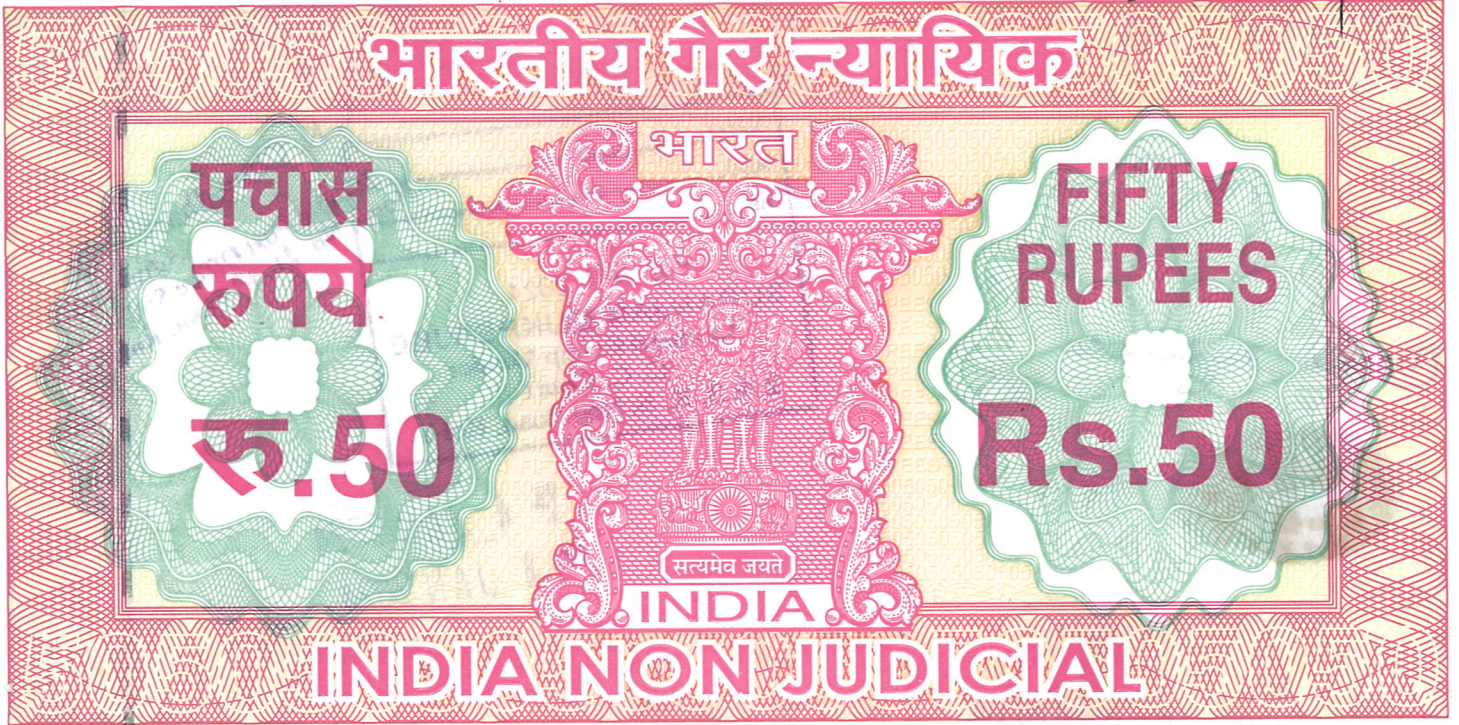


483/2024

T-0562/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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certified that the Document is admitted of registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Document.

Additional Registrar of Assurances-IV, Kolkata

15 JAN 2024

POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 10th day of January 2024

BETWEEN

Visit Case No. 048 dt. 9/1/24

J(1)...	280
J(2)-	350
Total	630
Realised on	6

ARA-IV
Kolkata

Sahib Lalhali

@Dandi Shighunwala

224145

NAME.....
 ADD.....
 Rs.....

- 4 JAN 2024
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C.C. Court
 2 & 3, K. S. Roy Road, Kol-1

A. K. Chowdhary & Co
 Advocates
 10, Old Post Office Street
 No. 21, 1st Floor, Kol-1

Dandi Shyamsala



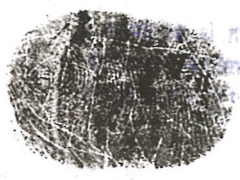
97.

4 JAN 2024
 4 JAN 2024

BHAWANI URBAN HOUSING DEVELOPMENT PVT. LTD.

Dandi Shyamsala

Director



98



LARICA ESTATES LTD.

Satish Lakhota

Director Mg. Director

(SATISH LAKHOTIA ALIAS SATISH CHANDRA LAKHOTIA)



99.

**ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA**
 10 JAN 2024

Ranjan Roy
S/o late Ranjit Roy
Misranjan Pathy

P.O+P.S- Bansdrami

Kol-700070

Service

LARICA ESTATES LIMITED (PAN AAACL5431P) a company within the meaning of the Companies Act, 2013 and having its registered office at 52 B Shakespeare Sarani, P.O. Shakespeare Sarani, P.S. Shakespeare Sarani Pin 700017, represented by one of its Director and authorised signatory **Satish Lakhota alias Sri Satish Chandra Lakhota** (PAN- ABAPL2094A) (AADHAR- 978414728282) son of Sri R.N. Lakhota, working for gains at 52 B Shakespeare Sarani, P.O. Shakespeare Sarani, P.S. Shakespeare Sarani Pin 700017, hereinafter referred to as the '**OWNER**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, successor or successor-in-interest and assigns) of the **ONE PART**.

Satish Lakhota

AND

BHAWANI URBAN HOUSING DEVELOPMENT PVT. LTD (PAN- AAJCB5411G) a company within the meaning of the Companies Act, 2013 and having its registered office at 829/A, Lake Town, Block-A, Kolkata- 700089, P.S. Lake Town, represented by one of its Director and authorised signatory **Shri Raunak Jhunjunwala, (PAN- AEYPJ0495G)** (AADHAR- 232981284549) son of Shri Sushil Jhunjunwala, by faith Hindu, by occupation Business, by nationality Indian, residing at JJ House, Block-A, 829/A, Lake Town, Kolkata- 700089, hereinafter referred to as the '**DEVELOPER**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, successor or successor-in-interest and assigns) of the **OTHER PART**.

Raunak Jhunjunwala

WHEREAS:-

- A)** The Owner above named and the Developer above named have entered into a development agreement for have entered into a development agreement dated 03/01/2024 before Additional Registrar of Assurances IV being No 190400291 for the year 2024.
- B)** Pursuant to the terms of the development agreement the owners hereby grant unto the developer the Power of Attorney to do perform the acts deeds and things pursuant to the terms and conditions of the development agreement and the land mentioned in the schedule below being All that piece and parcel of land measuring 3 Bighas 10 Chittaks 39 Square Feet in Mouza Konnagar J L No

Raunak Jhunjunwala

Satish Lakhota



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
10 JAN 2024

7 comprised in LR Dag No. 13816 under L R Khatian No 17699 (New) being Premises No. 63/A, G.T. Road (E), under ward No 15 of the Konnagar Municipality under Assessee No: 2703401050431Konnagar, P.S. Uttarpara, District- Hooghly- 712235and for which we have decided to commercially exploit our aforesaid property by constructing a new building thereon, upon demolition of the existing temporary structures thereof.

C) And whereas we have neither sufficient funds nor technical expertise and man power required for the purpose of pursuing with our above intention of commercial exploitation of the said property.

D) we as the principal hereby appoint the said developer Bhawani Urban Housing Development Pvt. Ltd. our true and lawful attorney in our names and on our behalf to do the following acts, deeds, matters and things necessary and pertaining to the said property strictly in term of the development agreement, description of which is more fully started and particularly mentioned and described in the schedule **hereunder written.**

1. To sign, execute and obtain plan or plans, and all papers and documents in this regard with any authority of the Konnagar Municipality, other statutory authority, public body or government, semi-government, undertaking, as the case may be and as maybe necessary, deposit the building plan to the appropriate authority of the Konnagar Municipality by the signature or signatures of the attorney in our name and on our behalf and take delivery of the plan or plans from Konnagar Municipality. The Principal will bear entire cost of plans sanctioning fees and other charges, if any payable to Konnagar Municipality.
2. To take possession and retain possession of the said property for us and on our behalf for the purpose of undertaking construction of the proposed building thereat in terms of the said registered development agreement dated 03/01/2024 registered before Additional Registrar of Assurances IV being No 190400291 for the year 2024.
3. To apply for cement, steel, brick, sand, stone-ships etc. required for the purpose of pursuing development work and/or construction at the said

Ramesh Chughanwala

Sush Kahloli

premises and to purchase necessary building materials required for the construction of the proposed building.

4. To appoint architects, engineers, contractors, masons, labourers, sub contractor, plumbers, electricians, supervisor etc. for us and on our behalf for the purpose of pursuing development work and/or construction of the said property at the cost of the developer. The principal shall not be liable for any of such costs and charges.
5. To negotiate on terms for and to agree to enter in any agreements or contracts with intending purchaser/s in the project as clearly mentioned in the said development agreement registered dated 03/01/2024 registered before Additional Registrar of Assurances IV being No 190400291 for the year 2024.
6. To institute, defend and prosecute enforce or resist any suit or other actions and proceedings, appeals, in any Court of Law within the jurisdiction of the said property including criminal, revenue, civil and all or any other statutory and for which to execute warrant of attorney, Vakalatnama and other authorities, to act and plead, to appoint advocate/s, solicitors etc. and to sign and verify plaints, written statements, petitions and other pleadings including pleadings under Article 226 of constitution of India.
7. To appear sign and execute all registrable documents, indentures, papers and documents for sale and/or transfer, assignment and/or disposal of all flats/units, commercial space in the said property and also receive the advance money or consideration money, in its name, thereof by way of cheque, draft, etc. and the net proceeds shall be distributed between the principal and the attorney @ 29% and 71% respectively subject to compliance of the terms and conditions as mentioned in the said development agreement. It is to be recorded that upon receiving the monies the developer will deposit the same in the specified escrow account.
8. To apply for and obtain sanction of electric-connection, water connection, sewerage and drainage connection or any other connection related to the said property on our behalf and to sign all papers, forms, applications and/or documents related thereto and to pay for all the fees towards sanction of the same.

Sahib Lalit

Pranshi Thakur

9. To take steps for collection of any refund from the Konnagar Municipality or any other authority or authorities as the case may be from time to time and to represent on our behalf concerning the said property.
10. To apply in our name and on our behalf before the concerned authority or other concerned or competent authorities for obtaining necessary permissions, no-objections, licenses, etc. as may be found necessary and/or expedient by our said attorney in respect of the power of the and/or authorities so being conferred upon him.
11. To appear and represent ourselves in all matters concerning the aforesaid property including appearance before the Pollution Control Board, Airport Authorities, Income Tax, Sales Tax, Magistrates, Fire Brigade , concerned Police Authority or such other law enforcing statutory authorities or public authorities as may be required by our said Attorney.
12. To submit declarations, statements, applications and/or returns of the concerned authorities if so required in respect of our property.
13. To settle, adjust compound, compromise or submit to arbitration of all actions, suits, accounts, claims and disputes if any, arising amongst ourselves and any other person or persons and to compound or compromise the same.
14. To concur in doing any one or more of the acts. deeds and things hereinbefore mentioned in conjunction with any other person or persons without making us liable for any loss or damage on that account under any circumstances.
15. To apply and obtain occupancy certificate/completion certificate from the concerned Konnagar Municipality.
16. To receive from the intending purchaser or purchasers any earnest money , part or full and/or advance or advances and also the balance of purchase money by way of cash, cheque, draft, etc and to issue good, valid receipt and discharge the purchaser or purchasers for the same.
17. To sign, execute any agreements, declaration, conveyance/s, sale deed/s, indenture/s etc. including deed of gift of any disposable portion/portions of the proposed building and for flats/units and saleable area on our behalf as

Damini Jyotsnawala

Satish Lakshmi

Vendors' and to present such agreements, declaration/s, conveyance/s, sale deed/s, indenture/s, etc. including deed of gift for registration, to admit execution and receipt of consideration before the additional district sub registrar, district registrar, registrar of assurances or registrar having the authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying saleable areas to the said purchaser or purchasers as fully and effectually in all respect as we can do the same ourselves.

18. To apply for sign, execute, present, tender and submit documents and appear and obtain necessary clearance and/or permission from the concern authorities and submit the same to the bank and financial institution for the purpose of obtaining financial facilities against mortgaging the said property.
19. To entrust all or any of the powers, authorities and liberties hereunder vested to its substitute or substitutes authorized by the attorney from time to time by way of a valid resolution for any one or more purpose or purposes as the Attorney shall from time to time desire in that behalf
20. And we do hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform and cause to be done, executed or performed in connection with the said property under and by virtue of the deed.

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring 3 Bighas 10 Chittaks 39 Square Feet in Mouza Konnagar J L No 7 comprised in LR Dag No. 13816 under L R Khatian No 17699 (New) being Premises No. 63/A, G.T. Road (E), under ward No 15 of the Konnagar Municipality under Assessee No: 2703401050431Konnagar, P.S. Uttarpara, District-Hooghly- 712235 and butted and bounded:

On the North :	Mirpara Lane
On the South :	Land of HabiburRahaman
On the East :	Gifted land of owner to Konnagar Municipality
On the West :	G.T. Road

Ramdi Chughumala

Sahab Lalit

Ramdi Chughumala

Sahab Lalit

IN WITNESS WHEREOF the parties have subscribed their hands and seal on the day month and year written above

SIGNED SEALED AND DELIVERED by

In the presence of

- 1 *Ranjan Roy*
Nirajan Palhy
P.O + P.S - Bamsdrow
KD - 700070

LARICA ESTATES LTD.
Satish Lakhota
Director Mag. Director
(SATISH LAKHOTIA ALIAS
SATISH CHANDRA LAKHOTIA)

- 2 *Jaxak DAS*
10, old post office street,
Kat-1

SIGNED SEALED AND ACCEPTED by

In the presence of

- 1 *Ranjan Roy*

BHAWANI URBAN HOUSING DEVELOPMENT PVT. LTD.
Adunsi Jhughinsala
Director

- 2 *Jaxak DAS.*

Drafted by me

Arup Kumar Dey

Arup Kumar Dey
Advocate
High Court, Calcutta
Enroll No.-WB/1515/03

SPECIMEN FORM FOR TEN FINGERS PRINT



Sachin Sahil

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Dandi Juyunsaka

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19048000082377/2024

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SATISH LAKHOTIA Alias Mr SATISH CHANDRA LAKHOTIA 52 B SHAKESPEARE SARANI, City:- , P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017	Represent ative of Principal [LARICA ESTATES LIMITED]		98. 	<i>Satish Lakhota</i> 10.01.2024
2	Shri RAUNAK JHUNJHUNWALA JJ HOUSE, BLOCK A, 829/A LAKE TOWN, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Represent ative of Attorney [BHAWAN I URBAN HOUSING DEVELOP MENT PRIVATE LIMITED]		97 	<i>Raunak Jhunjhunwala</i> 10.01.2024

Major Information of the Deed

Deed No :	I-1904-00562/2024	Date of Registration	15/01/2024
Query No / Year	1904-8000082377/2024	Office where deed is registered	
Query Date	09/01/2024 4:02:24 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SATISH CH LAKHOTIA 52/B, SHAKESPEARE SARANI, Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 8240197473, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 9,58,32,080/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190400291/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: G. T. Road - Konnagar, Road Zone : (Holding located on GT Road – Holding located on GT Road) , Mouza: Konnagar, Premises No: 63/A, , Ward No: 015 Pin Code : 712235

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-13816	LR-17699	Bastu	Bastu	3 Bigha 10 Chatak 39 Sq Ft		9,58,32,080/-	Property is on Road , Project Name :
Grand Total :					100.1206Dec	0 /-	958,32,080 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	LARICA ESTATES LIMITED 52 B SHAKESPEARE SARANI, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BHAWANI URBAN HOUSING DEVELOPMENT PRIVATE LIMITED 829/A LAKE TOWN, BLOCK A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SATISH LAKHOTIA, (Alias Name: Mr SATISH CHANDRA LAKHOTIA) Son of Shri R N LAKHOTIA 52 B SHAKESPEARE SARANI, City:- , P.O:- SHAKESPEARE SARANI, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : LARICA ESTATES LIMITED (as AUTHORISED SIGNATORY)
2	Shri RAUNAK JHUNJHUNWALA (Presentant) Son of Shri SUSHIL JHUNJHUNWALA JJ HOUSE, BLOCK A, 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.:: AExxxxxx5G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BHAWANI URBAN HOUSING DEVELOPMENT PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANJAN ROY Son of Late R ROY BANSDRONI, City:- Kolkata, P.O:- BANSDRONI, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700070			
Identifier Of Mr SATISH LAKHOTIA, Shri RAUNAK JHUNJHUNWALA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	LARICA ESTATES LIMITED	BHAWANI URBAN HOUSING DEVELOPMENT PRIVATE LIMITED-100.121 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Uttarpara, Municipality: KONNAGAR, Road: G. T. Road - Konnagar, Road Zone : (Holding located on GT Road -- Holding located on GT Road) , Mouza: Konnagar, Premises No: 63/A, , Ward No: 015 Pin Code : 712235

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 13816, LR Khatian No:- 17699	Owner:লারিকা এস্টেট লিমিটেড, Gurdian:ডিরেক্টর , Address:সাত রোড ক্রম মেস . Classification:বাড়ি, Area:1.08000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190400562 / 2024

On 09-01-2024

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 9,58,32,080/-

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 10-01-2024

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

Presented for registration at 10:01 hrs on 10-01-2024, at the Private residence by Shri RAUNAK JHUNJHUNWALA ,.

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

Execution is admitted on 10-01-2024 by Mr SATISH LAKHOTIA, , Mr SATISH CHANDRA LAKHOTIA AUTHORISED SIGNATORY, LARICA ESTATES LIMITED, 52 B SHAKESPEARE SARANI, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr RANJAN ROY, , , Son of Late R ROY, BANSDRONI, P.O: BANSDRONI, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Others

Execution is admitted on 10-01-2024 by Shri RAUNAK JHUNJHUNWALA, AUTHORISED SIGNATORY, BHAWANI URBAN HOUSING DEVELOPMENT PRIVATE LIMITED, 829/A LAKE TOWN, BLOCK A, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Mr RANJAN ROY, , , Son of Late R ROY, BANSDRONI, P.O: BANSDRONI, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Others

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 15-01-2024

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.

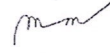
Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 224145, Amount: Rs.50.00/-, Date of Purchase: 04/01/2024, Vendor name: S Mukherjee



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 64104 to 64121
being No 190400562 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.01.19 12:56:44 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 19/01/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.