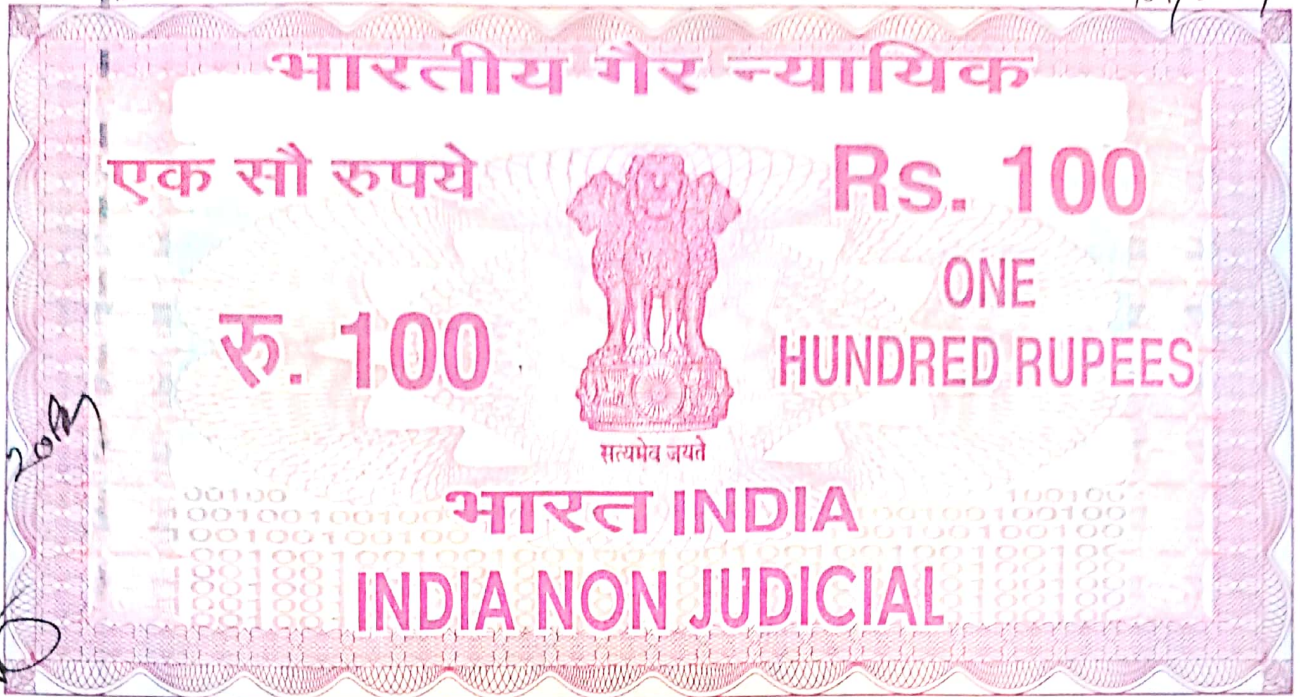


S- 2566

24/8/2024



पश्चिम बंगाल WEST BENGAL

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certified that the document is admitted for registration, the Stamp sheet and the endorsement sheets, attached with the document, are part of this document

Andl. District Sub-Registra,
Khararour, South 24 Parganas

18 MAR 2024

DEVELOPMENT POWER OF ATTORNEY

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

14 MAR 2024

S.L. No. 4165 Date
Name Rita Chakrabarty
Address Holding No 53 Dyne Sonari
Value 100/- PS- Sonari
Kor- 149



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

18 MAR 2024

Somenath Halder
40 Lati Debi Proson Halder
Raipur Barendrapara
Sonarpur
700149

TO ALL TO WHOM BY THESE PRESENT SHALL COME I, SMT. RITA CHAKRABORTY (Pan No. AKPPC7876B & Aadhaar No. 9755 5364 9318), wife of late Ashish Chakraborty and daughter of late Provash Kumar Halder, by Faith Hindu, by Nationality Indian, by Occupation House-wife, residing at Holding No. 53, Aghore Sarani, P.O. Rajpur, P.S. Sonarpur, Kolkata 700149, District South 24 Parganas, 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 18.03.2024 which is duly registered in the office of the A.D.S.R.O. Sonarpur, Being No. 2477 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 Hindu, by occupation Business, residing at 58/7, Prince Golam Hossain Shah

Rita Chakraborty



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Adtl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas
18 MAR 2024

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 lodge complaints and diaries concerning disputes and differences arising out of



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Addl. Dist.-Sub Registrar
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South 24 Parganas

18 MAR 2024

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.
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



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Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

18 MAR 2024

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.



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

18 MAR 2024



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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 RITA CHAKRABORTY

SIGNATURE Rita Chakraborty

PRESENTANT/EXECUTANT/
CLAIMANT



	THUMB	FIRST	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					

NAME SUBHOJIT AUDDY

SIGNATURE Subhojit Auddy



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Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

18 MAR 2024

Major Information of the Deed

Deed No :	I-1608-02487/2024	Date of Registration	18/03/2024
Query No / Year	1608-8000739126/2024	Office where deed is registered	
Query Date	18/03/2024 11:44:46 AM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S R CHOWDHURY HASANPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 743330, Mobile No. : 9674872250, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 23,98,126/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160802477/2024 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 :



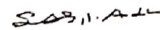
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Rita Chakraborty Wife of Late Ashish Chakraborty Executed by: Self, Date of Execution: 18/03/2024 , Admitted by: Self, Date of Admission: 18/03/2024 ,Place : Office		 Captured	
		18/03/2024	LTI 18/03/2024	18/03/2024

53 Aghore Sarani, City:- Not Specified, P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: AKxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/03/2024
 , Admitted by: Self, Date of Admission: 18/03/2024 ,Place : Office



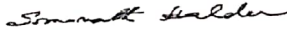
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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 , PAN No.: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

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>	 <div>Mar 18 2024 12:31PM</div>	 Captured <div>LTI 18/03/2024</div>	 <div>18/03/2024</div>
<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.: AIxxxxxx5L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AISHANI INFRA PRIVATE LIMITED (as director)</p>				

Identifier Details :

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

Identifier Of Mrs Rita Chakraborty, Mr Subhojit Auddy

Transfer of property for L1

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2024, Page from 52952 to 52963
being No 160802487 for the year 2024.



Ar

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.04.12 17:12:53 +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.