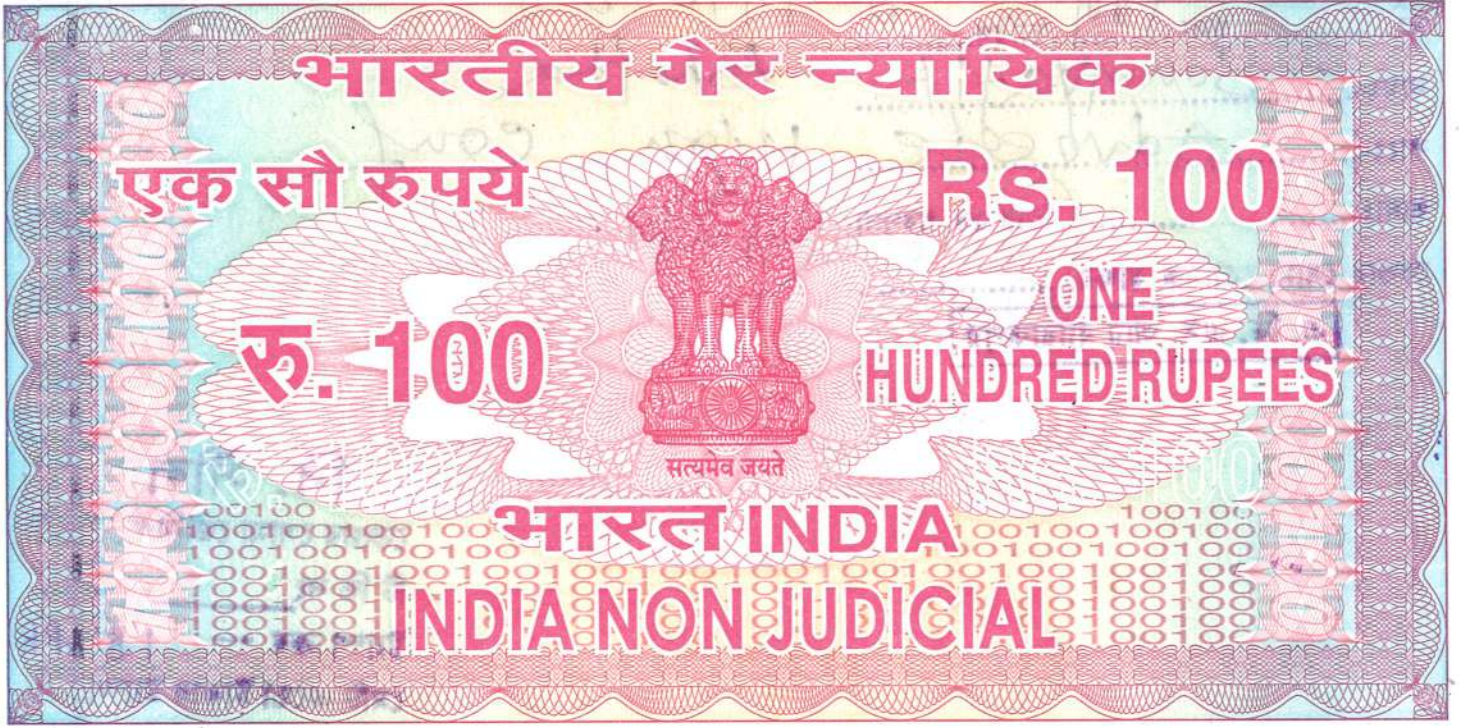


4393/2023

D. 4233/23



22/4

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 779872

8-8001064518/2023

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar
Coimbatore Dist. Coim. 24. Apr. 2023

12 7 APR 2023

DEVELOPMENT
POWER OF ATTORNEY

Contd....

2744 100 — 25/4/2023

নং..... মূল্য 100 তারিখ.....

নামঃ..... Soumyajit Bhatta

সাংঃ..... Advocate High Court

থানাঃ..... উত্তর ২৪ পরগণা

ভেণ্ডার সোম্য ভৌমিক স্বাক্ষর.....


এ. ডি. এস. আর ব্যারাকপুর

বি. সীল
ভেণ্ডার সোম্য ভৌমিক
টি ডি নং.....
স্ট্যাম্প জর — 18 APR 2023
সেট এভেং টাকার স্ট্যাম্প

₹ 0350000



Somen Chatterjee
S/o G. Ropal Chatterjee
Pumba Sindi Rd
P.O. Bhughadanga
P.S. Dum Dum
KOL-70030


Addl. District Sub-Registrar
Cossipore, Dum Dum
27 APR 2023

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) SMT. NAMITA BOSE (PAN BNJPB5547C & AADHAAR 2499 7068 1621)** Wife of Late Sudhangsu Kumar Bose, by faith - Hindu, by occupation - Housewife, residing at 266, Dakshin Dari Road, South Dum Dum, P.O - Shreebhumi, P.S - Lake Town, Kolkata - 700048, District - North 24 Parganas, **(3) SRI SIDDHARTH^{Kumar} BOSE (PAN AHTPB5274H & AADHAAR 9449 9600 0638)** Son of Late Sudhangsu Kumar Bose, by occupation - Service, residing at - ND-102, Shriram Spandhana Apartments, Off Wind Tunnel Road, Challaghatta, Bangalore North, P.S - Bangalore, Marathahalli Coloney, Karnataka, Pin - 560037, **(4) SRI DEBASHISH BOSE (OCI no. A402303)**, Son of Late Sudhangsu Kumar Bose, by occupation Service, Permanent address, 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



[Handwritten signature]

**Addl. District Sub-Registrar
Cossigore, Dum Dum**

27 APR 2023

– 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, 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.

Now the said **SUDHANGSU KUMAR BOSE** died on 15/04/2023 after amalgamating the two plots in one Holding No. 213 of land and as such the present **Principals** no. 1 to 3 are the heirs of the deceased and they are; **(2) SMT. NAMITA BOSE (PAN BNJPB5547C & AADHAAR 2499 7068 1621)** Wife of Late Sudhangsu Kumar Bose, **(3) SRI SIDDHARTH BOSE (PAN AHTPB5274H & AADHAAR 9449 9600 0638)** Son of Late ^{Kumar} Sudhangsu Kumar Bose, **(4) SRI DEBASHISH BOSE (OCI no. A402303)**, Son of Late Sudhangsu Kumar Bose.

AND WHEREAS The right, title and interest of the Owners/ **Principals**, in the Said Property are free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and lispens. 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.

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].

Development Agreement: By an Agreement of registered in the Office of the Dum Dum Cossipore, North 24 Parganas, in Book No. I, Volume No. 1506-2022, Pages 421101 to 421140, vide Deed No. 150611633 for the year 2022. One Registered Development Power of Attorney was also in connection with the above Development Agreement dated 05/09/2022 which is recorded in Book No. I, Volume No. 1506-2022, Pages 422009 to 422033, vide Deed No. 150611653 for the year 2022 dated 05/09/2022, and after death of the **SUDHANGSU KUMAR BOSE** the **Principals** herein have appointed the Attorney as the developer of the Said Property for execution of the Said Project after execution of Supplementary Development Agreement on 27/04/2023 which is recorded in Book No. , Volume No. , Pages to ,

Deed No. *P- 4225* of 2023 in the manner and on the terms and conditions contained in the Development Agreement.

4.2 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.

4.3 Reason for Granting of Powers: Under Article V, Clause e of the main 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/alterred/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/altered/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/altered/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 (New), 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-

This power is executed on 27.04.2023

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. Sukhansu Bose
8, Sreema Road.
Dum Dum cantt.
KOL-65

2. Somen Chatterjee
Dum Dum Rd
KOL-30

1. Himangsu Basu & Himangsu Kumar Basu

2. Manish Bose

3. Siddharthi Kumar Bose

4. Debashish Bose

[Principals]

Raunak Properties Pvt. Ltd

Pranab Chatterjee
Director

[Attorney]

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

Siddharthi Kumar Bose

**OFFICES OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA**

STATUS : PRESENTANT

1. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE *Hirangan Basu @ Hirangan Kumar Basu*

2. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE *Hemmit Bose*

3. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

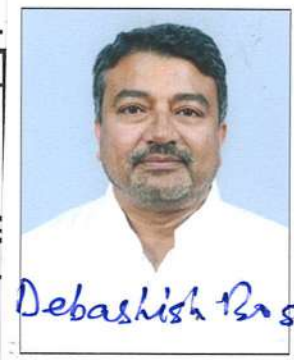


Siddhant Kumar Bose

SIGNATURE *Siddhant Kumar Bose*

4. **LEFT HAND FINGER PRINT** Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Debashish Bose

SIGNATURE *Debashish Bose*

DISTRICT NORTH 24 PARGANAS

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

1.

Name.....

Status: Presentant



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

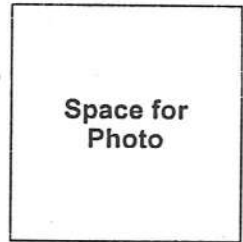
Qamsi Shukunaka

Signature of the Presentant

2.

Name.....

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



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-1506-04233/2023	Date of Registration	27/04/2023
Query No / Year	1506-8001064518/2023	Office where deed is registered	
Query Date	27/04/2023 1:46:10 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]:- 150604225/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



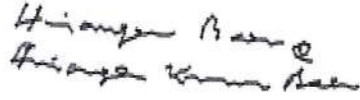





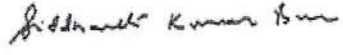
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sreema Road, Mouza: Gorui, Pin Code : 700028

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.,
L2	LR-973 (RS :-)	LR-3078	Bastu	Bastu	1 Katha 4 Chatak 43 Sq Ft	1/-	17,32,763/-	Width of Approach Road: 17 Ft.,
		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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Himangshu Basu, (Alias: Himangshu Kumar Basu) Son of Late Sudhir Kumar Bose Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			
	27/04/2023	LTI 27/04/2023	27/04/2023	
8, Seema Road, Rabindra Nagar, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 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: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office				
2	Name Smt Namita Bose Wife of Late Sudhangsu Kumar Bose Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			
	27/04/2023	LTI 27/04/2023	27/04/2023	
266, Dakshin Dari Road, South Dum Dum, City:- , P.O:- Shreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx7C, Aadhaar No: 24xxxxxxxx1621, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office				
3	Name Shri Siddharth Kumar Bose (Presentant) Son of Late Sudhangsu Kumar Bose Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			
	27/04/2023	LTI 27/04/2023	27/04/2023	

ND-102, Shriram Spandhana Apartments, Off Wind Tunnel Road, Challaghatta, Bangalore North, City:- , P.O:- Bangalore, P.S:-MALLESHWARAM, District:-Bangalore, Karnataka, India, PIN:- 560037 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx4H, Aadhaar No: 94xxxxxxxx0638, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023
 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office



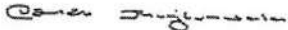


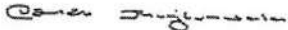


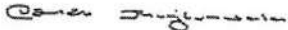
4	Name	Photo	Finger Print	Signature
	Shri Debasish Bose Son of Late Sudhangsu Kumar Bose Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			
		27/04/2023	LTI 27/04/2023	27/04/2023

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: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023
 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office



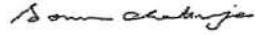
Attorney Details :

SI 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 :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Raunak Jhunjunwala Son of Shri Sushil Kumar Jhunjunwala Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Apr 27 2023 2:26PM</td> <td>LTI 27/04/2023</td> <td>27/04/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Raunak Jhunjunwala Son of Shri Sushil Kumar Jhunjunwala Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office					Apr 27 2023 2:26PM	LTI 27/04/2023	27/04/2023
Name	Photo	Finger Print	Signature										
Shri Raunak Jhunjunwala Son of Shri Sushil Kumar Jhunjunwala Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office													
	Apr 27 2023 2:26PM	LTI 27/04/2023	27/04/2023										
	P-829/A, 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.:: aaxxxxxx5g,Aadhaar No Not Provided by UIDAI 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			
	27/04/2023	27/04/2023	27/04/2023
Identifier Of Shri Himangshu Basu, Smt Namita Bose, Shri Siddharth Kumar Bose, Shri Debasish Bose, Shri Raunak Jhunjunwala			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-3.78927 Dec
2	Smt Namita Bose	Raunak Properties Pvt Ltd-3.78927 Dec
3	Shri Siddharth Kumar Bose	Raunak Properties Pvt Ltd-3.78927 Dec
4	Shri Debasish Bose	Raunak Properties Pvt Ltd-3.78927 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-0.54026 Dec
2	Smt Namita Bose	Raunak Properties Pvt Ltd-0.54026 Dec
3	Shri Siddharth Kumar Bose	Raunak Properties Pvt Ltd-0.54026 Dec
4	Shri Debasish Bose	Raunak Properties Pvt Ltd-0.54026 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Himangshu Basu	Raunak Properties Pvt Ltd-750.00000000 Sq Ft
2	Smt Namita Bose	Raunak Properties Pvt Ltd-750.00000000 Sq Ft
3	Shri Siddharth Kumar Bose	Raunak Properties Pvt Ltd-750.00000000 Sq Ft
4	Shri Debasish Bose	Raunak Properties Pvt Ltd-750.00000000 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:বানীকান্ত বসু, Address:নিজ , Classification:বাস্তু, Area:0.09480000 Acre,	Shri Himangshu Basu
L2	LR Plot No:- 973, LR Khatian No:- 3078	Owner:হিমাংশু কুমার বসু, Gurdian:সুধীর কুমার বসু, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Shri Himangshu Basu

Endorsement For Deed Number : I - 150604233 / 2023

On 27-04-2023

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.

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

Presented for registration at 13:59 hrs on 27-04-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Siddharth 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 27/04/2023 by 1. Shri Himangshu Basu, Alias Himangshu Kumar Basu, Son of Late Sudhir Kumar Bose, 8, Seema Road, Rabindra Nagar, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Retired Person, 2. Smt Namita Bose, Wife of Late Sudhangsu Kumar Bose, 266, Dakshin Dari Road, South Dum Dum, P.O: Shreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 3. Shri Siddharth Kumar Bose, Son of Late Sudhangsu Kumar Bose, ND-102, Shriram Spandhana Apartments, Off Wind Tunnel Road, Challaghatta, Bangalore North, P.O: Bangalore, Thana: MALLESHWARAM, , Bangalore, KARNATAKA, India, PIN - 560037, by caste Hindu, by Profession Service, 4. Shri Debasish Bose, Son of Late Sudhangsu 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 Service

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 Others

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

Execution is admitted on 27-04-2023 by Shri Raunak Jhunjhunwala, 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 Others

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 2744, Amount: Rs.100.00/-, Date of Purchase: 25/04/2023, 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 1506-2023, Page from 125806 to 125831
being No 150604233 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.05.02 12:12:05 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/05/02 12:12:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)