

2440/23

I - 2365/2023



पश्चिम बंगाल WEST BENGAL

AH 397515

Certify that the document is submitted to registration. The signature sheet and the endorsement sheets attached with this document are true and correct.

Advt. District Sub-Registrar
Bidhannagar, (Salt Lake City)

15 SEP 2023

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME: I SHRI **PRABHAT KAMAL BEZBORUAH**, (PAN No. ACTPB0517G), son of Sri Nil Kamal Bezboruah aged about 65 years, by faith- Hindu, by occupation - Business, by Citizen - Indian, residing at Flat No. 41, 17 Lower Range P.O. Lower Range, P.S. Karaya, Ward No. 64, City - Kolkata 700017 Indian Inhabitant, SEND GREETINGS.

850235436/2023
15.9.2023
12:02

2-33CE/0005

8755 Date 28/8/23
Sold to Samiran Das
of 2 DV Pyandua Rd K 20
Rupees 50

SD
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Samiran Das
Advocate
High Court, Calcutta
10 Pranal Kumar Roy



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake C)

15 SEP 2023

WHEREAS

- a. I am the owner and I am seized and possessed and/or otherwise well and sufficiently entitled to all that piece and parcel of land described in the Schedule hereunder written and hereinafter referred to as the said premises.
- b. By an agreement dated 15/09/2023 vide Deed No. 1-150402363/2023 of 2023 registered at ADSR Bidhan Nagar, I have agreed to grant the development rights in respect of the said premises to M/s SATVAN REALTY , having its office at 2 Dr. Rajendra Road, Kolkata 700020, represented by its Partner Gaurav V Sanghvi hereinafter called the said "Developer" upon the terms and conditions contained in the said Development Agreement.
- c. To enable the said M/s SATVAN REALTY , represented by its Partner GAURAV V SANGHVI to develop the said premises in terms of the said development agreement, I am executing the present Power of Attorney in favour of Gaurav V Sanghvi son of Late Virendra Kumar

Gaurav Sanghvi

C



Add: District Sub-Registrar
Bidhanpur, (Salt Lake CP)

15 SEP 2023

Sanghvi, by Citizen - Indian, residing at 3, Wood Burn Road, Malyalaya Apartment 8A, Kolkata - 700 020 to enable him to act for and on my behalf and in my name to do all such acts and things as are necessary all required relating to development of the said premises.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, PRABHAT KAMAL BEZBORUAH hereby nominate, constitute appoint, Gaurav V Sanghvi, as my true and lawful attorney to act for me and in my name and to do all necessary acts, deeds and things mentioned hereinafter in connection with the development of the said premises:-

1. To deal with and correspond with the Municipal Corporation Authorities and Local Authorities and/or Central and State Government and their respective departments in connection with the development of the said premises and in particular to do the following acts:-
 - a. To apply for and obtain sanction to the building plans or for the revalidation and/or revision of the plans sanctioned or to be sanctioned, with such alterations, modifications, subtraction and additions thereto, I as the attorneys may desire.



Addl. District Sub-Registrar
Bidhanagar. (Sarl Lake Circle)

15 SEP 2023

- b. To apply for and obtain Commencement Certificate and/or Occupation Certificate and/or completion Certificate and all other relevant Certificates for commencing and completing the development for carrying out and completion of construction on the said premises in all aspects.
 - c. To appear and represent me before all Concerned Authorities and parties as may be necessary and required in connection with the carrying out of the proper and effective development of the said premises;
 - d. Generally to do all other acts and deeds in connection with a relating to or touching the development, construction work, its completion and for occupation of the building/s constructed on the said property.
2. To enter upon the said premises either alone or along with others for the purpose of construction and development of the said premises and to do all other acts or deeds for development and construction of the said premises.
3. To sign all relevant documents as well as pay all deposits in connection to the development of the said premises as legally required and to receive acknowledgment of the same.

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Addl. District Sub-Registrar
Bidhanagar (Salt Lake Circle)

15 SEP 2023

4. To represent and/or affirm petitions before any Court of Law or other concerned authorities as may be required from time to time.
5. To deal with and correspond with all authorities and/or officers for obtaining necessary sanctions and permissions relating to the construction and development of the said premises.
6. For me and in my name to accept the service of any Writ of Summons or other legal process and to appear before any Court or Courts, Magistrates or Judicial or other Officers whomsoever as shall be thought advisable by the said Attorney and to commence any action or other proceedings in any Court or Tribunal or Authority and in the same action or proceedings to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to arbitration any suit, action or proceeding as the said Attorney shall deem fit and proper and if the said Attorney shall so deem fit also to settle and compromise any such proceedings and to give or receive any monies thereof and also to appoint any Solicitor and/or Advocate or Lawyer or Counsel to prosecute or defend any of the actions aforesaid as occasion may arise either in my name or in the name of my said Attorney or any of them in respect of the said premises.

Handwritten mark resembling a large 'L' or a signature.



Addl. District Sub-Registrar
Bidhanagar, Salt Lake, CP
15 SEP 2023

7. To sign, verify, affirm, declare and execute Plaints, Written Statements, Counter- Claims, Appeals, Reviews, Applications, Affidavits, authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever before any Court or Law, whether of original, Appellate, Testamentary or Revisional Jurisdiction or before any Judicial Authority established by lawful authority and to do all acts and make appearances and submit applications in any such proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgement or Orders or Decree in any such proceedings either in favour or against me and to execute such Decrees as the said Attorney shall be advised to or deem proper in respect of the said premises.
8. To apply for and obtain and receive refund of moneys paid and/or deposits made or which may have been deposited with the relevant authorities/corporation and to sign receipts and acknowledgments for the purpose of receiving the same.
9. To sell and dispose of the flats, shops, parking spaces and other premises that may be constructed on the said premises from the

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Add. District Sub-Registrar
Bidhanagar (Salt Lake City)

15 SEP 2023

developers allocation on Ownership basis and/or in any other manner and at the price or for the amount that the said Attorney may deem fit and proper. To collect and receive from the acquirers/occupants/licensee/tenants/lessee or purchasers of such premises, the price and /or consideration thereof and also to receive, collect and demand rent and maintenance charges from them and to sign and execute and/or give proper and lawful discharge receipts for the same from the developers allocation.

10. THAT the said Attorney shall sell or dispose of flats, shops, parking spaces, or other premises constructed on the said premises from the developer's allocation strictly in accordance with the terms and conditions set forth in the development agreement dated 15/09/2023. The said Attorney shall promptly notify me in writing of any such sales or disposals and provide a copy of the sale agreement/MOU.
11. To Sign and execute and conveyance or conveyances or Assignments or any other assurances in respect of the developers allocation on the said property and together with the building/s constructed thereon or of any portion thereof in favour of third parties from the developers allocation.

Ganesh Singh

15 SEP 2023



Addl. District Sub-Registrar
Bidhanagar (Salt Lake CP)

15 SEP 2023

12. To take all the required steps for formation and registration of the association if any of the newly constructed building.
13. In general, to do all acts, things, deeds etc. in respect of the development of the said property for receiving and utilizing benefits directly and/or indirectly attached to the said property which I could do myself.
14. AND I HEREBY DECLARE that his Power of Attorney is given in favour of the said Attorney and the said attorney shall be entitled to exercise the power conferred upon to him.
15. The said Attorney shall update me with quarterly progress reports in respect to progress of the construction work made under this Power of Attorney, including any supporting documents or records as may be necessary to fully inform me of the Attorney's activities in relation to the said premises. The Progress report shall serve the purpose of assuring that the work is progressing in line with the schedule and that completion can be reasonably assured on the scheduled time frame .
16. AND I HEREBY AGREE for me, my respective heirs, executors and administrators to ratify and confirm whatsoever the said attorney shall do in the said premises by virtue of these present.

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Addl District Sub-Registrar
Bidhannagar, (Salt Lake City)

15 SEP 2023

17. AND I hereby declare that the power and authorities hereby granted till the said property is fully and properly developed in accordance with the provision of my agreement with the said Developer and as per statutory rules and regulations of the appropriate authorities and for the transfer of the developers allocation in favour of the ultimate transferee.
18. I HEREBY RESERVE the right to revoke this Power of Attorney upon written notice to the said Attorney, in the event of a breach of the development agreement and failure to reach an amicable solution as per the Arbitration clause mentioned in the Development agreement.
19. I further clarify as under:
 - (a) That the entire development of the said property is to be done and carried out by the said Developer at his own risks, efforts and/or any kind of liability or responsibilities upon me; and
 - (b) That the said Developer have agreed to indemnify and to keep indemnified myself against all proceedings, actions, claims and liabilities whatsoever which may arise by virtue of or on account of the acts done by the Attorney by virtue or and under the present Power of Attorney in his favour.

Handwritten mark resembling a large 'L' or a signature.



Addl. District Sub-Registrar
Bidhannagar (Sert Lake CP)

15 SEP 2023

SCHEDULE ABOVE REFERRED TO
(THE SAID PREMISES)

ALL THAT piece and parcel of land measuring about **300.02 sq. mtrs.** being premises No. **07-0727** in street no. **0727 (13 M. WIDE)** (Erstwhile plot No. **2643** in Block No. AA II D), under category- **HIGI - II**, situated in the New Town Police Station : **Airport**, Dist North 24 Pargana's, Mouza Gopalpur, J L No. 2 Under Erstwhile Rajarhat Gopalpur Municipality at present : Plot No IID-2643, Category-HIGI-II, Action Area-IID, New Town , Kolkata , North 24 Parganas, Barasat Sadar , Pin code -700157.

On the North : Street No. 0727 (13M Wide)
On the South : Premises No. 09-0729
On the East : Premises No. 09-0727 & Street No. 0727 (13M WIDE)
On the West : Premises No. 05-0727 & Street No. 0727 (13M WIDE)



Addl District Sub-Registrar
Bidhanagar, (Salt Lake Office)

15 SEP 2023

IN WITNESS WHEREOF I hereunto set and subscribed my hand and seal on this day of 15th September, 2023 at Kolkata.

Gaurav Singh

Signature of the
Constituted Attorney
Attested

Prabhat Kamal Bezboruah
Executant.

Prabhat Kamal Bezboruah
.....

Christian Bezboruah
95 Toddave Park, Kol - 700068

(PRABHAT KAMAL BEZBORUAH.....)

Identified by me

Shival K
Advocate

wis/112/2000

High Court, Calcutta

Ajay Shon
Advocate

Alipore police court
KOI-27



Addl. District Sub-Registrar
Bidhannagar. (Salt Lake City)

15 SEP 2023



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240221407158

GRN Details

GRN: 192023240221407158
GRN Date: 15/09/2023 12:31:44
BRN : 5852888385629
Gateway Ref ID: 202325830725145
GRIPS Payment ID: 150920232022140714
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 15/09/2023 12:33:46
Method: State Bank of India New PG CC
Payment Init. Date: 15/09/2023 12:31:44
Payment Ref. No: 8002354761/8/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SHEUL SANGHVI
Address: 3 WOOD BURN PARK
Mobile: 9831603500
Period From (dd/mm/yyyy): 15/09/2023
Period To (dd/mm/yyyy): 15/09/2023
Payment Ref ID: 8002354761/8/2023
Dept Ref ID/DRN: 8002354761/8/2023

1 - 2365/2023

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 8002354761/8/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 7 |
| Total | | | | 7 |

IN WORDS: SEVEN ONLY.



| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name..... GAURAV V SANGHVI

Signature..... *Gaurav Sanghvi*

| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name..... PRABHAT KAMAL BEZBORVAH

Signature..... *Prabhat Kamal Bezborvah*

| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |

Name.....

Signature.....

Handwritten signature or mark.



Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)

15 SEP 2023

Major Information of the Deed



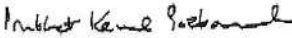
| | | | |
|---|--|--|------------|
| Deed No : | I-1504-02365/2023 | Date of Registration | 15/09/2023 |
| Query No / Year | 1504-8002354761/2023 | Office where deed is registered | |
| Query Date | 15/09/2023 11:51:40 AM | A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | G Sangvi 3, Woodburn Road, Malayalaya Apartment, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9830215500, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| | Rs. 2,01,76,367/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 50/- (Article:48(g)) | Rs. 7/- (Article:E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150402363/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Hidco-AA-II-D, Mouza: HIDCO-AA-II-D, Pin Code : 700161

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|---------|-----------------|-------------------------|-----------------------|---|
| L1 | RS-2643 | | Bastu | Bastu | 3228.22 Sq Ft | | 2,01,76,367/- | Width of Approach Road: 43 Ft., , Project Name : |
| Grand Total : | | | | | 7.398Dec | 0 /- | 201,76,367 /- | |

Principal Details :



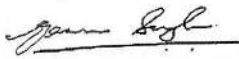
| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Prabhat Kamal Bezboruah Son of Shri Nil Kamal Bezboruah Executed by: Self, Date of Execution: 15/09/2023 , Admitted by: Self, Date of Admission: 15/09/2023 ,Place : Office |  |  |  |
| | 15/09/2023 | | LTI 15/09/2023 | 15/09/2023 |

17, Lower Range, Flat No: 41, City:- Not Specified, P.O:- Circus Avenue, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx7g, Aadhaar No: 69xxxxxxxx5435, Status :Individual, Executed by: Self, Date of Execution: 15/09/2023 , Admitted by: Self, Date of Admission: 15/09/2023 ,Place : Office

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Satvan Realty 2, Dr. Rajendra Road, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: afxxxxxx0e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Gaurav V Sanghvi (Presentant) Son of Late Virendra Kumar Sanghvi Date of Execution - 15/09/2023 , Admitted by: Self, Date of Admission: 15/09/2023, Place of Admission of Execution: Office |  |  |  |
| | | Sep 15 2023 12:09PM | LTI 15/09/2023 | 15/09/2023 |
| | 2, Dr. Rajendra Road, City:- Not Specified, P.O:- Lala Lajpat Rai 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.:: ATxxxxxx6L, Aadhaar No: 22xxxxxxxx7127 Status : Representative, Representative of : Satvan Realty (as Partner) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr Arnab Roy Son of Pronab Kumar Roy High Court, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 |  |  |  |
| | 15/09/2023 | 15/09/2023 | 15/09/2023 |
| Identifier Of Shri Prabhat Kamal Bezboruah, Shri Gaurav V Sanghvi | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------------------|---------------------------|
| 1 | Shri Prabhat Kamal Bezboruah | Satvan Realty-7.398 Dec |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Hidco-AA-II-D, Mouza: HIDCO-AA-II-D, Pin Code : 700161

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|-----------------------|-----------------|--|
| L1 | RS Plot No:- 2643 | | |

Endorsement For Deed Number : I - 150402365 / 2023

On 15-09-2023

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 12:05 hrs on 15-09-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri Gaurav V Sanghvi .

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 2,01,76,367/-

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

Execution is admitted on 15/09/2023 by Shri Prabhat Kamal Bezboruah, Son of Shri Nil Kamal Bezboruah, 17, Lower Range, Flat No: 41, P.O: Circus Avenue, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Indetified by Mr Arnab Roy, , Son of Pronab Kumar Roy, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-09-2023 by Shri Gaurav V Sanghvi, Partner, Satvan Realty, 2, Dr. Rajendra Road, City:- Not Specified, P.O:- Lala Lajpat Rai Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Indetified by Mr Arnab Roy, , Son of Pronab Kumar Roy, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2023 12:33PM with Govt. Ref. No: 192023240221407158 on 15-09-2023, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 5852888385629 on 15-09-2023, Head of Account 0030-03-104-001-16

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/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8755, Amount: Rs.50.00/-, Date of Purchase: 28/08/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2023 12:33PM with Govt. Ref. No: 192023240221407158 on 15-09-2023, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 5852888385629 on 15-09-2023, Head of Account



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 97132 to 97152
being No 150402365 for the year 2023.



Sukanya Talukdar

Digitally signed by SUKANYA TALUKDAR
Date: 2023.09.19 17:34:39 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 19/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.