

পশ্চিমবঞ্চা पश्चिम बंगाल WEST BENGAL

Certified that the Occument is admitted to Registration. The Signature Sheet and the andorsement sheets attached to this document are the part of this Bocument.

> dditional Registrar apprances-L. Kolkata 2023

AN 797609

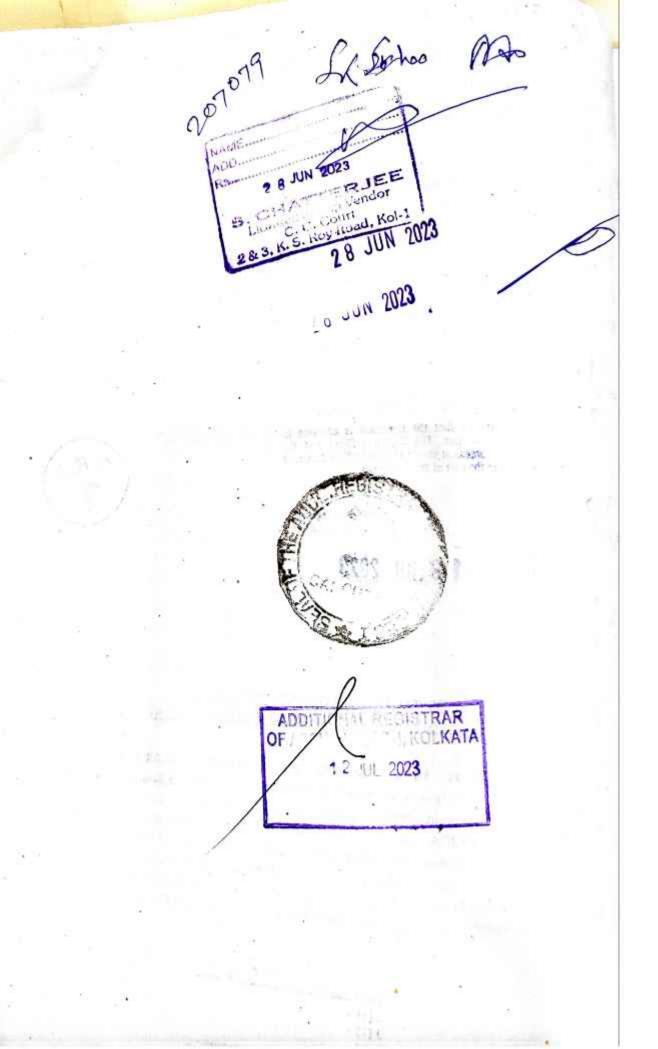


DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, We (1) GOURI SHANKAR SARDA, son of Sri Ishwar Das Sarda, having Income Tax PAN: AKUPS1433P and Aadhaar No. 4722 2866 6096 by nationality India, by faith Hindu, by occupation Business, and (2) DINESH KUMAR SARDA, son of Sri Gouri Shankar Sarda, having Income Tax PAN: AMBPS8163M, Aadhaar No. 2019 1900 9649, Mobile No. 7439860005, nationality India, by faith Hindu, by occupation Business, both are residing at 38/1, Elgin Road, Police Station - Bhawanipore, Post Office - L.L. Roy Sarani Kolkata -700020, (hereinafter referred to as the PRINCIPALS) SEND GREETINGS:

> J(1) -J (2) -Total -Realised On. 15/9/23

AnyScanner



WHEREAS the PRINCIPALS herein are the absolute Owners and are seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring in aggregate 8280 Square Feet (11 Cottah 8 Chittack) comprised in in L.R Dag No. 1069, L.R. Khatian Nos. 1547 & 1548, Mouza – Kalikapur under Patharghata Gram Panchayat, J. L. No. 40, Police Station – Rajarhat, District: North 24 Parganas under the jurisdiction of the office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake together with all other easement right, title, interest, possession and appurtenances attached thereto, including all sorts of easement right annexed thereto, which is more fully described in the Schedule below and hereinafter referred to as 'the Said Property'.

Give snowned So

AND WHEREAS we have entered into a Development Agreement on 1st July, 2023, registered with Additional Registrar of Assurances - ARA - I , Kolkata being No. for the year 2023 with the M/S. SHAKUNTALA INFRATECH LLP, (LLPIN: 5363 AAD-2819) a Limited Liability Partnership Company, having its registered office at Room No.16A/2, 16th Floor, Everest House, 46C, Jawaharlal Nehru Road, Kolkata -700071, Police Station - Shakespeare Sarani, having Income Tax PAN: ACUFS7190R, represented by one of its Designated Partner namely Mr. Sanjeet Lakhotia, son of Sri Nand Kishore Lakhotia, by nationality Indian, by faith Hindu by occupation Business, residing at 493/C/A, G.T. Road (South), Vivek Vihar, Phase -V, Block -22, Flat - 4D, 4th Floor, Police Station Shibpur, Post Office - Howrah, District Howrah, Pin Code - 711102, having Income Tax PAN: AJPPL1858B, Aadhaar No. 6232 5474 8626, Mobile No. 9836239404 for development of the Said Property and to effectuate the said Development Agreement, the Owners are desirous of appointing Attorney(s) named hereinafter for doing various Acts, Deeds, Matters and things in respect of the Said Property.

NOW KNOW YE AND THESE PRESENTS WITNESS that We, SRI GOURI SHANKAR SARDA and SRI DINESH KUMAR SARDA do hereby nominate, constitute and appoint MR. SANJEET LAKHOTIA, son of Sri Nand Kishore Lakhotia, by nationality Indian, by faith Hindu by occupation Business, residing at 493/C/A, G.T. Road (South), Vivek Vihar, Phase –V, Block -22, Flat – 4D, 4th Floor, Police Station Shibpur, Post Office – Howrah, District Howrah, Pin Code – 711102, having Income Tax PAN: AJPPL1858B, Aadhaar No. 6232 5474 8626, Mobile No. 9836239404 who is one of the Designated Partner of the said M/S. SHAKUNTALA INFRATECH LLP as our true and Lawful Attorneys in our names and on our behalf to do all or any of the following Acts, Deeds, Mattes and things in respect of the Said Property.

 To apply to appropriate authorities for obtaining Electric Connections, Sanitary Connections, Sewerage Connections, Water Connections, Temporary or Permanent.

- To cause to be prepared new Building Plans and / or revised Building Plans and / or modified Building Plans and specifications from time to time as the attorneys may deem fit and proper.
- 3. To sign, submit and receive Building Plans and/or revised Building Plans and/or modified Building Plans and specifications and to submit the same to The Patharghata Gram Panchayat, Zilla Parishad, New Town Kolkata Development Authority (NKDA), Airport Authorities and other authorities concerned for due sanction and approval and to observe and perform all the formalities, obligations, rules and regulations in connection with the sanction of the said news Building Plan or Plans and / or revised Building Plan and / or specifications and to receive sanctioned plan and specification from the Patharghata Gram Panchayat or any other authority and to give proper acknowledgement and / or receipt for the same and also to sign and execute all such papers documents, copies, plans and/or any other documents which may be necessary in this regard.
- 4. To appear and to represent us before the authorities including the Patharghata Gram Panchayat, Zilla Parishad, New Town Kolkata Development Authority (NKDA), Airport Authorities, Municipal Officer and Municipal Appellate Tribunal, KMDA, Fire Brigade, Police, Competent Authority and/or any other officers under the Urban Land (ceiling & Regulation) Act, 1976, Gas Supply Department and other authorities in all matters in respect of the Said Property and to sign and submit Application, Affidavits, Declarations and other Writings as may be required.
- 5. To appear and represent us before all or any judicial, administrative, revenue or legal authority/authorities, District Court, High Court, Supreme Court, B.L & L.R.O, D.L & L.R.O, W.B.S.E.D.C Limited, Collectorate, Insurance Company, Notary Public, Registrar of all classes, Police Station, Police Commissioner, Income Tax Department or any Central Government or State Government Departments or other Public Bodies, Corporation, Municipal Authority, Rent Controller and/or any Arbitrator or Arbitrators appointed on our behalf and to make sign, affirm, verify and execute all necessary papers, documents, applications, writ, notices, petitions, pleadings and affidavits and submits the same to all or any of the aforesaid Authorities and/or Government Offices and/or Public Bodies and/or Rent Controller and/or Arbitrators and to take all such steps which will be necessary, proper and fit for the SAID PROPERTY.
- To look after prosecute and defend in our names and on our behalf any suit and / or proceedings and other cases which may now be pending in any court and / or which may hereafter be filed by or against us and to sign verify and affirm all plaints petitions written statements Affidavits, Memorandum of appeals and other papers proceedings and applications

and all other writings which may be necessary to be filed by us and on our behalf in respect of the Said Property.

- 7. To appoint Pleaders, Attorneys, Advocates, Solicitors, Lawyers, Muktiars and to sign Valakatnama, Muktiarnama, Warrant of Attorney and also to sign and verify all papers and documents as may be necessary in the proceedings before any Court of Law or Appropriate Bodies or Public Officers or Government Authority or Semi Government Authority.
- To accept notices Summons and services of papers from any Court, Tribunal, Postal authorities and / or persons.
- To pay all charges and expenses including property Rates and Taxes and . other Levies which be imposed by the Authorities Concerned.
- To negotiate with all Persons, Firms, Companies whosoever who claim any right Title, Interest in the Said Property and to settle the same on such Terms and Conditions as our said Attorneys shall think Fit and Proper.
- 11. To do all such act and deeds necessary in connection with sale of all the saleable / transferable areas in the project directly or through agencies and to enter into, sign or execute Memo of Understanding, allotment letter, agreement for sale in favour of the prospective buyers / transferees and to act on our behalf in terms of the Development Agreement.
- 12. To receive all the receivables / consideration from prospective buyers or transferees for sale of the saleable units and to issue accountable receipts thereof and to appropriate the same in the account of owners and developer as per the provision of Development Agreement.
- 13. Be it noted that sale by way of execution and registration of the conveyance/s/sale deeds/transfer deeds of the saleable units/flats in the Project shall be made by the Grantors/Owners and the Developer jointly after obtaining completion certificate from the sanctioning authority. The Attorney, however, shall be entitled in the meantime to enter into agreement/s for sale with the prospective buyer/s only on behalf of the Owners.
- 14. And generally to do all other acts, deeds, matters and things concerning respect of and in development of the Land and/or construction of township thereat to be carried out by the Attorney on the Land and to fully effectuate the Development Agreement, provided that nothing contained herein shall authorize the Attorney to act in contravention of the provisions of the Development Agreement and/or allow the Attorney to exceed the authority

granted under the Development Agreement.

- 15. To ask for, demand, recover and sue for recovery and receive, collect from all and every person, firms, Land Acquisition Department, collectors, State of West Bengal, Central Government, Bodies or Public Bodies or Corporate whom it doth shall or may concern all sums of money debits dues effects and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by us in connection with and/or in relating the Said Property and to give and grant sufficient and effectual receipts, discharges the same and also to settle any accounts relating to the Said Property with any person or persons, firms, bodies, Public or Corporation or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all of them and discharge/deposit our all sums in our joint Bank Accounts in our name.
- 16. To deal with all matters relating to the development of the Said Property as our said Attorney in his absolute discretion shall think fit and proper and to do all acts in the same manner and to the same extent as we could have done and performed in this respect.
- 17. to apply for and obtain the occupation and/or completion certificates in respect of the proposed building to be constructed and completed on the said property as per the sanctioned multistoried Building Plan in terms of the Development Agreement.
- 18. Be it specifically stated that, we are the absolute Owners of the property mentioned in the Schedule, free from all encumbrance and the same is not situated within the Notified Area, Cantonment area, Leasehold Property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the local Authority/Competent Authority /Govt. Authority for transferring the land/flat in question /no violation of the Section 22/A of Indian Registration Act, 1908 and if restriction prevails, in that event principal will be held responsible for that.
- 19. And Appointers hereby agree and undertake to allow ratify and confirm all and whatever acts, deeds, things which the Attorney shall lawfully do or cause to be done on and in respect of the Land and/or development of the Project and/or construction of units thereat as aforesaid by virtue of these presents.
- 20. And this Power of Attorney is revocable in nature.

AND GENERALLY to do all that is or may be necessary and proper for the smooth

running of development work as well as for sale of all flats, unit, shop and Garage and sale proceed of owner allocation shall be deposited in the point Bank Account (Special Account) of the Owners and Development Agreement.

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<u>GENERALLY TO DO AND PERFORM</u> all such acts, deeds matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could in person do.

WE HEREBY FURTHER AGREE that all lawful acts deeds and things done by our said Constituted Attorneys pursuant to the power hereby granted shall be construed as acts, deeds and things done by us. We do hereby undertake to ratify and confirm all and whatever the said Attorney shall do by virtue of the powers hereby given in connection with the development at the Said Property. We do hereby confirm that any person relying upon this Power of Attorney shall be protected by the representation made herein and the authorities given by us to the said Attorney and we shall not challenge or call in question any act done by the said Attorneys for us and on our behalf during the validity of this Power of Attorney in accordance with law and in connection with the said development agreement and the same shall be binding upon us.

THE SCHEDULE above referred to: (Said Property)

ALL THOSE pieces or parcels of Bastu vacant land measuring in aggregate 8280 Square Feet (11 Cottah 8 Chittack) comprised in L.R. Dag No. 1069, L.R. Khatian Nos. 1547 & 1548, Mouza - Kalikapur, J. L. No. 40, Police Station — Kalikapur, District: North 24 Parganas butted and bounded in the manner following that is to say:

On the North: By Bus Road;

On the South: By R.S. Dag No. 1075;

On the East : By R.S. Dag Nos. 1070, 1071 and 1072;

On the West : By R.S. Dag No.1069.

OR HOWSOEVER OTHERWISE the same are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF, We SRI GOURI SHANKAR SARDA and SRI DINESH KUMAR SARDA have executed this Power of Attorney on this day of Tuly 2023.

WITNESSES : -

1. SANJAY KUMAK SARDA LOBARDHAN LAL SARDA P-39: A, Puma Da Rosa Kul. 29 SRI GOURI SHANKAR SARDA.

(Executor)

Direct Kuma Sanda.

SRI DINESH KUMAR SARDA.

(Executor)

2 Sonnath Folder Late Joybed Palodhi 231 N.S. Road -HOWRAH #11101

Sajet Lakhotia)

Attorney

DRAFTED BY ME AND PREPARED IN MY CHAMBER.

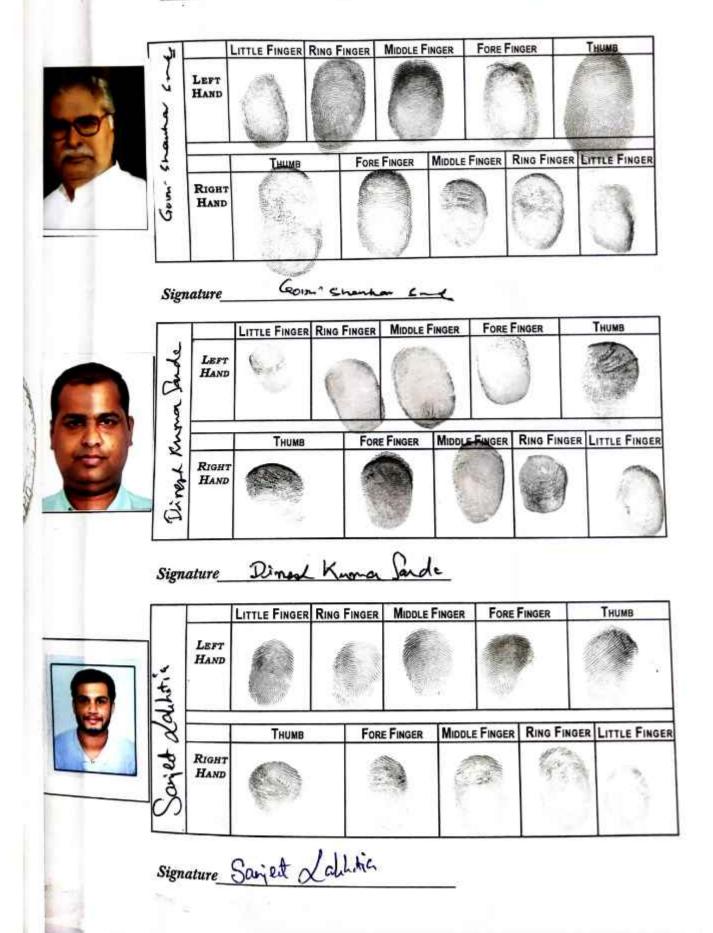
Suresh Kumar Sahoo

Advocate F/1969/2017 5, K.S. Roy Road,

Room No.3, 1st Floor Kolkata – 700 001

(M): 7688058814

PAGE NO. SPECIMEN FORM FOR TEN FINGERPRINTS





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata Signature / LTI Sheet of Query No/Year 19018001724089/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print 3232	Signature with date
1	GOURI SHANKAR SARDA 38/1 ELGIN ROAD, City:-, P.O:- L L ROY SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Principal			(2017 1/21
SI No.	Name of the Executant	Category	Photo	Finger Print 3233	Signature with date
2	DINESH KUMAR SARDA 38/1 ELGIN ROAD, City:-, P.O:- L L ROY SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Principal			Dinest Kuman Son 12/7/2023
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANJEET LAKHOTIA 193/C/A G T ROAD, Flat No: 4D, 4TH FLOOR, City:-, P.O:- HOWRAH, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102	Represent ative of Attorney [SHAKUN TALA INFRATE CH LLP]			Swipet delleting

1	Name and Address of identifier	Identifier of	Photo	Finger Print 3234	Signature with date
	Mr SURESH KUMAR SAHOO Son of Mr B K SAHOO 4, APRAKASH MUKHERJEE LANE, City:- Not Specified, P.O:- MANDIRTALA, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102	GOURI SHANKAR SARDA, DINESH KUMAR SARDA, Mr SANJEET LAKHOTIA	NA .		Street laun salve

(Pradipta Kishore Guha)

ADDITIONAL REGISTRAR

OF ASSURANCE

OFFICE OF THE A.R.A. - I

KOLKATA

Kolkata, West Bengal

Major Information of the Deed

以外的	I-1901-05834/2023	Date of Registration	18/07/2023		
MAN THE	1901-8001724089/2023	Office where deed is re	NOW COMPANY OF THE PARK OF THE		
10000000000000000000000000000000000000	05/07/2023 3:01:53 PM	A.R.A I KOLKATA, Dis	A STATE OF THE PARTY OF THE PAR		
Heart Halle					

	全国的社会的发展的社会的特别。	Additional Transaction	
sals, Development Power of Attorney after Registered oment Agreement			
Appet		Market Value	
		Rs. 1,12,71,150/-	
(SD)		Registration Fee Paid	
of (Article:48(g))		Rs. 73/- (Article:E, M(a),)	
	Development Power of Attorney after No/Year]:- 190105363/2023	Registered Development Agreement of [Deed	

d Details :

24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code: 700135

TIS.	Plot	Khatian	Land Proposed	Use.	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
3 1	R-1069	LR-1547	Bastu	Shali	11 Katha 8 Chatak		1,12,71,150/-	Property is on Road Adjacent to Metal Road, , Project Name :
-	Grand	Total:			18.975Dec	0 /-	112,71,150/-	

ncipal Details:

ddress,Photo,Finger print and Signature

Son of Shri ISHWAR DAS SARDA 38/1 ELGIN ROAD, City:-, P.O:- L L ROY SARANI, P.S:-Bhawanipore,
District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business,
Citizen (Charles of the Control of the C Citizen of: India, PAN No.:: AKxxxxxx3P, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of

Execution: 12/07/2023

Admitted by: Self, Date of Admission: 12/07/2023 ,Place: Pvt. Residence, Executed by: Self, Date of Execution:

07/2023

litted by: Self, Date of Admission: 12/07/2023 ,Place: Pvt. Residence

No:-19018001724089 / 2023 Deed No :I - 190105834 / 2023, Document is digitally signed.

Pana 14 of 19



NESH KUMAR SARDA GOURI SHANKAR SARDA 38/1 ELGIN ROAD, City:- , P.O:- L L ROY SARANI, P.S:-Bhawanipore, South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, India, PAN No.:: AMxxxxxx3M.Aadhaar No Not Bouilded. India, PAN No.:: AMxxxxxx3M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of

cution: 12/07/2023 mitted by: Self, Date of Admission: 12/07/2023 ,Place: Pvt. Residence, Executed by: Self, Date of Execution:

dmitted by: Self, Date of Admission: 12/07/2023 ,Place: Pvt. Residence

ney Details :

idress, Photo, Finger print and Signature

HAKUNTALA INFRATECH LLP

16C JAWAHARLAL NEHRU ROAD, Flat No: 16A/2, 16TH FL, City:- Kolkata, P.O:- SHAKESPEARE SARANI, P.S. Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, PAN No.:: ACxxxxxx0R, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

resentative Details :

Name, Address, Photo, Finger print and Signature

Mr SANJEET LAKHOTIA (Presentant)

Son of Shri NAND KISHORE LAKHOTIA 493/C/A G T ROAD, Flat No: 4D, 4TH FLOOR, City:-, P.O:-HOWRAH, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8B,Aadhaar No Not Provided Status Representative, Representative of : SHAKUNTALA INFRATECH LLP (as DESIGNATED PARTNER)

tifier Details :

mer Details .	Photo	Finger Print	Signature	
URESH KUMAR SAHOO TMr B K SAHOO RAKASH MUKHERJEE LANE, City: pedified, P.O:- MANDIRTALA, P.S:- ur, District:-Howrah, West Bengal, PIN:- 711102				

lier Of GOURI SHANKAR SARDA, DINESH KUMAR SARDA, Mr SANJEET LAKHOTIA

er of property for L1		
From	To. with area (Name-Area)	_
GOURI SHANKAR SARDA	SHAKUNTALA INFRATECH LLP-9.4875 Dec	
DINESH KUMAR SARDA	SHAKUNTALA INFRATECH LLP-9.4875 Dec	

of Market Value (WB PUVI rules of 2001)

at the market value of this property which is the subject matter of the deed has been assessed at Rs

Zluby

Pradipta Kishore Guha ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

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

for registration at 19:10 hrs on 12-07-2023, at the Private residence by Mr SANJEET LAKHOTIA ,.

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

is admitted on 12/07/2023 by 1. GOURI SHANKAR SARDA, Son of Shri ISHWAR DAS SARDA, 38/1 ELGIN D: L L ROY SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by lu, by Profession Business, 2. DINESH KUMAR SARDA, Son of Shri GOURI SHANKAR SARDA, 38/1 IAD, P.O: L L ROY SARANI, Thana: Bhawanipore, South 24-Parganas, WEST BENGAL, India, PIN y caste Hindu, by Profession Business

by Mr SURESH KUMAR SAHOO, , , Son of Mr B K SAHOO, 4, APRAKASH MUKHERJEE LANE, P.O: ALA, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Others

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

is admitted on 12-07-2023 by Mr SANJEET LAKHOTIA, DESIGNATED PARTNER, SHAKUNTALA CH LLP, 46C JAWAHARLAL NEHRU ROAD, Flat No: 16A/2, 16TH FL, City:- Kolkata, P.O:- SHAKESPEARE P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

by Mr SURESH KUMAR SAHOO, , , Son of Mr B K SAHOO, 4, APRAKASH MUKHERJEE LANE, P.O: ALA, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Others



Pradipta Kishore Guha ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

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

under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 n Stamp Act 1899.

hat required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/-,I = Rs 55.00/-,M(a) = M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

01724089 / 2023 Deed No :I - 190105834 / 2023, Document is digitally signed.

Page 17 of 10



of Stamp Duty

that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/ion of Stamp
p: Type: Impressed, Serial no 207079, Amount: Rs.100.00/-, Date of Purchase: 28/06/2023, Vendor name: S

Pradipta Kishore Guha ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - I KOLKATA Kolkata, West Bengal

