160406446/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |                                                            |            |

### Land Details :

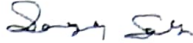
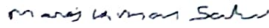
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Harinabhi, Pin Code : 700147

| 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-376      | LR-3238        | Bastu             | Bastu   | 4 Katha 14 Chatak |                         | 31,85,325/-           | Width of Approach Road: 20 Ft., , Project Name : |
| Grand Total : |             |                |                   |         | 8.0438Dec         | 0 /-                    | 31,85,325 /-          |                                                  |

### 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/-                     | 27,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                               |                   | 100 sq ft         | 0 /-                    | 27,000 /-             |                           |

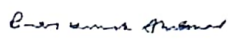
## Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                  |                                                                                                                     |                                                                                                  |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|       | Name                                                                                                                                                                                                                                                                                                                                                                                                                       | Photo                                                                                            | Finger Print                                                                                                        | Signature                                                                                        |
| 1     | <b>SANJAY SAH</b><br>Son of SUCHIT NARAYAN SAH<br>Executed by: Self, Date of Execution: 11/06/2024<br>, Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office                                                                                                                                                                                                                                                   | <br>11/06/2024  | <br>Captured<br>LTI<br>11/06/2024  | <br>11/06/2024 |
|       | , GOHI, BARAWAN ROHTAS,, City:- Not Specified, P.O:- GOHI, P.S:-ROHTAS, District:-Rohtas, Bihar, India, PIN:- 821306 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: CZxxxxxx1L, Aadhaar No: 61xxxxxxxx5958, Status :Individual, Executed by: Self, Date of Execution: 11/06/2024<br>, Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office             |                                                                                                  |                                                                                                                     |                                                                                                  |
|       | Name                                                                                                                                                                                                                                                                                                                                                                                                                       | Photo                                                                                            | Finger Print                                                                                                        | Signature                                                                                        |
| 2     | <b>MANOJ KUMAR SAHU</b><br>Son of RAMJI SAHU<br>Executed by: Self, Date of Execution: 11/06/2024<br>, Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office                                                                                                                                                                                                                                                     | <br>11/06/2024 | <br>Captured<br>LTI<br>11/06/2024 | <br>11/06/2024 |
|       | , MASJID ROAD,PAONA BAZAR,, City:- Not Specified, P.O:- IMPHAL, P.S:-IMPHAL, District:-Imphal West, Manipur, India, PIN:- 795001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: ASxxxxxx3D, Aadhaar No: 80xxxxxxxx4115, Status :Individual, Executed by: Self, Date of Execution: 11/06/2024<br>, Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office |                                                                                                  |                                                                                                                     |                                                                                                  |

## Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                              |  |  |  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1     | <b>VASTU REALTORS</b><br>,M-173, GARIA GARDEN,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX3 , PAN No.: AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |  |  |  |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                               |                                                                                                                          |                                                                                                                                         |                                                                                                                      |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Name</b><br><b>PAWAN KU AGARWAL,</b><br><b>(Alias Name: Mr PAWAN KUMAR AGARWAL)</b><br>Son of Late ROSHANLAL AGARWAL<br>Date of Execution - 11/06/2024, , Admitted by: Self, Date of Admission: 11/06/2024, Place of Admission of Execution: Office                                                                                                                      | <b>Photo</b><br><br>Jun 11 2024 1:43PM  | <b>Finger Print</b><br><br>Captured<br>LTI 11/06/2024  | <b>Signature</b><br><br>11/06/2024 |
|       | , 957, MAHAMAYA MANDIR ROAD,, 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, Date of Birth:XX-XX-1XX5 , PAN No.:: ACxxxxxx6D, Aadhaar No: 65xxxxxxxx0127<br>Status : Representative, Representative of : VASTU REALTORS (as PARTNER) |                                                                                                                          |                                                                                                                                         |                                                                                                                      |
| 2     | <b>Name</b><br><b>UMA SHANKAR NAIK</b><br><b>(Presentant )</b><br>Son of Late DUKHAN SAH<br>Date of Execution - 11/06/2024, , Admitted by: Self, Date of Admission: 11/06/2024, Place of Admission of Execution: Office                                                                                                                                                     | <b>Photo</b><br><br>Jun 11 2024 1:44PM | <b>Finger Print</b><br><br>Captured<br>LTI 11/06/2024 | <b>Signature</b><br><br>11/06/2024 |
|       | , M-173, GARIA GARDEN,, 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, Date of Birth:XX-XX-1XX8 , PAN No.:: AExxxxxx7F, Aadhaar No: 47xxxxxxxx0669<br>Status : Representative, Representative of : VASTU REALTORS (as PARTNER)       |                                                                                                                          |                                                                                                                                         |                                                                                                                      |

**Identifier Details :**

| Name                                                                                                                                                                    | Photo                                                                                             | Finger Print                                                                                                  | Signature                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Rahul Das</b><br>Son of N Chandra Das<br>, Allpore Judges Court, City:- , P.O:- Allpore, P.S:-Allpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 | <br>11/06/2024 | <br>Captured<br>11/06/2024 | <br>11/06/2024 |
| Identifier Of SANJAY SAH, MANOJ KUMAR SAHU, PAWAN KU AGARWAL, UMA SHANKAR NAIK                                                                                          |                                                                                                   |                                                                                                               |                                                                                                    |

| Transfer of property for L1 |                  |                                  |
|-----------------------------|------------------|----------------------------------|
| Sl.No                       | From             | To. with area (Name-Area)        |
| 1                           | SANJAY SAH       | VASTU REALTORS-4.02187 Dec       |
| 2                           | MANOJ KUMAR SAHU | VASTU REALTORS-4.02187 Dec       |
| Transfer of property for S1 |                  |                                  |
| Sl.No                       | From             | To. with area (Name-Area)        |
| 1                           | SANJAY SAH       | VASTU REALTORS-50.00000000 Sq Ft |
| 2                           | MANOJ KUMAR SAHU | VASTU REALTORS-50.00000000 Sq Ft |

### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Harinabhi, Pin Code : 700147

| Sch No | Plot & Khatian Number                  | Details Of Land | Owner name in English as selected by Applicant |
|--------|----------------------------------------|-----------------|------------------------------------------------|
| L1     | LR Plot No:- 376, LR Khatian No:- 3238 |                 | Owner Name not selected by applicant.          |

**Endorsement For Deed Number : I - 160406450 / 2024**

On 11-06-2024

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

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

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

Presented for registration at 13:39 hrs on 11-06-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by UMA SHANKAR NAIK .

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 32,12,325/-

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

Execution is admitted on 11/06/2024 by 1. SANJAY SAH, Son of SUCHIT NARAYAN SAH, , GOHI, BARAWAN ROHTAS,, P.O: GOHI, Thana: ROHTAS, , Rohtas, BIHAR, India, PIN - 821306, by caste Hindu, by Profession Business, 2. MANOJ KUMAR SAHU, Son of RAMJI SAHU, , MASJID ROAD,PAONA BAZAR,, P.O: IMPHAL, Thana: IMPHAL, , Imphal West, MANIPUR, India, PIN - 795001, by caste Hindu, by Profession Business

Identified by Rahul Das, , Son of N Chandra Das, , Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 11-06-2024 by PAWAN KU AGARWAL, , Mr PAWAN KUMAR AGARWAL PARTNER, VASTU REALTORS, ,M-173, GARIA GARDEN,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Rahul Das, , Son of N Chandra Das, , Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 11-06-2024 by UMA SHANKAR NAIK, PARTNER, VASTU REALTORS, ,M-173, GARIA GARDEN,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Rahul Das, , Son of N 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 3529, Amount: Rs.50.00/-, Date of Purchase: 11/10/2023, Vendor name: Subhojit Deb



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 200206 to 200225  
being No 160406450 for the year 2024.



Digitally signed by Anupam Halder  
Date: 2024.06.20 16:48:29 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 20/06/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.