

18/2/2023

P-15895/23



AH 200084

पश्चिम बंगाल WEST BENGAL

8/28/16/4/23

10 NOV 2023

Certified that the Documents admitted to
Registration The Signature Sheet and the
endorsement are the same
Additional Registrar
of Assurances II Kolkata

11-42
10/11/23
ADDITIONAL REGISTRAR OF
ASSURANCES-II KOLKATA

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, DR. SHANTANU BASU (PAN No. AEFPB2513Q), Son of Late Kamal Kumar Basu, by faith - Hindu, by Nationality - Indian, By occupation - Attorney, permanently residing at 13/1A, Balaram Ghosh Street, Police Station Shyampukur, Kolkata - 700 004, (hereinafter referred to as "the Grantor/Appointer")

WHEREAS the Grantor/Appointer herein is seized and possessed of or otherwise well and sufficiently entitled to ALL THAT premises no.



5104

No. 5104
Name Arihant Prime Realty

Address 52A J. M. Avenue

Rs. 50/-

Ko 1-5

Kolkata Collectorate
11, Netaji Subhas Rd.
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

Date 17 APR 2023

Identified by me.
Sudipta Mondal
Advocate.
S/O T. K. Mondal.
243, K. S. Roy Road.
Kolkata-1.

P.S. - Hare Street.

P.O. - G. P. O.

F/2247/2011/2018.



13/1E, Balaram Ghosh Street, Police Station - Shyampukur, Kolkata - 700 004 consisting of land measuring 06 (Six) Cottahs be the same little more or less, together with structures having total covered area of 2100 (two thousand one hundred) sq.ft. be the same little more or less standing thereon, under Ward No. 10, hereinafter referred to as the "Said Property" which is morefully and particularly described in the Schedule hereunder written, and paying rates and taxes on regular basis.

AND WHEREAS the said Appointer is desirous of construction of a multi- storied building on the said property in accordance with the plan to be prepared by the architect for the construction of the building and to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS by a Development Agreement dated 07/11/2022. entered into by and between the Appointer herein, therein referred to as the Land Owner of the one part and **MAHENDRA KR. JAIN**, (PAN No. ACBPL1441R), son of Late Hulas Chand Jain, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 52A, Jatindra Mohan Avenue, P.S. Burtolla, P.O. Hattkhola, Kolkata - 700 005, one of the partner of **M/s ARIHANT PRIME REALTY**, (PAN No. ABYFA3496M), (GST No.19ABYFA3496M1ZC), a partnership firm, having its place of business at 52A, Jatindra Mohan Avenue, P.S. Burtolla, P.O. Hattkhola, Kolkata - 700 005, therein referred to as the Developer of the Other Part which was registered in the Office of the Additional Registrar of Assurance - , being Deed No. 15868 for the year 2023 and the Appointer herein appointed the Developer for construction of the said property inter alia on the terms conditions, covenants and stipulation as more fully contained therein.

TO enable and facilitate the aforesaid work of construction of the said building on the said property in terms of the said Development

1. The first condition is that the policy must be in force at the time of the accident. If the policy has expired or been cancelled, the insurer will not be liable to pay the claim.

2. The second condition is that the accident must be accidental. If the accident was caused by the insured's negligence or intentional act, the insurer will not be liable to pay the claim.

3. The third condition is that the accident must be covered by the policy. If the accident is not covered by the policy, the insurer will not be liable to pay the claim.

4. The fourth condition is that the claim must be made within the time limit specified in the policy. If the claim is made after the time limit, the insurer will not be liable to pay the claim.

5. The fifth condition is that the claim must be supported by the necessary documents. If the claim is not supported by the necessary documents, the insurer will not be liable to pay the claim.

6. The sixth condition is that the claim must be made by the insured or his legal representative. If the claim is made by someone else, the insurer will not be liable to pay the claim.

7. The seventh condition is that the claim must be made in accordance with the terms and conditions of the policy. If the claim is made in violation of the terms and conditions of the policy, the insurer will not be liable to pay the claim.

8. The eighth condition is that the claim must be made by the insured or his legal representative. If the claim is made by someone else, the insurer will not be liable to pay the claim.

9. The ninth condition is that the claim must be made in accordance with the terms and conditions of the policy. If the claim is made in violation of the terms and conditions of the policy, the insurer will not be liable to pay the claim.

10. The tenth condition is that the claim must be made by the insured or his legal representative. If the claim is made by someone else, the insurer will not be liable to pay the claim.



ADDITIONAL SECRETARY
OF ASSURANCE, KOLKATA

10 Nov 2007

Agreement dated 07th November, 2023, the Appointer is desirous of appointing the said, **MAHENDRA KR. JAIN**, (PAN No. ACBPL1441R), son of Late Hulas Chand Jain, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 52A, Jatindra Mohan Avenue, P.S. Burtolla, P.O. Hattkhola, Kolkata - 700 005, one of the partner of **M/s ARIHANT PRIME REALTY**, (PAN No. ABYFA3496M), (GST No.19ABYFA3496M1ZC), a partnership firm, having its place of business at 52A, Jatindra Mohan Avenue, P.S. Burtolla, P.O. Hattkhola, Kolkata - 700 005, as his Constituted Attorney to look after and manage all construction works at the said premises on his behalf.

NOW BY THIS POWER OF ATTORNEY the Appointer do hereby nominate, constitute and appoint, **MAHENDRA KR. JAIN**, (PAN No. ACBPL1441R), son of Late Hulas Chand Jain, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 52A, Jatindra Mohan Avenue, P.S. Burtolla, P.O. Hattkhola, Kolkata - 700 005 (hereinafter referred to as "the Attorney") as my true and lawful attorney for me, in my name and on my behalf to do the following acts, deeds and things either jointly or singly and to exercise the following powers of authorities in respect of the Schedule premises :-

1. To look after, manage and control the Schedule premises hereunder written on my behalf.
2. To prepare sanctioned building plan which is to be sanctioned by the Kolkata Municipal Corporation for construction of building on the said property and to sign on my behalf in the application for sanctioning of building plan or modification the same and thereof and all drawings and specifications and all other papers and documents declarations etc. as would be necessary for obtaining modified sanction of the building plan or

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any revisions thereof from the Kolkata Municipal Corporation and to apply for and to collect and receive such plan after sanction from the said Municipal Authority.

3. To make all endeavours to complete the work of sanctioning of plan and other works related to the Kolkata Municipal Corporation or other authorities whereby the property can be made ready for affecting the works of development.
4. To contact with the Officials of the Kolkata Municipal Corporation and/or any other concerned officials for the purpose of sanction of the plan and/or revised plan in respect of the said premises and pursue the same and also to receive the sanctioned plan of the same from the concerned authority on the Appointer's behalf.
5. To construct a multi storied building at the Attorney's cost on the said property as per the sanctioned plan.
6. To collect all building materials viz., Bricks, cement, sand, stone chips, MS rod and all other materials as may be required for construction of the said building and also allied items which are necessary for completion of building according to the sanctioned plan.
7. To arrange for labour, engineers, supervisors, electrical personal, water line personnel and all other personnel as may be required for the purpose of construction of the building on such terms, and conditions as the Attorney shall deem fit and proper and to discharge them as and when the exigencies of the circumstances shall so demand.

THE HONOURABLE MEMBER, THE GOVERNMENT OF WEST BENGAL, CALCUTTA.

IN THE MATTER OF THE PETITION OF THE GOVERNMENT OF WEST BENGAL FOR THE REPEAL OF THE

ACT NO. 1 OF 1954, AND FOR THE REPEAL OF THE ACT NO. 1 OF 1954, AND FOR THE REPEAL OF THE

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8. To get the signature of the Appointer on any occasion whenever and wherever required for the purpose of construction of building and also for other purpose as started thereafter.
9. To receive documents, letters, notices, from various authorities in connection with the construction of the building on the Appointer's behalf.
10. To apply for water connection, electricity connection and all other acts agreements and things relating to development of construction of the said building.
11. To appoint Lawyers, Attorneys, Advocates whenever necessary for the purpose of defending the case if there is any dispute arising relating to the said property and the said building.
12. To sign, execute, submit or deliver all complaints, written statement, objection, memorandum of appeal, affidavits, application, revision, injunction, petitions, and all other appeals and papers, depose, submit document and exhibits for the aforesaid purposes.
13. To apply for permit and license to the authorities for cement, steel and other building materials for construction of the said building on the said property, if so required.
14. To arrange, apply for telephone connection, electricity sewerage/drainage and similar services to the said building for use of the occupier and make it comfortably habitable.
15. To sign, execute, submit or deliver all complaints, written statement, objection, memorandum of appeal, affidavits, application, revision,

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

10 Nov 2007

injunction, petitions, and all other appeals and papers, depose, submit document and exhibits for the aforesaid purposes. To negotiate and to settle with the existing occupants/tenants, if any in the said building and to sign all papers and documents in respect of the settlement of the said property and further file all suits and proceedings for their eviction or for any other purpose, file documents and depose and do all other allied works in connection with the aforesaid purpose on Appointer's behalf.

16. To visit and represent the Appointer before all the West Bengal Govt. Office or Offices concerned and/or Central Govt. Office and all other offices concerned smooth management of our said property as per stated and written in the Schedule hereunder on Appointer's behalf.

17. To sign and execute any sale agreement, contract, Deed of Sale, Conveyances or any agreement or documents in respect of flats, car parking space etc. of the Developer's Allocation in the building which is fully mentioned and described in the aforesaid registered Development Agreement dated 07.11.2023 to be constructed in favour of any intending purchaser or purchasers and to receipt from the purchaser or purchasers any sum, earnest money and/or full consideration and to give valid receipt for the same and to give possession thereof together with undivided proportionate share in land thereto.

18. To make, present, endorse and execute any Deed of Conveyance or Conveyances, Deed of Lease, Deed of Declaration or other documents for registration when to be executed by Appointer's said Attorney and to sign, admit execution and registration thereof before the registering authority or authorities concerned like as such Registrar of Assurances, Kolkata District Registrar or like any such other registering office or offices concerned on Appointer's behalf.

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

10 Nov 2020

19. To deposit all fees, moneys before any authorities concerned and to pay Tax or taxes to the authority or authorities on the Appointer's behalf till delivery of possession of the respective floors/flats to the occupiers.

20. That this Development Power of Attorney is revocable in nature.

AND GENERALLY, to do exercise, execute and perform all and every other act, deed and thing in relation to all matters as fully and effectually as the Appointer could do if personally present.

AND the Appointer do hereby ratify and confirm and agree at all times to ratify and confirm all and whatsoever the Attorney shall lawfully do or cause to be done in the premises by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT premises no. 13/1E, Balaram Ghosh Street, Police Station Shyampukur, Kolkata - 700004 consisting of land measuring 06 (Six) Cottahs be the same little more or less, together with structures having total covered area of 2100 (two thousand one hundred) sq.ft. be the same little more or less standing thereon, under Ward No. 10 of the Kolkata Municipal Corporation, which is butted and bounded as follows :

ON THE NORTH : By 13/1C, Balaram Ghosh Street, Kolkata - 700 004;
ON THE EAST : By Balaram Ghosh Street, Kolkata - 700 004;
ON THE SOUTH : By 13/1A, Balaram Ghosh Street, Kolkata- 700 004;
ON THE WEST : By Ramdhan Mitra Lane, Kolkata - 700 004.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

10 NOV 2022

IN WITNESS WHEREOF we have executed these presents on this 10th day of November, 2023.

SIGNED SEALED AND DELIVERED by the
Parties at Calcutta in the presence of:

1. Sudipta Mondal.
Advocate.
283, K.S. Roy Road.
KOL-700001.



[Signature of the Principal]

I accept this power

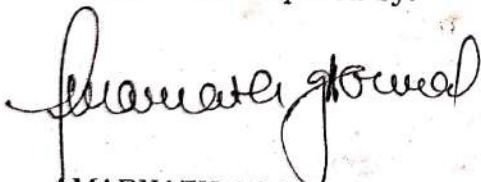
2. Swathi Keerthi Choudhry
24, Radha Kanta Sen
Street Kal Katn - rummy

For ARIHANT PRIME REALTY


Partner

[Constituted Attorney]

Drafted and Prepared by:



AMARNATH AGARWAL

Advocate

High Court, Calcutta

F/1351/1297/2015



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLIKATA
01 10 NOV 2023

SPECIMEN FORM FOR TEN FINGER PRINTS



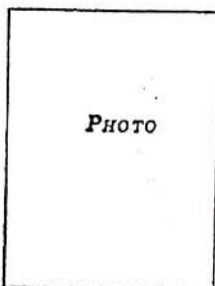
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Shantam Das



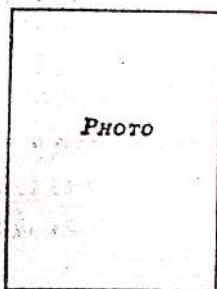
LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature M Jain



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____



1

Addl. Registrar of Assurances II
Kolkata

10/11/2023

Major Information of the Deed

Deed No :	I-1902-15895/2023	Date of Registration	10/11/2023
Query No / Year	1902-8002811614/2023	Office where deed is registered	
Query Date	10/11/2023 3:06:46 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUDIPTA MONDAL Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830313884, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 1,100/-		Rs. 2,27,77,313/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190215868/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

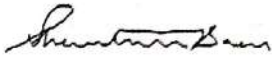
District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Balaram Ghosh Street, Premises No: 13/1E, Ward No: 010 Pin Code : 700004

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			Bastu		6 Katha	1,000/-	2,24,51,997/-	Property is on Road Encumbered by Tenant, Project Name :
Grand Total :					9.9Dec	1,000 /-	224,51,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2100 Sq Ft.	100/-	3,25,316/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 2100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2100 sq ft	100 /-	3,25,316 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Dr Shantanu Basu Son of Late Kamal Kumar Basu Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office	Photo  10/11/2023	Finger Print  Captured LTI 10/11/2023	Signature  10/11/2023
13/1A, Balaram Ghosh Street, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office				

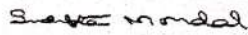
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Arihant Prime Reality 52A., Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hatkhola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700005 , PAN No.: ABxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Mahendra Kumar Jain (Presentant) Son of Late Hulas Chand Jain Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office	Photo  Nov 10 2023 4:14PM	Finger Print  Captured LTI 10/11/2023	Signature  10/11/2023
52A, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hattkhola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx1R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Arihant Prime Reality (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDIPTA MONDAL Son of Mr T K MONDAL 2 AND 3 K S ROY ROAD, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	10/11/2023	10/11/2023	10/11/2023
Identifier Of Dr Shantanu Basu, Mr Mahendra Kumar Jain, ,			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Shantanu Basu	Arihant Prime Reality-9.9 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr Shantanu Basu	Arihant Prime Reality-2100.00000000 Sq Ft

Endorsement For Deed Number : I - 190215895 / 2023

On 10-11-2023

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

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

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

Presented for registration at 11:42 hrs on 10-11-2023, at the Office of the A.R.A. - II KOLKATA by Mr Mahendra Kumar Jain ..

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 2,27,77,313/-

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

Execution is admitted on 10/11/2023 by Dr Shantanu Basu, Son of Late Kamal Kumar Basu, 13/1A, Road: Balaram Ghosh Street, , P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Others

Indetified by Mr SUDIPTA MONDAL, , , Son of Mr T K MONDAL, 2 AND 3 K S ROY ROAD, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

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

Execution is admitted on 10-11-2023 by Mr Mahendra Kumar Jain, Partner, Arihant Prime Reality, 52A,, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Hatkhola, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700005

Indetified by Mr SUDIPTA MONDAL, , , Son of Mr T K MONDAL, 2 AND 3 K S ROY ROAD, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 5104, Amount: Rs.50.00/-, Date of Purchase: 07/04/2023, Vendor name: A K Saha



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 571283 to 571298
being No 190215895 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.11.22 16:46:58 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 22/11/2023

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.