

11864/2022

P-11653/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 222746

5-7/9
8-8002661669/2022

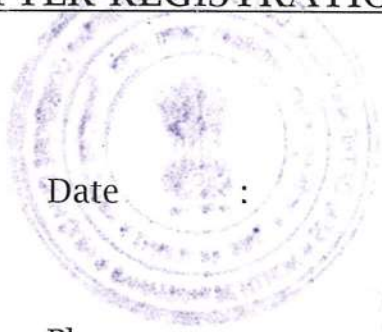
Certified that the document is ~~not~~
to registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document.

Additional District Sub-Registrar
Chowpura Dum Dum, 24-Pin. (North)

05 SEP 2022

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

1. Date : 05/09/2022
2. Place : Kolkata



पश्चिमबङ्ग पश्चिम बंगाल
WEST BENGAL
11864/2022

3. Parties:

(1) **SRI HIMANGSHU BASU (PAN NO. AURPB9292N + ADHAR NO. 9845 0786 7693) @ SRI HIMANGSHU KUMAR BASU** Son of Late Sudhir Kumar Bose, by faith - Hindu, by occupation - Retired, Presently residing at 8 Seema Road, Rabindra Nagar, P.O - Rabindra Nagar, P.S - Dum Dum, Kolkata - 700065, District - North 24 Parganas, (2) **SRI SUDHANGSU KUMAR BOSE (PAN NO. AAPPB9137L + ADHAR NO. 4001 4962 6499)** Son of Late Sudhir Kumar Bose, by faith - Hindu, by occupation - Retired, residing at 266, Dakshin Dari Road, South Dum Dum, P.O - Shreebhumi, P.S - Lake Town, Kolkata - 700048, District - North 24 Parganas.

(collectively **Principals**, includes successors-in-interest and/or assigns)

And

RAUNAK PROPERTIES PRIVATE LIMITED (PAN-AABCR8161K), a Company duly registered and incorporated under the meaning and provision of the Companies Act, 1956 having its registered office at the P-829/A, Lake Town, Block - A, P O Lake Town, PS : Lake Town, Kolkata - 700089 represented by its Managing Director **SRI RAUNAK JHUNJHUNWALA (PAN AEYPJ0495G & ADHAAR 2329 8128 4549)** son of Sri Sushil Kumar Jhunjhunwala, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at P - 829/1, Lake Town, Block - A, Police Station - Lake Town, Kolkata - 700089,

(**Attorney**, includes successors-in-interest and/or assigns).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. Background

WHEREAS originally the land situated at District North 24 Parganas, P.S Dum Dum, Additional District Sub-Registrar Cossipur Dum Dum,



Addl. District Sub-Registrar
Cossipore, Dum Dum

05 SEP 2022

Holding no. 213 & 217 (Old 216), Sreema Road, Ward no. 4, Premises/Holding no. 213 & 217 under South Dum Dum Municipality at Mouza – Gurui, J.L no. 16, R.S Dag no. 616 & 601 corresponding L.R Dag no. 1004 & 973, R.S Khatian no. 241 & 2198 corresponding L.R Khatian no. 2198 & 3078 is in the name of Late Sudhir Kumar Bose & Himangshu Basu @ Himangshu Kumar Basu. The land was obtained by Late Sudhir Kumar Bose by Purchased Deed and Himangshu Bose obtained the land through two Deed of gift executed by his father Sudhir Kumar Bose, the subject land measuring about **10 (Ten) Cottahs 7(Seven) Chitak 42 (Forty Two) sqft** (in which **9 (Nine) Cottahs 2 (Two) Chittaks and 44 (Forty Four) Sqft** is in the name of both the owners in L.R Dag no. 1004 and **1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft. is only in the name of Himangshu Kumar Bose only in L.R Dag no. 973).**

AND WHEREAS originally the land in R.S Dag no. 616, R.S Khatian no. 241 corresponding L.R Dag no. 1004 and L.R Khatian no. 2198, measuring about 18 decimal more or less of Bastu Land, belongs to Proja Rahad Ali Mondal sold and/or transferred his recorded land to Abdul Alim Mondal @ Abdul Ajij Mondal on 10.06.1920 which is recorded in Book no. I, Volume no. 14, Pages 118 to 119, being no. 1252 of 1920. The said Abdul Alim Mondal @ Abdul Ajij Mondal sold the entire landed property measuring about 18 sataks to Dedar Box Mondal on 05.11.1927, which is recorded in Book no. I, Volume no. 16, Pages 27-28, being no. 1495 of 1927. The said Deder Box Mondal transferred the land to Moksed Ali Mondal on 24.05.1933.

AND WHEREAS the said Moksed Ali Mondal sold the entire land measuring about 18 sataks more or less in R.S Dag no. 616, R.S Khatian no. 241 corresponding L.R Dag no. 1004 and L.R Khatian no. 2198, in favour of Sudhir Kumar Bose by a Registered Deed on

25.03.1953 which was recorded in Book no. I, Volume no. 44, Pages 164 to 167, being no. 3215 of 1953. In the R.S Record of Right the name of Abdul Alim Mondal was recorded and thereafter in R.S and L.R record the name of Late Sudhir Kumar Bose was recorded accordingly, in respect of the said subject land. On 16/03/1995. The said Sudhir Kumar Bose died by leaving behind his only two sons naming Himangshu Basu @ Himangshu Kumar Basu and Sudhangsu Kumar Bose and both the Owners herein got the property left by their father by inheritance.

AND WHEREAS one Jitendra Nath Bosu sold his landed property to Mir Ali Hossain on 31.03.1939 measuring about 49 decimals more or less which was recorded in Book no. I, Volume no. 21, Pages 58 to 59, being no. 1054 of 1939 in R.S Dag no. 601, R.S Khatian no. 2198 corresponding L.R Dag no. 973, L.R Khatian no. 3078. Late Sudhir Kumar Bose purchased a landed property measuring about 49 sataks more or less. After the death of Mir Ali Hossain, his heirs Mir Akbar Hossain & three others sold the said land to Late Sudhir Kumar Bose on 04.02.1953 vide Deed no. 367 of 1953 which is recorded in Book no. I, Volume no. 15, Pages 67 to 71.

AND WHEREAS after taking the landed property in R.S Dag no 616 corresponding L.R Dag no. 1004 and R.S Dag no. 601 corresponding L.R Dag no. 973, the said Late Sudhir Kumar Bose gifted some portion of his land to his sons i.e the owners herein. Form L.R Dag no. 1004, he gifted 1(One) Cottah 13 (Thirteen) Chittaks 25 (Twenty Five) Sqft more or less and from L.R Dag no. 973, he transferred 7 (Seven) Cotthas 5 (Five) Chittaks 19 (Nineteen) Sqft. More or lees vide Deed no. 2287 of 1989 which was recorded in Book no. I, Volume no. 48, Pages 48 dated 06.05.1989.

As such Sudhangsu Kumar Bose and Himangshu Basu @ Himangshu Kumar Basu are the joint owners of 9 (Nine) Cottahs 2 (Two) Chittaks and 44 (Forty Four) Sqft. More or less in L.R Dag no. 1004 (R.S 616) & 973 (R.S 601) 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft.

AND WHEREAS by another Deed of Gift vide no. 2286 dated 06.05.1989, the said Late Sudhir Kumar Bose gifted another portion of his land measuring about 7(Seven) Cotthas 8 (Eight) Chittaks 6 (Six) Sqft. More or less from L.R Dag no. 973 (R.S Dag no. 601) to his son Himangshu Basu @ Himangshu Kumar Basu i.e owner no. 1 herein which is recorded in Book no. I, Volume no. 48, Pages 353 of 1989. Thereafter on the same date the said Late Sudhir Kumar Bose vide Deed no. 2288 of 1989 again transferred 9 (Nine) Cotthas 12 (Twelve) Chittaks 39 (Thirty Nine) Sqft. more or less. From the Deed vide no 2288, the said Himangshu Basu @ Himangshu Kumar Basu got the landed property of 9 Cotthas 12 Chittaks and 39 sqft. More or less in L.R Dag no. 973 and he was the absolute owner of the land in question and he decided to transfer his land from L.R Dag no. 973. He sold/gifted/transferred to Uttam Saha (Deed no. 6573/2007), Gopal Das (Deed no. 1516/2007), Jaya Dutta (Deed no. 7021/2010) and Ranu Paul (Deed no. 01425/2011) and Smt. Dipali Bose i.e the wife of Himangshu Basu @ Himangshu Kumar Basu (Deed no. 1706/2014) **Now, presently only 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft. is in the name of Himangshu Basu @ Himangshu Kumar Basu.**

AND WHEREAS with a view to enjoy the said property in two plots, the Owners i.e **(1) SRI HIMANGSHU KUMAR BASU @ SRI HIMANGSHU BASU & (2) SRI SUDHANGSU KUMAR BOSE** jointly and severally are the owners of total area of land measuring about **10 (ten) Cottahs 7**

(seven) Chitak 42 (forty two) sq. ft. more or less together with structure standing thereon and are now jointly and severally seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same as they shall think fit and proper.

AND WHEREAS The right, title and interest of the Owner in the Said Property are free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and lispendens. All previous agreements entered into by the Owners in respect of the schedule premises and /or part thereof as was identified prior to its amalgamation have been duly cancelled by executing registered documents, revoked and declared invalid. The owners herein appoint and authorize the **RAUNAK PROPERTIES PRIVATE LIMITED,** Managing Director **SRI RAUNAK JHUNJHUNWALA as their attorney.**

AND WHEREAS The Owners shall ensure that title of the Owners to the Said Property continue to remain marketable and free from all encumbrances at all times and the Owners shall effect the necessary corrections in the Revenue Records and digital records and shall remain liable to the Developer for any consequences arising due to any incorrect recording and/or defect in title in any manner whatsoever and any change in the developable land area due to rectification or updation of records shall result in consequent reduction of the Owners' Allocation in view of the fact that the present agreement as to ratio has been done on the basis of the total available land for Development as represented by the Owners to the Developer. The Owners have full right, power and authority to enter into this Agreement.

AND WHEREAS The Said Property does not contain any excess land and the Owners also does not hold any excess land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976. The

respective Owners have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing (including creation of statutory or customary right of easement) whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title. The Said Property is free from all claims, demands, encumbrances, mortgages, equitable mortgages, charges, liens, attachments, lispendens, uses, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, restrictions and liabilities whatsoever or howsoever made or suffered by the Owners and the title of the Owners to the Said Property is good, free, clear, bankable and marketable.

4.1 Said Project: The Principals have decided to (1) develop the Said Property by way of construction of building (s) on the Said Property (collectively Said Complex) and (2) sell independent flats and saleable spaces (collectively Units) in the Said Complex to prospective purchasers (collectively Transferees) [such development of the Said Property by way of construction of the Said Complex and sale of Units therein to Transferees, collectively Said Project].

4.2 Development Agreement: By an Agreement of registered in the Office of the Dum Dum Cossipore, North 24 Parganas, in Book No. *1* , Being Deed No. *11633* for the year 2022 (Development Agreement) dated 05/09/2022, the Principals have appointed the Attorney as the developer of the Said Property for execution of the Said Project, in the manner and on the terms and conditions contained in the Development Agreement.

4.3 Entitlement in Said Complex: Under the Development Agreement, it has been agreed that the Principals shall be exclusively

entitled to certain percentage of the share of the area Units in the Said Complex as specified in the Development Agreement (collectively Principals' Entitlement) and similarly the Developer shall be exclusively entitled to certain share of units in the Said Complex as specified in the Development Agreement (collectively Developer's Entitlement) and it has been further agreed that the Attorney shall be entitled to sell and/or transfer all Units in the Said Complex only for Developer Allocation mentioned in the Agreement.

4.4 Reason for Granting of Powers: Under Article V, Clause e of the Development Agreement, it has been agreed that the Principals shall grant a Power of Attorney to the Attorney (1) to sign & for doing all acts, deeds and things required for getting the building plans of the Said Complex (Building Plans) sanctioned/revalidated/modified/alterd/extended by the authorities concerned in this regard (collectively Planning Authorities) (2) for construction of the Said Complex and overall development of the Said Property (3) for taking booking, entering into agreements and granting conveyances of all Units comprised in the Said Complex to the Transferees only for Developer allocation & (4) for the purposes of obtaining project finance. In pursuance of the above, the Principals are granting certain powers and authorities to the Attorney, by this Power of Attorney.

5. Subject Matter of Power of Attorney

5.1 Acts Under Development Agreement: Powers and authorities (1) for getting the Building Plans of the Said Complex sanctioned/revalidated/modified/alterd/extended by the Planning Authorities (2) for construction of the Said Complex and overall development of the Said Property and (3) for taking booking, entering

into agreements and granting conveyances of all Units comprised in the Said Complex to the Transferees for Developer's allocation only. The Attorney agrees and covenants with the Principals that the Attorney shall exercise all powers and authorities given under this Power of Attorney strictly in terms of the Development Agreement executed between the Parties and shall not violate the terms and spirit of the Development Agreement while exercising the powers granted herein.

6. Appointment

6.1 Hereby Made: The Principals hereby nominate, constitute and appoint the Attorney as the lawful attorney of the Principals, to do all acts, signs, deeds and things mentioned below, for, in the name of and on behalf of the Principals, relating to the Said Property.

7. Powers and Authorities

7.1 Sanction of Building Plans and Other Statutory Compliances: For the construction of the Said Complex and overall development of the Said Property, to get the Building Plans sanctioned/revised/revalidated/modified/altere d/extended by the Planning Authorities by appointing a licensed architect and structural engineer and to pay fees, costs and charges for the same and upon completion of work, to obtain drainage connection, water connection, occupancy certificate and other certificates from the Planning Authorities and to sign and submit/obtain plans and connected approvals.

7.2 Dealing with Authorities: To deal with all authorities for sanction, modification, alteration, extension, revision and re-validation

of the Building Plans and obtaining drainage connection, water connection, occupancy certificate and other certificates and in this regard to prepare, sign and submit plans, papers, documents, statements, undertakings, declarations, applications, indemnities and other ancillary papers, as be required.

7.3 Connection of Utilities: To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities for the Said Property.

7.4 Regulatory Clearances: To apply for and obtain all requisite statutory clearances/permissions/approvals/sanction of building plan under various Acts, including but not limited to clearances under (1) West Bengal Land Reforms Act, 1955 and (2) Urban Land (Ceiling & Regulations) Act, 1976 and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.

7.5 Property Tax: To make payment of property tax in respect of the Said Property by way of approaching the concerned authorities and obtaining necessary orders for such payment and to collect receipts thereof.

7.6 Preparatory Work: To cause survey, test soil, do excavation and other preparatory works for construction of the Said Complex on the Said Property.

7.7 Building Materials: To apply for and obtain such permissions as be necessary for obtaining steel, cement, bricks and other building materials and construction equipment for the purpose of construction

of the Said Complex on the Said Property in accordance with the Development Agreement.

7.8 Construction: To construct temporary sheds and godowns for storage of building materials and running of site office and to construct the Said Complex and/or any other structure on the Said Property, in accordance with the Development Agreement.

7.9 Contracts for Construction: In relation to such construction, to sign, execute and register any kind of contracts for construction with any third party under the terms and conditions as be deemed fit by the Attorney in accordance with the Development Agreement and without creating any liability or obligation of the Principals.

7.10 Signing and Execution: To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all papers, documents, declarations, affidavits, applications, returns, confirmations and consents for and in connection with sanction, modification, alteration, revision and re-validation of the Building Plans and to have the same registered and obtain all permissions and clearances as may be required for the same.

7.11 License for Lifts: To apply for and obtain permissions and licenses to install and run/operate one or more lifts in the Said Complex and to place orders for supply and installation of such lift or lifts on the manufacturer thereof and also to give contract to the manufacturer for maintenance of lift or lifts and concerned machineries.

7.12 Insurance: To insure and keep insured the Said Complex or any part thereof against loss or damage by fire, earthquake and/or other

risks as be deemed necessary and/or desirable by the Attorney and to pay all premium for such insurance.

7.13 Project Finance: To arrange for financing of the Said Project by Bank/Financial Institution/other entity and obtain loans for the Said Project and to deposit the Original Title Documents and other documents of title relating to the entirety of the Said Property with such Bank/Financial Institution/other entity as security for the purpose of such Project Finance and to create a mortgage/charge in favour of such Bank/Financial Institution/other entity for availing such Project Finance only in respect of the Developer's Entitlement.

7.14 Buyers' Finance: To arrange for financing/loans for the Transferees of the Said Complex (Buyers' Finance) by Bank/Financial Institution/other entity and to do all acts, deeds and things to facilitate the Transferees to obtain the Buyers' Finance and to sign and execute necessary documents on behalf of the Principals in connection with the Buyers' Finance and to create a mortgage/charge in favour of such Bank/Financial Institution/other entity for the Transferee(s) availing the Buyers' Finance.

7.15 Negotiation and Sale: To negotiate for sale and sell all Units comprised in the Said Complex to the Transferees and to prepare and enter into agreements, conveyances and other instruments in this regard (collectively Transfer Documents).

7.16 Execution and Registration: To sign, execute, deliver, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities the papers and documents referred to in and as also the Transfer Documents and to present for registration, admit execution, have registered and obtain originals of

the same and in this regard to appear before Notary Public, Sub-Registrars, Registrars, Magistrates and all other officers and authorities.

7.17 Acceptance of Papers: To accept notices and service of papers Directorate of Fire Services, Competent Authority under the Urban Land (Ceiling & Regulations) Act, 1976, Police Authorities, Civil and Criminal Courts and/or any other statutory authorities and/or other persons.

7.18 Appointment: To appoint architects, structural engineers, civil engineers, overseers, contractors, solicitors, Advocates, chartered accountants and/or such other agents as may be required for effectually discharging the powers and authorities granted herein.

7.19 Granting Receipts: To receive moneys including but not limited to sale consideration, interest etc. from the Transferees and/or third parties and pay moneys including refund of sale consideration, interest etc. to the Transferees and/or third parties and receive refund and to receive and grant valid receipts and discharges in respect thereof.

7.20 Watch and Ward: To employ and appoint watchmen, guards and other security personnel for the Said Property.

7.21 Termination of Contracts: To terminate any contract, agreement, right of occupancy, user and/or enjoyment with any Transferees and to deal with the Unit of such Transferee only for Developer's allocation in such manner as the Attorney may deem fit and proper.

7.22 Receive Payments: To receive, on behalf of itself and the Principals, all payments with regard to sale and/or transfer of the Units (Developer's Allocation) comprised in the Said Complex from the Transferees and acknowledge receipt of the payments.

7.23 Legal Action: To take any legal action against third parties (which shall include and/or deem to include all persons except the Principals) or to defend any legal proceeding instituted/initiated by third parties (which shall include and/or deem to include all persons except the Principals) including arbitration proceeding arising out of any matter in respect of the Said Property and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.

7.24 Outgoings: To pay all outgoings, including property taxes etc. in respect of the Said Property and to collect receipts therefor.

8. Covenants and Ratification

8.1 Covenants: The Attorney agrees and covenants with the Principals that (1) all the costs, charges and expenses for the exercise of any power or authority under this Power of Attorney shall be borne and paid by the Attorney (2) no financial or other liability shall be created on the Principals by virtue of grant of this Power of Attorney or by the exercise of any power or authority under this Power of Attorney and the Attorney hereby indemnifies and agrees to keep the Principals saved, harmless and indemnified of, from and against all losses (excluding any indirect or consequential losses), costs, damages, actions, suits, claims or demands, which the Principals or any of them may suffer or be put to because of any exercise of the powers and authorities contained in this Power Of Attorney granted by the

Principals in favour of the Attorney and (3) the liabilities and obligations of the Principals shall continue to remain the same as mentioned in the Development Agreement, irrespective of grant of this Power of Attorney .

8.2 Hereby Made: Subject to the above, the Principals hereby ratify and confirm and agree to ratify and confirm all lawful actions of the Attorney in pursuance of this Power of Attorney.

Schedule
(Said Property)

ALL THAT piece and parcel of a plot of Bastu land measuring an area of **10 (Ten) Cottahs 7(seven) Chitak 42 (forty-Two) more or less (In L.R Dag no. 1004 (R.S 616) landed area 9 (Nine) Cottahs 2 (Two) Chittaks and 44 (Forty Four) Sqft. More or less & in L.R Dag no. 973 (R.S 601) 1 (one) Cottha 4 (Four) Chittaks 43 (Forty Three) Sqft.**), Holding no. 213 & 217 (Old 216), Ward no. 4, Premises/Holding no. 213 & 217, Sreema Road, TOGETHER with G+1 Storied Old dilapidated building measuring about 3000 sqft. more or less under South Dum Dum Municipality at Mouza – Gurui, J.L no. 16, R.S Dag no. 616 corresponding L.R Dag no. 1004 and 601 corresponding L.R Dag no 973, R.S Khatian no. 241 corresponding L.R Khatian no. 2198 and R.S Khatian no. 2198 corresponding L.R Khatian no. 3078, P.S – Dum Dum, within the local limits of South Dum Dum Municipality, under present A.D.S.R. Cossipur Dum Dum, in the District of North 24-Parganas, which is butted and bounded as follows-

On the North : 16 ft. m/l Sreema Road

On the South : Dag no. L.R 1004 & 973

On the East : Dag no. L.R 1004 & 973

On the West : 10 ft. internal Road

9. Execution and Delivery

9.1 In Witness Whereof the Principals and the Attorney have executed this Power of Attorney on the above date.

1. 
Soumitra Datta
9/1, H. N. Road
How-711102

✓ Himangshu Basu @
Himangshu Kumar Basu
✓ Sudhansu Kumar Bose

[Principals]

2. ✓
Sulchris Bose
S/o Himangshu Kumar Basu
8, Seema Road, KOL-65

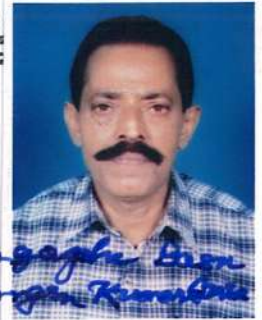
Raunak Properties, Pvt. Ltd.
@ Mansi Jyothimala
Director

[Attorney]

Drafted by:
Soumyajit Bhatta
Soumyajit Bhatta
Advocate
High Court, Calcutta
Enroll. No. WB-774/2000

DISTRICT NORTH 24 PARGANAS

**OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDI



1.

Name HIMANGSHU BASU

Status : Presentant

*Himangshu Basu
Himangshu Kumar Basu* @

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

*Himangshu Basu @
Himangshu Kumar Basu*

Signature of the Presentant

2.

Name SUDHANGSU KUMAR BOSE

Status : Presentant / Executant / Claimant Attorney /
Principal / Guardian / Testator



Sudhansu Kumar Bose

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Sudhansu Kumar Bose

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

DISTRICT NORTH 24 PARGANAS

****OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. - KOLKATA**

1.

Name RAVNAK JHUNJHUNWALA

Status : Presentant



Ravnak Jhunjhunwala

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Ravnak Jhunjhunwala

Signature of the Presentant

2.

Name

Status : Presentant / Executant / Claimant Attorney /
Principal / Guardian / Testator

Space for
Photo

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

Major Information of the Deed

Deed No :	I-1506-11653/2022	Date of Registration	05/09/2022
Query No / Year	1506-8002661669/2022	Office where deed is registered	
Query Date	05/09/2022 1:06:32 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Soumyajit Bhatta Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836879527, Status :Advocate		
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. 3/-	Rs. 1,57,84,425/-		
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]:- 150611633/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



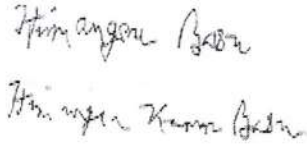


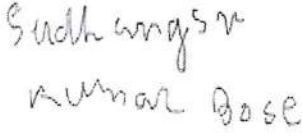
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sreema Road, Mouza: Gorui, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1004 (RS :-)	LR-2198	Bastu	Bastu	9 Katha 2 Chatak 44 Sq Ft	1/-	1,21,53,224/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L2	LR-973 (RS :-)	LR-3078	Bastu	Danga	1 Katha 4 Chatak 43 Sq Ft	1/-	17,32,763/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
TOTAL :					17.3181Dec	2 /-	138,85,987 /-	
Grand Total :					17.3181Dec	2 /-	138,85,987 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1/-	18,98,438/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	1 /-	18,98,438 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Himangshu Basu, (Alias: Himangshu Kumar Basu) Son of Late Sudhir Kumar Basu Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office			Signature 
		05/09/2022	LTI 05/09/2022	05/09/2022
266, Dakshin Dari Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AUxxxxxx2N, Aadhaar No: 98xxxxxxxx7693, Status :Individual, Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office				
2	Name Shri Sudhangsu Kumar Bose (Presentant) Son of Late Sudhir Kumar Bose Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office			Signature 
		05/09/2022	LTI 05/09/2022	05/09/2022
266, Dakshin Dari Road, City:- , P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx7L, Aadhaar No: 40xxxxxxxx6499, Status :Individual, Executed by: Self, Date of Execution: 05/09/2022 , Admitted by: Self, Date of Admission: 05/09/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Raunak Properties Pvt Ltd P-829/A, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Raunak Jhunhunwala Son of Shri Sushil Kumar Jhunhunwala Date of Execution - 05/09/2022, , Admitted by: Self, Date of Admission: 05/09/2022, Place of Admission of Execution: Office			
		Sep 5 2022 1:34PM	LTI 05/09/2022	05/09/2022
P-829/1, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5G, Aadhaar No: 23xxxxxxxx4549 Status : Representative, Representative of : Raunak Properties Pvt Ltd (as Managing Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Somen Chatterjee Son of Late Gopal Chatterjee Purba Sinthee Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700030			
	05/09/2022	05/09/2022	05/09/2022
Identifier Of Shri Himangshu Basu, Shri Sudhangsu Kumar Bose, Shri Raunak Jhunhunwala			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-7.57854 Dec
2	Shri Sudhangsu Kumar Bose	Raunak Properties Pvt Ltd-7.57854 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-1.08052 Dec
2	Shri Sudhangsu Kumar Bose	Raunak Properties Pvt Ltd-1.08052 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-1500.00000000 Sq Ft
2	Shri Sudhangsu Kumar Bose	Raunak Properties Pvt Ltd-1500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sreema Road, Mouza: Gorui,
Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1004, LR Khatian No:- 2198	Owner:সুধীর কুমার বসু, Gurdian:বাণীকান্ত বসু, Address:নিজ , Classification:বাস্ত, Area:0.09480000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 973, LR Khatian No:- 3078	Owner:হিমাংশু কুমার বসু, Gurdian:সুধীর কুমার বসু, Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 05-09-2022

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 13:03 hrs on 05-09-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Sudhangsu Kumar Bose , one of the Executants.

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 1,57,84,425/-

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

Execution is admitted on 05/09/2022 by 1. Shri Himangshu Basu, Alias Himangshu Kumar Basu, Son of Late Sudhir Kumar Basu, 266, Dakshin Dari Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Retired Person, 2. Shri Sudhangsu Kumar Bose, Son of Late Sudhir Kumar Bose, 266, Dakshin Dari Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Retired Person

Indetified by Somen Chatterjee, , , Son of Late Gopal Chatterjee, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

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

Execution is admitted on 05-09-2022 by Shri Raunak Jhunjunwala, Managing Director, Raunak Properties Pvt Ltd, P-829/A, Lake Town, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Somen Chatterjee, , , Son of Late Gopal Chatterjee, Purba Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 257, Amount: Rs.100/-, Date of Purchase: 02/09/2022, Vendor name: S Bhowmick

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 422009 to 422033
being No 150611653 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.09.06 12:38:42 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/09/06 12:38:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)