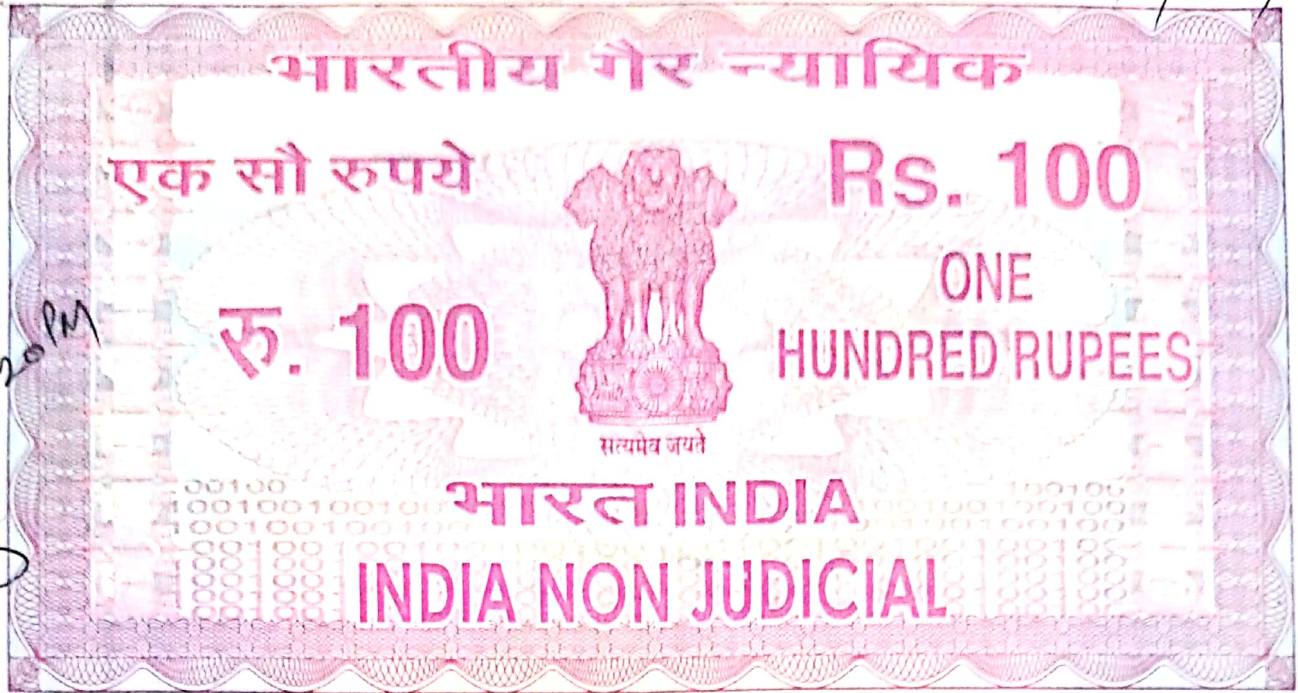


S- 2565

2486/2024



पश्चिम बंगाल WEST BENGAL

AR 352265

8000739180

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Certified that the document is admitted for registration. The Stamp sheet and the endorsement sheets attached with this document are the property of this document.

Addl. District Sub-Reg. strd.  
Sonampur, South 24 Parganas

18 MAR 2024

### DEVELOPMENT POWER OF ATTORNEY

THIS DEED OF DEVELOPMENT POWER OF ATTORNEY is made on this the 18<sup>th</sup> day of March, 2024.

14 MAR 2024

S.L. No. 4168 Date  
Name Nitya Chatterjee  
Address PO, Pona City PS - Chetumung  
Value 500/- P.M - 411021



✓  
Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

18 MAR 2024

Somenath Halder

S/o Debi Prosad Halder  
Rajpur Barendrapara  
Sonarpur  
700149

TO ALL TO WHOM BY THESE PRESENT SHALL COME I, SMT. NITA CHATTERJEE (Pan No. AJHPC1040N & Aadhaar No. 9755 5364 9318), wife of Subhasis Chatterjee and daughter of late Provash Kumar Halder, by Faith Hindu, by Nationality Indian, by Occupation House-wife, residing at B/801, Mont Vert Altesse, Sus Road behind Union Bank, Pashan, Pune City, Maharashtra, P.O. Pune City, P.S. Chaturshingi, Pin Code 411021 hereinafter called and referred to as the **OWNER /EXECUTANT** of these presents **"SEND GREETINGS"** and We are well and sufficiently entitled to in equity and law of **ALL THAT** piece and parcel of Bastu land measuring an area more or less 1 Cottah 12 Chittaks 19 Sq. Ft. out of 13 Cottahs 12 Chittaks and 38 Sq.ft. lying and situated at and comprised in R.S. Khatian Nos. 1582, 1576, 1579, 1098 AND L.R. Khatian no. 509, 4220 & 4265; R.S. Dag Nos. 2092 (L.R. Dag No. 2092); Touji No. 109; J.L. No. 55; in Mouza Rajpur, P.O. Rajpur, P.S. Sonarpur, Pargana Medanmalla, District South 24 Parganas, now known, numbered and distinguished as Holding No. 178, Aghore Sarani, Kolkata 700149, under Rajpur Sonarpur Municipality under Ward No. 16 which is more fully and particularly described in the Schedule hereunder written and hereinafter called and referred to as the **"SAID PROPERTY"**.

AND WHEREAS I, the above named **OWNER/EXECUTANT**, have entered into a Development Agreement on 13.03.2024 which is duly registered in the office of the A.D.S.R.O. Sonarpur, Being No. 2476 for the year 2024, with **AISHANI INFRA PRIVATE LIMITED**, a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (PAN No. **AALCA4237D**), having its registered office at 14/1A, Monahar Pukur Road, P.O. Kalighat, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT AUDDY** (PAN No. **AIJPA4605L**) (Aadhaar No. **5678 3432 9674**), son of Sri Tapan Auddy, by religion Hindu, by occupation Business, residing at 58/7, Prince Golam Hossain Shah Road, P.O. Jadavpur, Police Station Jadavpur, Kolkata 700032, for promotion and development by raising proposed multi-storied building on our above referred property hereinafter called and referred to as the **"SAID BUILDING"** as per rules and regulations of the Rajpur Sonarpur Municipality.

AND WHEREAS I, being the **OWNER/EXECUTANT** herein have decided to complete and construct the proposed multi-storied building in or upon the said property in accordance with the building plan sanctioned by the Rajpur Sonarpur Municipality and for the purpose of management of construction of the said building and others, it has been considered essential for us to appoint and/or engage an **ATTORNEY** on my behalf and that is why I grant this **POWER OF ATTORNEY** in favor of the said **AISHANI INFRA PRIVATE LIMITED**, a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (PAN No. **AALCA4237D**), having its registered office at 14/1A, Monahar Pukur Road, P.O. Kalighat, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT AUDDY** (PAN No. **AIJPA4605L**) (Aadhaar No. **5678 3432 9674**) & (Phone No. **9831171600**), son of Sri Tapan Auddy, by religion





✓  
Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

18 MAR 2024

Hindu, by occupation Business, residing at 58/7, Prince Golam Hossain Shah Road, P.O. Jadavpur, Police Station Jadavpur, Kolkata 700032, to be my true and lawful ATTORNEY for me and on my 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 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 occupy the said property, more fully described in the Schedule here in above 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 terminate any of them at his own desire and also to pay their salaries, 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 any 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 Brigade, 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 departments and to sign, execute and submit all necessary applications, petitions, declarations, bonds and other papers and documents as may from time to time be necessary.
6. To appear and present on behalf of the OWNER/EXECUTANT herein before the appropriate Police authority and other authorities and also to make or



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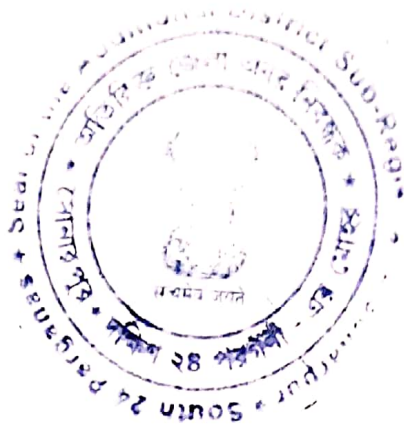
Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

18 MAR 2024



lodge complaints and diaries concerning disputes and differences arising out of the said proposed construction as may from time to time be necessary or required.

7. To appoint any Attorney(s), Solicitor(s), Advocate(s), Barrister(s), Revenue Agent(s) and to sign and delivery any warrant or warrants of Attorney, Vakalatnamas and to sign and execute all documents, returns, forms, plaints, objections, written statements, affidavits and all other papers as may be necessary to be submitted before any Authority(ies) in connection with the said property or in connection with the development thereof or for construction of the proposed new building, apartments, flats/units and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rents, and other rents and taxes, other charges and on account therefore or relating to the said property from time to time be necessary or required.
8. To enter into compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said property and/or development thereof and/or the construction of the proposed new building or other constructions in or upon the said property on such terms and conditions as the said ATTORNEY shall think fit and proper.
9. To select prospective as well as intending Buyers and/or Purchasers only for the "DEVELOPER'S ALLOCATION" in terms of the aforesaid "DEVELOPMENT AGREEMENT" either individually or in group as the said ATTORNEY shall think fit and proper.
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, Shops, Car parking spaces and/or other spaces from the prospective or intending Buyers/Purchasers in respect of the DEVELOPER'S ALLOCATION exclusively 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 my 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 Registrars 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, shops, car parking spaces and other spaces and also delivery of possession in respect of DEVELOPER'S ALLOCATION exclusively of the proposed new building together with undivided proportionate share of the land and/or common areas/space/spaces and/or facilities.



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Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

18 MAR 2024



12. For further and more effectually doing effecting and performing any of the several matters and things as aforesaid I do hereby give and grant unto and in favor of my 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 may be the said ATTORNEY shall think proper and expedient generally concerning or relating to the said property and/or development thereof and/or construction of the proposed new building and/or transfer the DEVELOPER'S ALLOCATION exclusively.

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 intents and purposes as might could do if I personally were present and from our behalf and I do hereby ratify and confirm and agree to ratify and confirm whatsoever our said ATTORNEY to do or cause to be done by virtue of these presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(The Said Land & Property)**

ALL THAT piece and parcel of undivided Bastu land measuring an area more or less 1 Cottah 12 Chittaks 19 Sq. Ft. out of 13 Cottahs 12 Chittaks and 38 Sq.ft. lying and situated at and comprised in R.S. Khatian Nos. 1582, 1576, 1579, 1098 AND L.R. Khatian no. 509, 4220 & 4265; R.S. Dag Nos. 2092 (L.R. Dag No. 2092); Touji No. 109; J.L. No. 55; in Mouza Rajpur, P.O. Rajpur, P.S. Sonarpur, Pargana Medanmalla, District South 24 Parganas, now known, numbered and distinguished as Holding No. 178, Aghore Sarani, Kolkata 700149, under Rajpur Sonarpur Municipality under Ward No. 16 being butted and bounded as follows:

ON THE NORTH: land of Dr. Swapan Mondal and Common Passage;

ON THE SOUTH: H.L. no. 179, Aghore sarani;

ON THE EAST : 40 feet wide Aghore Sarani;

ON THE WEST : undivided land of Amar Nath Halder & Others.



*[Handwritten signature]*

Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

18 MAR 2024

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day of the month of the year herein first above written.

**SIGNED, SEALED & DELIVERED**

By the Parties at Kolkata  
in presence of the Witnesses

1. Somenath Halder  
S/o Late Debi Prasad Halder  
Rajpur Basendrapara Sonarpur

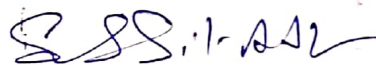


Signature

SIGNATURES OF THE OWNER

2. Rita Chakraborty  
W/o Late Asis Chakraborty  
Bose Pukur  
Sonarpur

Aishani Infra Pvt. Ltd.



Director

SIGNATURE OF THE DEVELOPER

Drafted by

Prabin Kumar Roy  
Advocate. W.B. 828/81  
Alipore criminal court.  
161-27.





*[Handwritten signature]*

Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

18 MAR 2024

PRESENTANT/EXECUTANT/  
CLAIMANT

	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

SIGNATURE

PRESENTANT/EXECUTANT/  
CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

NITA CHATTERJEE

SIGNATURE

PRESENTANT/EXECUTANT/  
CLAIMANT




	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME

S S Silal (Sub Hoji Add)

SIGNATURE



  
Addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

18 MAR 2024



### Major Information of the Deed




Deed No :	I-1608-02486/2024	Date of Registration	18/03/2024
Query No / Year	1608-8000739180/2024	Office where deed is registered	
Query Date	18/03/2024 11:46:10 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S R Chowdhury Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9674872250, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 23,98,126/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160802476/2024 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: Aghore Sarani, Mouza: Rajpur, Pin Code : 700149

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	RS-2092	RS-1582	Bastu	Bastu	1 Katha 12 Chatak 19 Sq Ft	1/-	23,98,126/-	Width of Approach Road: 40 Ft. , Project Name :
Grand Total :					2.931Dec	1/-	23,98,126 /-	



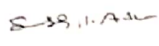
### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Nita Chatterjee Wife of Subhasis Chatterjee Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 18/03/2024 ,Place : Office		 Captured	
		18/03/2024	LTI 18/03/2024	18/03/2024
Pashan Pune City, City:- Not Specified, P.O:- Pune City, P.S:-CHATUSHRUNGI, District:-Pune, Maharashtra, India, PIN:- 411021 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ajxxxxxx0n, Aadhaar No: 97xxxxxxx9318, Status :Individual, Executed by: Self, Date of Execution: 18/03/2024 ,Admitted by: Self, Date of Admission: 18/03/2024 ,Place : Office				



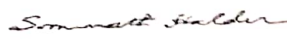
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AISHANI INFRA PRIVATE LIMITED</b> 14/1A Monahar Pukur Road, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mr Subhojit Auddy (Presentant ) Son of Mr Tapan Auddy Date of Execution - 18/03/2024, , Admitted by: Self, Date of Admission: 18/03/2024, Place of Admission of Execution: Office</p>	 Mar 18 2024 12:31PM	 Captured LTI 18/03/2024	 18/03/2024
<p>58/7 Prince Golam Hossain Shah Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx5L, Aadhaar No: 56xxxxxxxx9674 Status : Representative, Representative of : AISHANI INFRA PRIVATE LIMITED (as director)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Somnath Halder</b> Son of Debi Prosad Halder Rajpur Barendrapara, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149	 18/03/2024	 Captured 18/03/2024	 18/03/2024

Identifier Of Mrs Nita Chatterjee, Mr Subhojit Auddy

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Nita Chatterjee	AISHANI INFRA PRIVATE LIMITED-2.93104 Dec



Endorsement For Deed Number : I - 160802486 / 2024

On 18-03-2024

**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 12:27 hrs on 18-03-2024, at the Office of the A.D.S.R. SONARPUR by Mr Subhojit Auddy .

**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 23,98,126/-

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

Execution is admitted on 18/03/2024 by Mrs Nita Chatterjee, Wife of Subhasis Chatterjee, Pashan Pune City, P.O: Pune City, Thana: CHATUSHRUNGI, , Pune, MAHARASHTRA, India, PIN - 411021, by caste Hindu, by Profession Business

Indetified by Somnath Halder, , , Son of Debi Prosad Halder, Rajpur Barendrapara, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Others

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

Execution is admitted on 18-03-2024 by Mr Subhojit Auddy, director, AISHANI INFRA PRIVATE LIMITED, 14/1A Monahar Pukur Road, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Somnath Halder, , , Son of Debi Prosad Halder, Rajpur Barendrapara, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4168, Amount: Rs.100.00/-, Date of Purchase: 14/03/2024, Vendor name: Subhojit Deb



Santanu Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2024, Page from 52940 to 52951  
being No 160802486 for the year 2024.



AR

Digitally signed by ARINDAM CHAKRABORTY  
Date: 2024.04.12 17:10:09 +05:30  
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 12/04/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.