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E-13997/23



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AP 766161

T 8/19/23  
E-8/2290728/23

Certified that the document is admitted registration. The signature sheets and the endorsement sheets attached with the document are the parts of this document.

District Sub-Register-III  
Alipore, South 24-parganas

**POWER OF ATTORNEY FOR DEVELOPMENT**

08 SEP 2023

**NOW KNOW ALL MEN BY THIS PRESENTS** I, **SRI PRADEEP KUMAR BANERJEE** Son of Late Sudhir Ranjan Banerjee By-Faith-Hindu, residing at 28/2B, Nakuleshwar Bhattacharya Lane, Kolkata -700026 P.S. Tollygunge hereinafter called and referred to as the "**OWNER**" ( PAN No. ADTPB89996N ) hereinafter called and referred to as the **PRINCIPAL/EXECUTANT**.

07 SEP 2023

No. 823 Date

Name Pankaj Chatterjee  
Advocate

Address Alipore Criminal Court  
WB/383/83

Vendor Sig. *[Signature]*

TAPAN KUMAR D.A.S  
Alipore Police Court  
Kolkata-700027



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
08 SEP 2023

Samtosh yadav  
S/o Late Besant yadav  
15/14 Ram Mohan Dutta  
Road  
Kc1 - 700020  
P.S. Bhawanipur  
P.O. L.R Sarani

**KNOW ALL MEN BY THIS PRESENTS I SRI PRADEEP KUMAR BANERJEE** Son of Late Sudhir Ranjan Banerjee By-Caste-Hindu , residing at 28/2B, Nakuleshwar Bhattacharya Lane , Kolkata - 700026 P.S. Tollygunge hereinafter called and referred to as the "**OWNER**" ( **PAN No. ADTPB89996N** ) being the owner of property containing an area of **5** (Five) Cottahs 15 Chittaks be the same a little more or less being premises No.28/2/3A , Nakuleshwar Bhattacharya Lane , Kolkata -700026 P.S. Tollygunge 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 13/A, Balaram Bose 2<sup>nd</sup> Lane , P.O. L.R Sarani, P.S. Bhawanipur, Kolkata:- 700 020, proprietor of **M/S, VASUDEVA BUILDERS**, having its Office at 17, Mohini Mohan Road, P.O. L.R Sarani, P.S. Bhowanipore, Kolkata:- 700 020 as my true and lawful attorney for me in my name and on my behalf to do execute and perform, inter alia, the following acts, deeds matters and things in respect of the property as described in the Schedule hereunder written.

- 1) To represent me before the authority of the Kolkata Municipal Corporation, B.L & L.R.O, CESC Ltd. and any other Government and Semi-Government offices, civic authority, building department of K.M.C., all courts and to sign all applications, petitions, plans, documents, affidavits, declarations etc. in respect of the said property.
- 2) To sign and execute building plans, all documents, forms etc, specifications, papers, deeds Affidavits to the Kolkata Municipal Corporation including all its departments or any other authorities for the purpose of getting the building plans and commencement certificate sanctioned and/or revalidated and to give such other applications, writings, undertakings as may be required for the purpose of the developments of the said properties.
- 3) To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation with changes there in and for



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
08 SEP 2023

that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage L.B.S, designers, architects, engineers, artisans and masons and workmen for the said purpose.

- 4) To sign & appear for and on my behalf before the appropriate authorities of The Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, the CESC Ltd. and any other local or statutory authorities and all Govt./Semi Govt./Quasi Govt./Private Offices and Police Authorities and to sign on my behalf building sanction plans, all necessary forms, applications, petitions and documents and sign, apply and obtain sanction, plan/permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.
- 5) To sign and apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or CESC power supply to the said building required for the use and enjoyment of the building and also regularize plan, occupancy certificate or any other certificate and to sign all such applications/forms and documents as shall be required for the said purpose.
- 6) To prepare and sign plans for development of the said landed properties and to submit the same to the Kolkata Municipal Corporation and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building plans to the said Municipal Corporation and other concerned authorities for the purpose of obtaining approval to such amendment.
- 7) To sign and execute building plans, all documents, forms etc, specifications, papers, deeds Affidavits to the Kolkata Municipal Corporation including all its departments or any other authorities for the purpose of getting the building plans and commencement certificate , completion certificate , regularize plan and/or revalidated and to give such other applications, writings, undertakings as may be required for the purpose of the developments of the said properties.

- 8) Also to attend before any Registrar, 1st magistrate , Sub-Registrar or Dy. Registrar of Assurance in Kolkata and/or to execute tenants rehabilitation declaration etc required by K.M.C. , agreement with tenants , sign & execute papers in respect of surrender of tenancy etc. to sign all required papers with tenants/occupiers fully and effectual that we our self could do.
- 9) To institute, commence, prosecute, carry on or defend all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning to my said property and against any tenants/occupiers of the schedule property or concerning to special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitions, inventories to accept service of all summons, notices and other judicial process, to execute any judgment, decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama / Power or any other authority to act and plead.
- 10) To file and defend any or all suits, cases, appeals, complainants and applications, Revisions, Writ Petition, Motion/s of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner whatsoever relating to the said property as described in the Schedule hereunder written in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority or Quasi Judicial Authority in respect of the below mentioned Schedule property.
- 11) To sign and verify all paints, written statements, petitions, objections, cross objections, claims, counter claims, application for execution, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of Appeal and generally to do all other acts, deeds and things relating to the above matter/proceedings for and on my behalf as the said Attorney in its absolute discretion may think fit and proper in respect of the below mentioned Schedule property.
- 12) To sign and receive all letters and articles and/or any other documents of whatsoever nature in respect of the said premises

and/or property written in the Schedule herein below and to grant proper and effectual receipt or receipts there for.

- 13) To negotiate on terms and agree to and enter into any conclusive Agreement for sale and to sell out only Developer's Allotted allocation with proportionate share of the land (except owner's allocation mentioned in the said Agreement for Development) to any intending purchaser or purchasers.
- 14) To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, or other spaces, if any, to any intending Purchaser or Purchasers in respect of developers allocation.
- 15) To enter into an agreement for sale or deed of conveyance with the intending purchaser or purchasers for the sale of flat/s and other spaces of the building within the Developer's Allocation of the said Agreement for Development dated 08/09/2023 which was duly registered in the Office of the D.S.R-II, Alipore, South 24 Parganas, being No.....13906..... pertaining to the construction of the said premises and to receive all earnest money and/or advance or advances and also the balance of purchase money on completion of such sale or sales in the said building from the intending purchaser or purchasers and give valid receipt and discharge for the same.
- 16) That the Developer shall have no right to deal with Owner's Allocation in any manner whatsoever and I being the executants of this General Power of Attorney authorized and entrust the Developer to deal with the Developer's Allocation in all respects.
- 17) To present any conveyance or conveyances for registration , to admit into execution and issue valid receipt on acceptance of consideration before the Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said Attorney may consider as necessary for conveying the said developer's allotted allocation with proportionate share of the land out of the Developers' allocation as mentioned in the said Agreement for Development or any portion thereof to the said purchaser or purchasers as fully and effectually in all respect as I could do the same by myself.
- 18) To issue No Objection certificate to any intending purchaser/s for obtaining home loan from any bank, company/firm, Non Banking Financial Institution or person in respect of sale of the

MAHARAJA UNIVERSITY  
Hemanth Raja

said property or any portion thereof without creating any financial liability to the owner for the same.

- 19) To sign, execute, admit, execution gift deed for portion/strip of land to the Kolkata Municipal Corporation as required under the law and present the said Gift Deed for registration and register the same also can execute Sale Deed, Release Deed, Exchange Deed, Mortgage Deed, Gift Deed and all Deed of Conveyance or Conveyances or Agreement on my behalf in respect of Sale of the Flats and other Spaces within the Developer's allocation as mentioned in the said Agreement for Development in favour of the intending purchaser/ purchasers before competent Registering Authority and have them registered according to law which I could do the same by myself.

That the Developer shall have every right to put his signatures to executed deed of conveyance and to present the same for accomplishment of registration of the Developer's allocation and to receive and to enjoy entire consideration amount of the sale proceed of the said developer's allocation in the said building.

- 20) The developer shall have right to gift a strip/portion of said premises / schedule "A" property to The Kolkata Municipal Corporation without any consideration money and can execute Gift Deed in favor of The Kolkata Municipal Corporation or it's other department before competent Registering Authority and have them registered according to law which I could do the same by myself.

**AND GENERALLY** to do all acts, deeds and things in connection with the aforesaid Developer's Allocation property or any part thereof and for better exercise of the Authorities herein shall be construed done by us under my own hand and seal, as the Acts, Deeds and things done by my personally.

**AND** I do hereby ratify and confirm all or whatsoever other act or acts my said Attorney shall lawfully do, execute or perform or caused to be done and executed or performed in connection with the sale of the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.



SCHEDULE "A" OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece and parcel of homestead land measuring about 5 (Five) Cottahs 15 ( Fifteen ) Ch and 0 Sq. Ft. be the same a little more or less being Premises No. 28/2/3A ,Nakuleshwar Bhattacharya Lane , Kolkata -700026 P.S. Tollygunge within the town of Calcutta Division, and Assessee No. 110841300877 within the limits of the then Calcutta Municipality now under the jurisdiction of the Kolkata Municipal Corporation.

IN WITNESSES WHEREOF I, PRADEEP KUMAR BANERJEE have signed this Power of Attorney on this the 08<sup>th</sup> day September 2023.

SIGNED SEALED AND DELIVERED:  
IN THE PRESENCE OF :

WITNESSES :-

1. Supratik Banerjee  
28/2/B N.B. Lane  
Kolkata 700026  
Kolkata

2. Santosh Kundu  
15/16 R.M.D.R.  
Kolkata - 700022

Pradeep Kumar Banerjee  
EXECUTANT  
(PRINCIPAL)

I accept this Power of Attorney

Hemanshu Raja

Signature of the  
ATTORNEY

Drafted by me as per information  
and documents supplied to me:-

Pankaj Chatterjee  
Pankaj Chatterjee  
Advocate  
Alipore Criminal Court  
WB/383/83

Thumb      1<sup>st</sup> Finger    Middle Finger    Ring finger    Small Finger

	Left hand					
	Right hand					

Name .....

Signature .....



Thumb      1<sup>st</sup> finger    Middle Finger    Ring Finger    Small Finger

Left hand					
Right hand					

Name ..... PRADEEP KUMAR BANERJEE

Signature Pradeep Kumar Banerjee



Thumb      1<sup>st</sup> Finger    Middle Finger    Ring Finger    Small Finger

Left hand					
Right hand					

Name ..... HEMANSHU RAJA

Signature Hemanshu Raja

Thumb      1<sup>st</sup> Finger    Middle Finger    Ring Finger    Small Finger

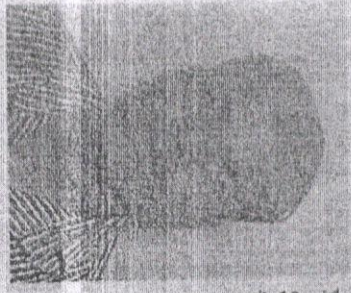
	Left hand				
	Right hand				

Name .....

Signature .....



भारत सरकार  
GOVERNMENT OF INDIA



संतोष यादव  
SANTOSH YADAV  
पिता : बसन्त प्रसाद यादव  
Father : BASANT PRASAD YADAV  
जन्म मील / Year of Birth : 1978  
पुरुष / Male

8728 4900 3022



आधार - साक्षात्करण यानुषेख अधिकाय

Santosh yadav



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঢাকা

স্মারকি আর.এম দত্ত রোড,

ল.আর.সারানি, কোলকাতা,

পিন কোড: 700020

Address:

15/1 G R M DUTTA ROAD

L.R. Sarani S.O L.r.sarani

Kolkata, West Bengal,

700020

1800 180 1947

1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947  
Bengaluru-560 001



Santosh Patel

### Major Information of the Deed



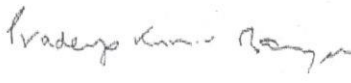
Deed No :	I-1603-13997/2023	Date of Registration	08/09/2023
Query No / Year	1603-8002290728/2023	Office where deed is registered	
Query Date	08/09/2023 11:33:40 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAIDYANATH DOLUI Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9064896216, Status :Others		
Transaction	Additional Transaction		
[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. 1/-	Rs. 2,84,70,696/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,000/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160313906/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nakuleshwar Bhattacharya Lane, , Premises No: 28/2/3A, , Ward No: 084 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 15 Chatak	1/-	2,84,70,696/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>9.7969Dec</b>	<b>1 /-</b>	<b>284,70,696 /-</b>	

### Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr PRADEEP KUMAR BANERJEE</b> Son of Late SUDHIR RANJAN BANERJEE Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office			
		08/09/2023	LTI 08/09/2023	08/09/2023

28/2B NAKULESWAR BHATTACHARYA LANE, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx6N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office




**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>VASUDEVA BUILDERS</b> 17 MOHINI MOHAN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: ADxxxxxx9C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr HEMANSHU RAJA (Presentant)</b> Son of Mr NAVNIT KUMAR RAJA Date of Execution - 08/09/2023, , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office			
		Sep 8 2023 2:28PM	LTI 08/09/2023	08/09/2023
	13A BALARAM BOSE 2ND LANE, City:- Not Specified, 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 Status : Representative, Representative of : VASUDEVA BUILDERS (as SOLE PROPRIETOR)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANTOSH YADAV</b> Son of Late BASANT YADAV 15/1G, RAM MOHAN DUTTA ROAD, City:- , P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700020			
	08/09/2023	08/09/2023	08/09/2023
Identifier Of Mr PRADEEP KUMAR BANERJEE, Mr HEMANSHU RAJA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr PRADEEP KUMAR BANERJEE	VASUDEVA BUILDERS-9.79688 Dec



Endorsement For Deed Number : I - 160313997 / 2023

On 08-09-2023

**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 11:36 hrs on 08-09-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr HEMANSHU RAJA ..

**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 2,84,70,696/-

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

Execution is admitted on 08/09/2023 by Mr PRADEEP KUMAR BANERJEE, Son of Late SUDHIR RANJAN BANERJEE, 28/2B NAKULESWAR BHATTACHARYA LANE, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others

Indetified by Mr SANTOSH YADAV, , , Son of Late BASANT YADAV, 15/1G, RAM MOHAN DUTTA ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Others

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

Execution is admitted on 08-09-2023 by Mr HEMANSHU RAJA, SOLE PROPRIETOR, VASUDEVA BUILDERS, 17 MOHINI MOHAN ROAD, City:- Not Specified, 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: L R SARANI, 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 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 1,000.00/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 823, Amount: Rs.1,000.00/-, Date of Purchase: 07/09/2023, Vendor name: Tapan Kr 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 382778 to 382791  
being No 160313997 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.09.15 15:10:33 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/09/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.