

18075

F-18979/23 ~~F-18075/23~~

11/12/23 प्रश्निकवज्ज पश्चिम बंगाल WEST BENGAL

8/3037 255/23

AR 346653

POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT**AGREEMENT**

TO ALL TO WHOM THESE PRESENT SHALL COME: I SHRI **RAJIV SINGH**,
 (PAN No. ADRPS0352F) (AADHAR No. 2303 4859 8273), son of Late Sri
 Birendra Prasad Singh, aged about 60 years, by faith- Hindu, by occupation
 - Business, residing at 56 T N Mukherjee Road, P.O. Makhla, P.S.
 Uttarpara, Dist. Hooghly, PIN 712245 currently residing at Rosedale
 Garden Complex, Flat No. 22F, Tower - VI, New Town, action Area- III/BLK,
 District : North 24 Parganas, Kolkata 700160, P.O New Town, P. S New
 Town, Indian Inhabitant, SEND GREETINGS.

Rajiv Singh

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar
 Rajarhat New town, North 24-Pgs.

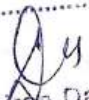
11 DEC 2023

27 DEC 2023

06 DEC 2023

4514

S No Date
Sold to..... Satvan Realty
of..... 2 Dr. Rajendra Rd New
Rupees... 100


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



Additional District Sub-Registrar
Rajarat new town, North 24-Pgs.

11 DEC 2023

WHEREAS

- a. I am the owner and I am seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of land described in the Schedule hereunder written and hereinafter referred to as the said premises.
- b. By an agreement dated 11th Dec 2023 vide Deed No. 1-152318074/2023 of 2023 registered at ADSR Rajarhat, I have agreed to grant the development rights in respect of the said premises to M/s SATVAN REALTY , having its office at 2 Dr. Rajendra Road, Kolkata 700020, represented by its Partner Gaurav V Sanghvi hereinafter called the said "Developer" upon the terms and conditions contained in the said Development Agreement.
- c. To enable the said M/s SATVAN REALTY , represented by its Partner GAURAV V SANGHVI to develop the said premises in terms of the said development agreement, I am executing the present Power of Attorney in favour of Gaurav V Sanghvi son of Late Virendra Kumar Sanghvi, by citizen: Indian, residing at 3, Wood Burn Road, Malyalaya Apartment 8A, Kolkata - 700 020 to enable him to act for and on my behalf and in my name to do all such acts and things as





Additional District Sub-Registrar
Rajarat New Town, North 24 Parganas

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are necessary all required relating to development of the said premises.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, RAJIV SINGH hereby nominate, constitute appoint, Gaurav V Sanghvi, as my true and lawful attorney to act for me and in my name and to do all necessary acts, deeds and things mentioned hereinafter in connection with the development of the said premises:-

1. To deal with and correspond with the Municipal Corporation Authorities and Local Authorities and/or Central and State Government and their respective departments in connection with the development of the said premises and in particular to do the following acts:-
 - a. To apply for and obtain sanction to the building plans or for the revalidation and/or revision of the plans sanctioned or to be sanctioned, with such alterations, modifications, subtraction and additions thereto, as the attorneys may desire.
 - b. To apply for and obtain Commencement Certificate and/or Occupation Certificate and/or completion Certificate and all other relevant Certificates for commencing and completing the



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Rajarnat New town, North 24-Pgs.

11 DEC 2023

development for carrying out and completion of construction on the said premises in all aspects.

- c. To appear and represent me before all Concerned Authorities and parties as may be necessary and required in connection with the carrying out of the proper and effective development of the said premises;
 - d. Generally to do all other acts and deeds in connection with a relating to or touching the development, construction work, its completion and for occupation of the building/s constructed on the said property.
2. To enter upon the said premises either alone or along with others for the purpose of construction and development of the said premises and to do all other acts or deeds for development and construction of the said premises.
 3. To sign all relevant documents as well as pay all deposits in connection to the development of the said premises as legally required and to receive acknowledgment of the same.
 4. To represent and/or affirm petitions before any Court of Law or other concerned authorities as may be required from time to time.



Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

10.1 DEC 2023

5. To deal with and correspond with all authorities and/or officers for obtaining necessary sanctions and permissions relating to the construction and development of the said premises.
6. For me and in my name to accept the service of any Writ of Summons or other legal process and to appear before any Court or Courts, Magistrates or Judicial or other Officers whomsoever as shall be thought advisable by the said Attorney and to commence any action or other proceedings in any Court or Tribunal or Authority and in the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to arbitration any suit, action or proceeding as the said Attorney shall deem fit and proper and if the said Attorney shall so deem fit also to settle and compromise any such proceedings and to give or receive any monies thereof and also to appoint any Solicitor and/or Advocate or Lawyer or Counsel to prosecute or defend any of the actions aforesaid as occasion may arise either in my name or in the name of my said Attorney or any of them in respect of the said premises.
7. To sign, verify, affirm, declare and execute Plaints, Written Statements, Counter- Claims, Appeals, Reviews, Applications, Affidavits, authorities and papers of every description that may be



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Rajahmundry New town, North 24-Pgs.

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necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever before any Court or Law, whether of original, Appellate, Testamentary or Revisional Jurisdiction or before any Judicial Authority established by lawful authority and to do all acts and make appearances and submit applications in any such proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgement or Orders or Decree in any such proceedings either in favour or against me and to execute such Decrees as the said Attorney shall be advised to or deem proper in respect of the said premises.

8. To apply for and obtain and receive refund of moneys paid and/or deposits made or which may have been deposited with the relevant authorities/corporation and to sign receipts and acknowledgments for the purpose of receiving the same.
9. To sell and dispose of the flats, shops, parking spaces and other premises that may be constructed on the said premises from the developers allocation on Ownership basis and/or in any other manner and at the price or for the amount that the said Attorney may deem fit and proper. To collect and receive from the



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Rajarnat New town, North 24-Pgs.

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acquirers/occupants/licensee/tenants/lessee or purchasers of such premises, the price and /or consideration thereof and also to receive, collect and demand rent and maintenance charges from them and to sign and execute and/or give proper and lawful discharge receipts for the same from the developers allocation.

10. THAT the said Attorney shall sell or dispose of flats, shops, parking spaces, or other premises constructed on the said premises from the developer's allocation strictly in accordance with the terms and conditions set forth in the development agreement dated 11th Dec 2023
11. To Sign and execute and conveyance or conveyances or Assignments or any other assurances in respect of the developers allocation on the said property and together with the building/s constructed thereon or of any portion thereof in favour of third parties from the developers allocation.
12. To take all the required steps for formation and registration of the association if any of the newly constructed building.
13. In general, to do all acts, things, deeds etc. in respect of the development of the said property for receiving and utilizing benefits



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directly and/or indirectly attached to the said property which I could do myself.

14. AND I HEREBY DECLARE that his Power of Attorney is given in favour of the said Attorney and the said attorney shall be entitled to exercise the power conferred upon to him.
15. AND I HEREBY AGREE for me, my respective heirs, executors and administrators to ratify and confirm whatsoever the said attorney shall do in the said premises by virtue of these present.
16. AND I hereby declare that the power and authorities hereby granted in respect of the said property for it being fully and properly developed in accordance with the provision of my agreement with the said Developer and as per statutory rules and regulations of the appropriate authorities and for the transfer of the developers allocation in favour of the ultimate transferee.
17. I further clarify as under:
 - (a) That the entire development of the said property is to be done and carried out by the said Developer at his own costs, risks, efforts and expenses without creating any financial burden and/or any kind of liability or responsibilities upon me; and



Additional District Sub-Registrar
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(b) That the said Developer have agreed to indemnify and to keep indemnified myself against all proceedings, actions, claims, expenses and liabilities whatsoever which may arise by virtue of or on account of the acts done by the Attorney by virtue or and under the present Power of Attorney in his favour.

SCHEDULE ABOVE REFERRED TO

(THE SAID PREMISES)

ALL THAT free hold piece and parcel of vacant land measuring about **299.96 sq. mtrs., be the same or little more or less**, being premises No. **03-0796** in street no. **0796 (13 M. WIDE)** (Erstwhile plot No. **IIIB 636 in Block No. AA-IIIB**), under category- **HIGI - II**, situated in the New Town, Police Station : **New Town** , Dist. North 24 Pargana's, Erstwhile in the Panchayat Area Falling within MOUZA – Patharghata J.L No.36 under Patharghata G. P.

On the North : Premises No. 24 – 0859 & Street No. 0796 (13M Wide)

On the South : Premises No. 01- 0796 & 22 -0859.

On the East : Street No.0796 (13M WIDE) & Premises No. 01- 0796

On the West : Premises No. 22 - 0859 & Street No. 24 -0859.



Additional District Sub-Registrar
Rajahmundry, North 24-Pgs.

11 DEC 2023

IN WITNESS WHEREOF I hereunto set and subscribed my hand and seal
on this day of 11th December , 2023 at Kolkata.

Signature of the
Constituted Attorney
Attested

Rajiv Singh
Executant.

Rajiv Singh
.....

২। *রাজিব সিংহ*
শ্রী. বাবুজি, নন্দকর বাড়ি
ঘানা: কে. এল. সি, হ. ২৪ পরলানা

(.....*Rajiv Singh*.....)

Drafted by and
Identified by me
Ajay Shaw
Advocate
Mipore Police Court
Kol - 27












২। *Avijit Mandal*
17, P. N. Lane. Kol-239

Enrolment no - *WB/27/98*















Additional District Sub-Registrar
Rajamahendravaram, North Zone, Andhra Pradesh.

11 DEC 2023

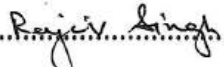
	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..... GAURAV V. SANGHVI

Signature..... 

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..... RAJIV SINGH

Signature..... 

	Thumb	1st finger	middle finger	ring finger	small finger
<p style="text-align: center;">PHOTO</p>	left hand				
	right hand				

Name.....

Signature.....



Additional District Sub-Registrar
Rajahmundry New Isan, North 24 Pgs.

11 DEC 2023

Major Information of the Deed



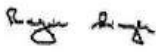
Deed No :	I-1523-18979/2023	Date of Registration	27/12/2023
Query No / Year	1523-8003037255/2023	Office where deed is registered	
Query Date	11/12/2023 10:52:47 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SATVAN REALTY 2 DR RAJENDRA ROAD,Thana : Kalighat, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9830215500, Status :Buyer/Claimant		
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. 99,89,734/-		
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]:- 152318074/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco A A - III - B, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-636		HIDCO Bastu	HIDCO Bastu	3229 Sq Ft	1/-	99,89,734/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					7.3998Dec	1 /-	99,89,734 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri RAJIV SINGH (Presentant) Son of Late BIRENDRA PRASAD SINGH Executed by: Self, Date of Execution: 11/12/2023 , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Office		 Captured	
		11/12/2023	LTI 11/12/2023	11/12/2023






,ROSEDALE GARDEN COMPLEX, TOWER VI NEW TOWN AA III/BLK, Flat No: 22F, City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2F, Aadhaar No: 23xxxxxxxx8273, Status :Individual, Executed by: Self, Date of Execution: 11/12/2023 , Admitted by: Self, Date of Admission: 11/12/2023 ,Place : Office


Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SATVAN REALTY ,2, DR. RAJENDRA ROAD, WARD NO 70, City:- , P.O:- LALA LAJPATH RAI SARANI, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AFxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri GAURAV V SANGHVI Son of Late VIRENDRA KUMAR SANGHVI Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 11/12/2023, Place of Admission of Execution: Office		 Captured	
		Dec 11 2023 11:06AM	LTI 11/12/2023	11/12/2023
,2, DR. RAJENDRA ROAD WARD NO 70, City:- , P.O:- LALA LAJPATH RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx6L, Aadhaar No: 22xxxxxxxx7127 Status : Representative, Representative of : SATVAN REALTY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJAY SHOW Son of Late GANESH SHOW ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	11/12/2023	11/12/2023	11/12/2023
Identifier Of Shri RAJIV SINGH, Shri GAURAV V SANGHVI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri RAJIV SINGH	SATVAN REALTY-7.3998 Dec



Endorsement For Deed Number : I - 152318979 / 2023

On 11-12-2023

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

Presented for registration at 11:01 hrs on 11-12-2023, at the Office of the A.D.S.R. RAJARHAT by Shri RAJIV SINGH ,Executant.

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 99,89,734/-

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

Execution is admitted on 11/12/2023 by Shri RAJIV SINGH, Son of Late BIRENDRA PRASAD SINGH, ,ROSEDALE GARDEN COMPLEX, TOWER VI NEW TOWN AA III/BLK, Flat No: 22F, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700160, by caste Hindu, by Profession Business

Indetified by Mr AJOY SHOW, , , Son of Late GANESH SHOW, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-12-2023 by Shri GAURAV V SANGHVI, PARTNER, SATVAN REALTY, ,2, DR. RAJENDRA ROAD,WARD NO 70, City:- , P.O:- LALA LAJPATH RAI SARANI, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr AJOY SHOW, , , Son of Late GANESH SHOW, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

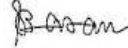
Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 4514, Amount: Rs.100.00/-, Date of Purchase: 06/12/2023, Vendor name: Samiran Das

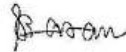


Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 27-12-2023

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.



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 630797 to 630812

being No 152318979 for the year 2023.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2023.12.27 13:45:24 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 27/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

West Bengal.

