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POA



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Alipore, South 24-parganas

03 MAR 2023

**GENERAL
POWER OF ATTORNEY**

TO ALL WHOM THESE PRESENTS SHALL COME that I, DESIRE
REAL ESTATE PRIVATE LIMITED (PAN-AAECD2439B), a company
incorporated under the Companies Act. 1956 and having its registered
office at 61/17, Moore Avenue, Ground Floor, P.O. & P.S. Regent Park,
Kolkata-700040, represented by its Director, **Mr. Amitayu Kundu**
(PAN CEKPK7304B), son of Debashis Kundu, aged about 30 years,

01 JAN 2023

SL. No. 20

Rs=100
Name: Pankaj Chatterjee Adv.

Address: Alipore Judge Court Kolkata - 700027

Vendor Sign: [Signature]

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027



Santosh Yadav
S/O Late Barant Yadav
15/14 Ram Mohan Dutta
Road
Kolkata-700020

DISTRICT SUB REGISTRAR III
SOUTH 24 P.S., ALIPORE
03 MAR 2023

resident of 47J Moor Avenue, 1st Floor, P.O. & P.S. Regent Park, Kolkata - 700040, hereinafter referred to as the executant, **SEND GREETINGS :**

AND WHEREAS while the principal herein is the owner in respect of the property measuring area **5** (Five) Cottahs **12** (Twelve) Chittacks and **31** (Thirty One) Sq. ft. more or less being Premises No. 87, Manick Bandyopadhyay Sarani, P.S. Regent Park, under Ward no.97 of the present limits of the Kolkata Municipal Corporation, morefully and particularly stated in the **FIRST SCHEDULE**

AND WHEREAS The Owner, the Executant herein, for the purpose of development of the said premises entered into a Joint Venture Agreement dated 31-07-2019 & Supplementary dated 21-10-2022 with **M/S. VASUDEVA CORPORATION**, having it's Office at 17, Mohini Mohan Road, P.O. L.R Sarani, P.S. Bhowanipore for development of the property mentioned in the schedule hereunder written and executed General power of attorney in favour of one of it's partner **SRI JAYESH RAJA**, son of Sri Navnit Kumar Raja, by faith Hindu, by occupation business, by Nationality - Indian, resident of 21, Mohini Mohan Road P.O. L.R Sarani, P.S. Bhawanipur, Kolkata - 700 020 as attorney to act on behalf of the principal.

AND WHEREAS due to personal inconvenience of Sri. Jayesh Raja it become necessary to appoint another partner **SRI HEMANSHU RAJA**, son of Sri Navnit Kumar Raja, by faith Hindu, by occupation business,

by Nationality – Indian, resident of 13A, Balaram Bose 2nd Lane P.O. L. R Sarani, P.S. Bhawanipur, Kolkata - 700 020 on behalf of the principal in connection with the joint venture agreement dated 31-07-2019 & Supplementary dated 21-10-2022 as his true and lawful attorney to do all acts, deeds and things in respect of the said premises.

AND WHEREAS the further supplementary Development Agreement was executed and registered on 03.03.2023 which was registered in the office at DSR III Alipur South 24 Parganas recorded in Book No- I, Being No-03386 for the Year 2023

NOW KNOW YE AND THESE PRESENTS WITNESSES THAT the executants do hereby nominate, constitute and appoint **SRI HEMANSHU RAJA**, son of Sri Navnit Kumar Raja, by faith Hindu, by occupation business, by Nationality – Indian, resident of 13A, Balaram Bose 2nd Lane P.O. L.R Sarani, P.S. Bhawanipur, Kolkata - 700 020 partner of **M/S. VASUDEVA CORPORATION**, having it's Office at 17, Mohini Mohan Road, P.O. L.R Sarani, P.S. Bhowanipore, Kolkata - 700020, as his true and lawful attorney for the executant, to do exercise, execute and perform all or any of the following acts, deeds, matters and things jointly:

1. To hold, defend and protect possession and manage and maintain the said premises including the building to be constructed therein.

2. To sign, execute and submit all, plans, papers, applications, documents, statements, undertakings and declarations as may be required for mutation, amalgamation, conversion etc. of the said premises in Kolkata Municipal Corporation and/or any other appropriate authority or authorities.
3. To appoint Engineer/Engineers, Architect/Architects, Surveyor/surveyors, Caretakers, Sub-Contractors and to have survey and soil test of the said premises as may be necessary and for that to make all correspondence with them and to do all other acts, deeds and things as the said Attorney shall deem, fit and proper.
4. To sign, execute and submit all, plans, papers, applications, documents, statements, undertakings and declarations as may be required for having the plan or plans sanctioned for construction of the building at the said premises from the Kolkata Municipal Corporation and/or any other appropriate authority or authorities.
5. To sign and execute any map or plan in connection with the variations and/or modifications and/or alterations of the said sanctioned building plan and to submit the same with the Kolkata Municipal Corporation and other authority or authorities from time to time and apply for, obtain sanction of the same and to sign all plan and required papers to obtain completion certificate from the K.M.C.
6. To pay fees, obtain sanction and such other order or orders and permissions from the necessary authority or authorities as be expedient for modifications, variations and alterations of the building plan and other papers and documents as may be required by the necessary authorities.
7. To sign for and on behalf of the executant all papers, documents and writings, to appear, represent and to act for and on his

behalf before the necessary appropriate authority or authorities including the in Kolkata Municipal Corporation, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and any other necessary Government Authorities and appropriate authority or authorities in connection with the getting and obtaining all types of clearances and permissions and sanction, modification, variation and alteration of the building plan.

8. To receive the excess amount of fees, if any, paid for the purpose of sanction of the modifications, alterations and/or variations of the sanctioned building plan and/or for any other purposes related thereto from the Kolkata Municipal Corporation and/or other appropriate authority or authorities.
9. To develop the said premises by construction of the building thereon as per the sanctioned building plan and for such purpose demolish, remove and/or repair any house building and/or structures of whatsoever nature at the said premises.
10. To apply for and obtain from the appropriate authority or authorities the connection of electricity, water supply, gas, sewerage, drainage, telephone and any other connections or utility at the said premises, either temporary or permanent and/or to make alterations therein and to close down and/or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plan and to do all other acts, deeds and things as may be found deem, fit and proper by the said Attorney.
11. To apply for and obtain all entitlements of steel, cement and other building materials from the concerned authority or authorities for construction of the building at the said premises and to sign all necessary papers, documents and applications as may be found deem, fit and proper by the said Attorneys for such purpose.

12. To apply for, obtain and renew all license, permits, permissions and clearances from concerned Government and State Departments and Authorities, as may be necessary and/or required for the purpose of proper construction of the building and/or development of the said premises.
13. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent from the occupants thereof, if any.
14. To file and submit declarations, statements, affidavits, applications and/or returns to the necessary authorities in connection with the matter herein contained, namely development of the said premises.
15. To deposit and submit and withdraw documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges thereof.
16. To receive compensation and/or award payable in respect of any acquisition and/or requisition and/or vesting of the said premises.
17. To prosecute, sign, verify, declare and/or affirm and file complaints, written statements, petition, applications, affidavit, verification, vakalatnamas, warrant of attorney, objections, cross-objections, counter-claims, application for execution, revision, review, new trial or stay and injunction of whatsoever nature, memorandum of appeal and to do generally all other acts, deeds and things as the Attorneys in their discretion think, fit and proper in any proceedings or in any way therewith so as to defend their possession and title during the construction and development of the said premises.

18. To compromise suits, appeals and/or any legal proceedings in any court, any tribunal, any authority whatsoever and sign and verify applications thereof for the purpose of smooth and proper construction and development of the said premises and for the purpose of making the said premises free from all encumbrances.
19. To appoint any lawyers, solicitors, any consultants and experts for and on the behalf of the executant for conducting legal cases and/or any proceedings before any Court, Tribunal and/or any Government Departments and/or Authorities in respect of the said premises.
20. To receive any registered letters or any other documents in respect of the said premises and to grant proper and effectual receipts in respect thereof, during construction and development of the said premises.
21. To negotiate for sale and/or transfer of the units/flats/areas in the proposed building to be constructed thereon together with the rights appurtenant thereto in regards to the units / flats of spaces allocated to the developer as per the said Joint Venture Agreement dated 31-07-2019 & Supplementary dated 21-10-2022 and to enter in to agreement for sale and to receive advance and/or full consideration in regard to the unit / flats or space allotted to the Developer as per the said Joint Development Agreement dated 31-07-2019 & Supplementary dated 21-10-2022
22. To sign and/or execute any agreement for sale, any gift deed, mortgage deed, lease deed or any kind of transfer deed or deeds of conveyances in regard to the units/flats or spaces allocated to the developer as per the joint Development Agreement dated 31-07-2019 & Supplementary dated 21-10-2022, on behalf of the

executant and present the same for registration before the any Registrar, Sub-Registrar and Registrar of Assurance, Kolkata and to do all things necessary for the due and proper registration of such deeds as aforesaid.

23. For and on the behalf of the Executant the Attorneys will sign, execute and register all documents and papers, if necessary, required by the intending Purchasers for sanction of loan in respect of their purchasing units/flats and other space.
24. To file, appear, commence, prosecute, enforce, defend, answer, to oppose all proceeding in any Court and/or Tribunal in respect of the said premises and in respect of authority touching any of the matters concerning the said premises or any part thereof including acquisition and/or requisition and/or vesting and/or title dispute and/or any agreement and/or anything and if thinks fit to compromise, settle and refer to arbitration such dispute and appear before any Court, Civil or Criminal and/or before any Government Authorities including the Kolkata Municipal Corporation and any State and Government Departments and Authorities.
25. To do such all other acts, deeds and/or things, which may be found necessary and deem fit and proper by the said Attorneys for the purpose of development and/or completion of the proposed buildings over the said premises and for the purpose of holding possession and protection of the said premises.

AND GENERALLY to do all acts, deeds and things hereby and herein granted in respect of the said premises which the executant could have done lawfully under his own hands and seals if present personally.

AND GENERALLY the executant do hereby agree and confirm to ratify all and whatsoever act and/or deeds and/or things the said Attorneys shall lawfully do execute and/or perform and/or caused to be done, executed and/or performed in connection with the said premises referred to in the Schedule herein and by virtue of this Power.

**THE SCHEDULE ABOVE REFERRED TO
(The Said Premises)**

ALL THAT piece and parcel of land measuring **5** (Five) Cottahs **12** (Twelve) Chittacks and **31** (Thirty One) Sq.ft. more or less lying at and being known as 87, Manick Bandyopadhyay Sarani, Kolkata- 700040, Police Station- Regent Park, District- 24 Parganas (South), being Assessee No. 21-097-08-0403-1, Ward No. 97, within the Kolkata Municipal Corporation. and the said property is butted and bounded by:-

ON THE NORTH: 20 feet Wide Road.

ON THE SOUTH: Tolly's Nullah

ON THE EAST: 75, M.B Sarani.

ON THE WEST: 61/31, M. B. Sarani.

IN WITNESS WHEREOF the executants has hereunto set and subscribed his hand on this the 03rd day of March, 2023.

SIGNED SEALED AND DELIVERED

by the **EXECUTANT** at Kolkata
in the presence of :

1. *Boudyoto Chak*
Alipor b.h. Cur
col. 22

2. *Santosh y-cla*
15/14 R. M. D Rd
K. 1- 700020

DESIRE REAL ESTATE PRIVATE LIMITED
Amitayn Kundu
Director

SIG OF THE EXECUTANT

Accepted by

~~VASUDEVA CORPORATION~~
[Signature]
~~[Signature]~~

VASUDEVA CORPORATION
Hemanshu Raja
Partner

SIG OF THE ATTORNEY

Drafted by me
Pankaj Chatterjee
Advocate

Alipur Police Court, Kol -27

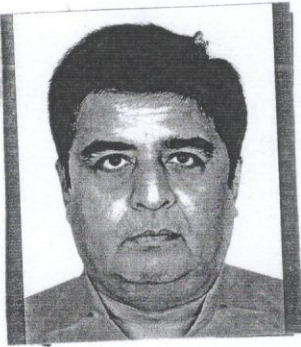
Pankaj Chatterjee
Advocate
Alipore Criminal Court
WB/383/83



Thumb

1st Finger Middle Finger Ring finger Small Finger

	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name AMITAY KUNDOSignature Amitay Kundo

Thumb

1st finger Middle Finger Ring Finger Small Finger

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Left hand					
Right hand					

Name HEMANSHU RAJASignature Hemanshu Raja

Thumb

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Left hand					
Right hand					

Name

Signature

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Left hand					
Right hand					



Santosh

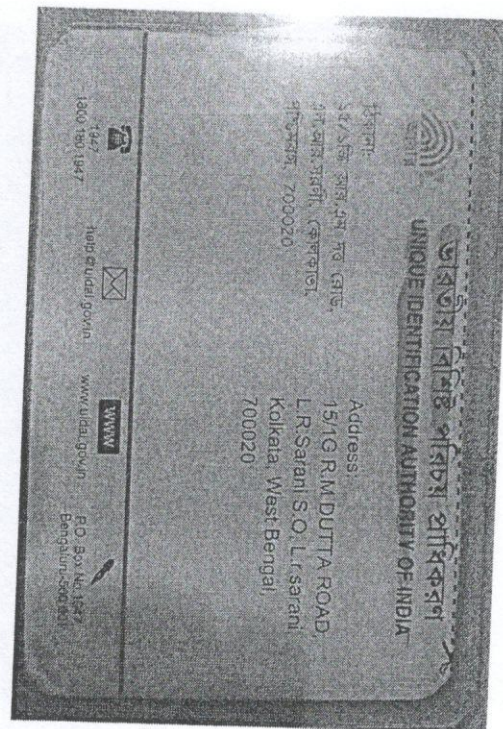
today at 11:06





Santosh

today at 11:06



Major Information of the Deed

Deed No :	I-1603-03387/2023	Date of Registration	03/03/2023
Query No / Year	1603-3000586417/2023	Office where deed is registered	
Query Date	03/03/2023 12:32:31 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Baidyanath Dolui Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9064896216, Status :Others		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
		Rs. 1,26,90,272/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(d))		Rs. 39/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 87, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 12 Chatak 31 Sq Ft		1,26,90,272/-	Width of Approach Road: 20 Ft.,
Grand Total :				9.5585Dec	0 /-	126,90,272 /-	



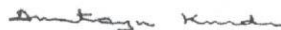


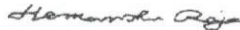
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Desire Real Estate Private Limited 61/17, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: aaxxxxxx9b,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	Vasudeva Corporation 17, Mohini Mohan Road, City:- , P.O:- L R Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Amitayu Kundu Son of Mr Debasish Kundu Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office			
	Mar 3 2023 12:38PM	LTI 03/03/2023	03/03/2023	
47J, Moor Avenue, 1st Floor, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CExxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Desire Real Estate Private Limited (as Director)				
2	Name	Photo	Finger Print	Signature
	Mr Hemanshu Raja (Presentant) Son of Mr Navnit Kumar Raja Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office			
	Mar 3 2023 12:37PM	LTI 03/03/2023	03/03/2023	
13A, Balaram Bose 2nd Lane, City:- , P.O:- L R Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx9C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Vasudeva Corporation (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santosh Yadav Son of Late Basant Yadav 15/1G, Ram Mohan Dutta Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020			
	03/03/2023	03/03/2023	03/03/2023
Identifier Of Mr Amitayu Kundu, Mr Hemanshu Raja			

On 03-03-2023

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:33 hrs on 03-03-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Hemanshu Raja ,.

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

Execution is admitted on 03-03-2023 by Mr Amitayu Kundu, Director, Desire Real Estate Private Limited, 61/17, Moore Avenue, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Santosh Yadav, , , Son of Late Basant Yadav, 15/1G, Ram Mohan Dutta Road, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Others

Execution is admitted on 03-03-2023 by Mr Hemanshu Raja, Partner, Vasudeva Corporation, 17, Mohini Mohan Road, City:- , P.O:- L R Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr Santosh Yadav, , , Son of Late Basant Yadav, 15/1G, Ram Mohan Dutta Road, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 20, Amount: Rs.100.00/-, Date of Purchase: 01/01/2023, Vendor name: T K Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 100147 to 100164
being No 160303387 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.03.03 17:23:22 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/03/03 05:23:22 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)