

164/23

1-674/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 758779

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Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheet/s attached with this documents are part of this document.

MO
 Addl. Dist. Sub-Registrar
 Alipore, South 24 Parganas

10 MAY 2023

DEVELOPMENT POWER OF ATTORNEY

DEVELOPMENT POWER OF ATTORNEY against the registered DEVELOPMENT AGREEMENT dated 10/05/2023 registered vide Book No.I, Being No. 00673 for the year 2023.

Prison. S. Ghosh

SL. NO. 14337 D. 10.05.2023

NAME. Rupa Jay Projects Pvt Ltd

ADDRESS. 2/3B, Chandan Nath Chatterjee Street
P.O. & P.S. - Bhawanipore, Kol-70025

RS. 100/-

Tanmoy Kar

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



MC

ADDL. DIST. SUB-REGISTRAR
ALIPORE
10 MAY 2023
South 2nd Parganas
Kolkata-700027

Subharchandra Ghosh
Advocate
S/o. Late P.C. Chatterjee
Alipore Police Court
Kol-700027.

(1) **CLASSIC DEVELOPERS**, having PAN: AAQFC7792P, a partnership firm, having its office at 129, Radha Bazaar Street, Ground Floor, Room No.1, Post Office Kalutola, Police Station - Hare Street, Kolkata - 700001, constituted by its partners (a) **BRIJESH SURESH SHAH**, having his PAN AMHPS8542C, Aadhaar No.7203 0553 7958, son of Late Suresh Vrajlal Shah, by faith - Hindu, by occupation - Business, residing at The Elgin Housing Co-operative Society, 7B, Elgin Road, 9th Floor, Post Office - L.L.R. Sarani, Police Station - Bhawanipore, Kolkata - 700020, (b) **SHREE GIRIRAJJI AGENCIES PRIVATE LIMITED**, a Registered Company within the meaning of the Companies Act, having its PAN: AATCS1904M, having its registered office at 2nd Floor, 129, Radha Bazaar Street, Post Office Kalutola, Police Station - Hare Street, Kolkata - 700001, (c) **YOGESH VINOD KUMAR BADIYANI**, having PAN: AAQPB8605A, Aadhaar No.8377 8138 6060, son of Mr. Vinod Kumar Badiyani, residing at of Flat 1-B, 1st Floor, "Debaloy", 13C, Rammoy Road, Post Office - L.L.R. Sarani, Police Station- Bhawanipore, Kolkata - 700025 and (d) **PARAG SURESH SHAH**, son of Late Suresh V. Shah, having PAN: ALXPS7722F, Aadhaar No.5323 7621 3761, residing at Flat No.3B, 3rd Floor, "Anand", 57A, Paddapukur Road, Post Office - L.L.R. Sarani, Police Station - Bhawanipore, Kolkata - 700025, represented by two of its Partners being its authorized signatories namely **BRIJESH SURESH SHAH**, having PAN: AMHPS8542C, Aadhaar No.7203 0553 7958, son of Late Suresh Vrajlal Shah, by faith Hindu, by occupation - Business, residing at The Elgin Housing Co- operative Society, 7B, Elgin Road, 9th Floor, Post Office - L.L.R. Sarani, Police Station- Bhawanipore, Kolkata - 700020 and **YOGESH VINOD KUMAR BADIYANI**, having PAN: AAQPB8605A, Aadhaar No.8377 8138 6060, son of Mr. Vinod Kumar Badiyani, residing at of Flat No.1-B, 1st Floor, "Debaloy", 13C, Rammoy Road, Post Office - L.L.R. Sarani, Police Station - Bhawanipore, Kolkata - 700025 and (2) **RUPAYAN PROJECTS PRIVATE LIMITED**, PAN: AAECR0073R, a Company incorporated under the Companies Act, 1956, having its registered office at 2/3B, Chandra Nath Chatterjee Street, Post Office and Police Station- Bhawanipore, Kolkata - 700025, represented by its one of the Directors **SRI SABYASACHI DEY**, having PAN: AGLPD1876C, Aadhaar No.7939 6101 5773, son of Late Bikash Kumar De, by faith - Hindu, by occupation - Service, residing at 15/A, Chunapukur Lane, Post Office- Sakharitola, Police Station- Munchipara, Kolkata - 700012, vide resolution of Board of Director's dated 16-08-2021, hereinafter collectively referred to as "**THE PRINCIPALS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her successors and successors-in-office/interest and/or assigns) SEND GREETINGS:

- I. **DEFINITIONS:** Unless in this power there be something contrary or repugnant to the subject or context:-



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- i) **"Subject Property"** shall mean the pieces or parcels land more fully and particularly described in the SCHEDULE hereunder written and include all constructions threat and appurtenances thereof;
- ii) **"New Building"** shall mean the individual buildings to be constructed by the Developer at the said Property;
- iii) **"Developer"** shall mean RUPAYAN PROJECTS PRIVATE LIMITED, PAN: AAECR0073R, a Company incorporated under the Companies Act, 1956, having its registered office at 2/3B, Chandra Nath Chatterjee Street, Post Office and Police Station - Bhawanipore, Kolkata - 700025, represented by its one of the Directors SRI SABYASACHI DEY, having PAN: AGLPD1876C, Aadhaar No. 7939 6101 5773, son of Late Bikash Kumar De, by faith - Hindu, by occupation - Service, residing at 15/A, Chunapukur Lane, Post Office - Sakharitola, Police Station - Munchipara, Kolkata - 700012, vide resolution of Board of Director's dated 25-04-2023.
- iv) **"Development Agreement"** shall mean the development agreement dated 10-05-2023 and registered with the A.D.S.R. ALIPORE - - - - - in Book No.I, Being No.00673 for the year 2023 and made between the Principals and the Developer and include any modifications and alterations thereof as may be made by the Principals and the Developer in writing.
- v) **"Building Complex"** shall mean the Subject Property with the New Building thereon with the Common Areas and Installation.
- vi) **"Developer's Allocation"** according to the context shall mean the share of the Developer in the Realizations and also the Extras and Deposits and also include the said property and rights belonging to the Developer in terms of the Development Agreement.
- vii) **"Development Activities"** shall include without limitation, the planning, sanctioning, erection, re-erection, demolition, addition or alteration whatsoever or howsoever of the new Buildings or any other structures at the Subject Property and all activities allied or ancillary thereto and also include any the doing, carrying out, erection or installation of Common Areas and Installations, landscaping, facilities etc.
- viii) **"Owner's Allocation"** according to the context shall mean the share of the Principals in Realizations and also include all other properties and rights belonging to the Principal in terms of the Development Agreement.
- ix) **"Project"** shall mean the development and administration of the Building Complex by the Developer and Transfer of the same by the parties, all in terms of the Development Agreement.

Project - S. Shah.



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- x) **"Transferees"** shall mean and include all persons to whom any Transferable Area is transferred or agreed to be so done.
- xi) **"Marketing" or "Transfer"** (with their respective grammatical variations) shall include transfer by sale or lease and/or any other means adopted in respect of the Transferable Areas or any part or share thereof.
- xii) **"Transferable areas"** shall include Units (which may be flats, apartments, office spaces, shops constructed/ covered spaces or the like.), covered parking spaces, open parking spaces, terraces, roofs, gardens, open spaces, club (if constructed) with or without any facilities and all other areas at the Building Complex capable of being transferred independently or by being added to the area, right or privilege at the Building Complex capable of being commercially exploited or transferred for consideration in any manner and shall also include the proportionate undivided share in land and/or common areas and installations.
- xiii) **"Realization"** shall mean the amounts received against Marketing or Transfer of the Transferable Areas excluding the marketing cost and advertisement costs as mentioned in the Development Agreement but shall not include any amounts received on amount of Extras and Deposits.
- xiv) **"Building Plans"** shall mean the Building Sanction No. 2021090070 dated 09/02/20022 for construction of G+IV storied residential building and shall include any amendments thereto or modifications thereof made or caused as may be necessary and/or required from time to time as per law.
- xv) Any Other term or expression used herein, unless there is something contrary or repugnant to the subject or context, shall have the same meaning assigned in the Development Agreement.

II. **RECITALS:**

WHEREAS the Principal herein are jointly seized and possessed of and/ or otherwise well and sufficiently entitled to as the full and absolute owners of ALL THAT piece or parcel of land measuage hereditaments and premises containing and area of 5 (five) Cottahs12 (twelve) Chittacks be the same a little more or less situate lying at and being the Premises No.97A, Harish Mukherjee Road, Post Office - Kalighat, Police Station - Bhawanipore, Kolkata - 700026, within the limits of The Kolkata Municipal Corporation, Ward No.073 in Mouza Kalighat, Touzi No.2833 formerly 1298 of Government Khas Mahal relating to Dihi Panchannagram Division - 6, Sub-Division 'E', being part or portion of Holding No.243 formerly 28, formerly comprising Calcutta Corporation Premises Nos.95/1, 97, 99 and 101, Harish Mukherjee Road and Premises Nos. 24 and 26, Rupchand Mukherjee Lane, District: South 24-Parganas together with easements and other rights appurtenant thereto which has been assessed by The Kolkata Municipal



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Corporation under Assessee No.11-073-10-0071-2, more fully and particularly mentioned and described in the SCHEDULE hereunder written having undivided share therein.

A. WHEREAS by the Development Agreement, the parties thereto have agreed, inter alia, that the Developer would be entitled to the exclusive right to develop the Subject Property and the Principals and the Developer agreed upon the terms and conditions in respect of the Transfer and the Transferable Areas therein and other aspects of the Project as more fully continued therein.

B. AND WHEREAS in terms of Development Agreement, the Principals' executing this Development Power of Attorney in favor of the Developer RUPAYAN PROJECTS PRIVATE LIMITED represented by Sri Sabyasachi Dey having his PAN: **AGLPD1876C**, Aadhaar No. **7939 6101 5773**, son of Late Bikash Kumar De, by faith - Hindu, by occupation - Service, residing at 15/A, Chunapukur Lane, Post Office - Sakharitola, Police Station - Munchipara, Kolkata - 700012, vide resolution of Board of Director's dated 25-04-2023 hereinafter referred to as "**THE ATTORNEY**" (which expression unless excluded by or repugnant to the subject or context shall include any other person whom the Developer may authorize in addition or to substitute of the above named Directors), jointly and/or severally to do all acts deeds and things as and for the purpose relating to the Subject Property and the Project and the related purposes hereinafter contained.

III. **NOW KNOW YET BY THESE PRESENTS**, the Principals above named do hereby nominate constitute and appoint the said Attorney as the true and lawful attorney for in the name and behalf of the Principals to do execute exercise and perform all or any of the following acts deeds matters and the things relating to the Subject Property and the Project and related purposes, i.e. to say:-

1. To manage maintain protect and secure the subject property and do all acts deeds and things in connection therewith.
2. To apply for and obtain mutation, conversion, amalgamation, separation, updating, correction, modification, alteration or other recording in respect of the subject property or any part thereof from the Kolkata Municipal Corporation, Planning Authority, Development Authority, Collector, District Magistrate (including ADM) and any other appropriate authorities as may be deemed fit and proper by the Attorney or any of them.
3. To accept or object to the assessments of land revenue or municipal taxes or property taxes in respect of the Subject Property or any part or share thereof and to attend all hearings and have the same finalized.
4. To pay all rates, taxes, land revenue, electricity charges, other charges expenses and other outgoings whatsoever payable in respect of the Subject property or any part thereof or the existing buildings or structures thereon or New Buildings for the time being thereon or any part or parts thereof and



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- receive refund of the excess amounts, if paid, from the concerned authorities and to grant and discharges in respect thereof.
5. To deal with any person owing, occupying or having any right title or interest in the Subject Property or any other property adjacent to or near the Subject Property in respect of the development of the Subject Property in such manner and on such terms and conditions as the Attorney or any of them may deem fit and proper.
 6. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due from of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them as the Attorneys may deem fit and proper.
 7. To cause survey, soil test, excavation and other works in the Subject Property.
 8. To prepare apply for and obtain modification or Regularisation of sanction plan in respect of the said Building.
 9. To prepare, apply for, sign and submit plans, specifications, designs, maps and sketches for approval or sanctioning by the Kolkata Municipal Corporation or any other concerned authorities having jurisdiction and to have the same sanctioned and if required, to have the same modified revised altered and/or renewed.
 10. To pay fees and obtain sanction modification revision alteration and/or such other orders and permissions as be expedient therefore.
 11. To sign and submit all declaration undertakings affidavits required by any authority for the purpose of sanction/ modification/ alteration/ renewal of the plans for any construction at the Subject Property.
 12. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewage, generators, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, mechanized parking and/ or other utilities inputs and facilities form the appropriate authorities and statutory bodies or private bodies or service providers and/ or to make alterations therein and to close down and/ or have disconnected the same.
 13. To apply for an obtain any permission clearance and license to erect and run/ operate and/ or maintain lift, generator, mechanized parking and any other utility, input or facility in the Building Complex or any part thereof including those mentioned in the last mentioned clause hereinabove.
 14. To repair, construct erect and raise boundary walls in and around the Subject Property or proportions thereof and also any temporary sheds and spaces for storage of building materials and running of site office and to construct any other structure for the Project or any part thereof.



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15. To carry out any Development Activity including construction, addition, alteration, demolition, erection, re-erection, demolition, addition or alteration and any other related activity at the Subject Property or any part thereof.
16. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of the Project and/or in respect of any input, utility or facility to be installed, run, made operative and managed threat from all State or Central Government Authorities and Statutory or other bodies and authorities concerned and any service providers.
17. To appoint, employ, engage or hire, contractors, sub-contractors, structural engineers civil engineers, surveyors, overseers, experts, consultants, bastu consultants, chartered accountants, supervisors, security guards, personnel and/or such other persons or agents as may be required in respect of the Project or any aspect or part thereof including for survey and soil testing and also for preparation, modification, alterations, sanctioning extension, revalidation etc. of plans or approvals or clearances and also for any Development Activity and for the other purposes herein stated on such terms and conditions as the Attorney or any of them may deem fit and proper and to cancel, alter or revoke the any such appointment or collaboration.
18. To appoint or collaborate with organizations and process in connection with Facility Management, Common Area Management and any other Assembly Commercial or Mercantile uses on such terms and conditions as the Attorneys or any of them may deem fit and proper and to cancel, alter or revoke the any such appointment or collaboration.
19. To do all necessary acts deeds matters and things for complying with all laws rules regulations bye-laws ordinances etc., for the time being in force with regard to the Project.
20. To apply for and obtain occupancy or Completion Certificate and the other certificates as may be required from the concerned authorities.
21. To insure and keep insured the New Beginnings and other Development Activities or any part thereof or any materials equipment or machineries against loss or damage by fire earthquake and/ or other risks, if and as be deemed necessary and/ or desirable by the Attorney or any of them and to pay all premiums there for.
22. To obtain loans and finance in respect of any aspect of the Project or any Development Activity from any Banks and/ or the Financial Institutions by mortgaging and changing the Developer's Allocation in the New Building in accordance with the terms and conditions of the Development Agreement and without however creating any financial obligation upon the Principals.



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23. To deal with banks and finances and/ or their officers and/ or assigns in connection with the repayment of dues and to obtain any no objection certificates, consents, conditional consents, clearances, releases, redemptions from them.
24. To produce or give copies of any original title deed or document relating to the Subject Property.
25. To deal with, Transfer and/or part with possession of the Transferable Areas with proportionate share in land of whole or part the Subject Property and other appurtenances.
26. To grant consent and No Objection Certificate and permit the Transferees of Units, Parking Spaces and other Transferable Areas to take loans or finances from any Banks or Financial Institutions.
27. To advertise and publicize the Building Complex or any part thereof in any media and too appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the same in terms of the Development Agreement.
28. To ask, demand, recover, realize and collect the Realizations and amounts or any parts thereof receivable in respect of any Transfer of the Transferable Areas in the manner and as per the terms and conditions of the Development Agreement and to deposit the same in the specifies accounts as per the Development Agreement and to issue receipts to the Transferees accordingly which shall fully exonerate the person or persons paying the same.
29. To do the Marketing of the Transferable Areas in the Project with the proportionate share in land and other appurtenances thereof to such person or persons and at such consideration as the Attorney or any of them may deem fir and proper and to receive the amounts receivable in respect thereof and issue receipts, acknowledgements and discharges there for to fully exonerate the person or persons paying the same.
30. To negotiate, take bookings and applications of whatsoever nature in respect of Transfer of any Transferable Areas and if necessary to amend, modify, alter or cancel the same in terms of the Development Agreement.
31. To receive the amounts receivable in respect of any Transfer made in terms of Development Agreement and issue receipts, acknowledgements and discharges therefore and to fully exonerate the person or persons paying the same. The owners' allocations of the received amount will be deposited in the Bank account of the owners.
32. To prepare sign execute and/or deliver all papers, documents, agreements, supplementary agreements, nominations, assignments, sale deeds, conveyances, leases, licenses, Mortgages, charges, tenancies, declarations, forms, receipts and such other document and writings in any manner as be retired to be so done and as may be deemed fit and proper by the Attorneys or any of them in respect of the Transfer of Transferable Areas.



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33. To enforce any covenant in any agreement deed or any other contracts or documents of transfer executed by the Principals and the Developer and to Exercise all rights and remedies available to the Principal and the Developer there under.
34. To terminate or cancel any contract, agreement, and right of occupancy user enjoyment with any Transferee and exercise such rights as may be available in respect of such termination or cancellation.
35. To ask, demand, sue, recover, realize and collect Extras and Deposits (as defined and described in the Development Agreement) which are or may be due payable or recoverable from any Transferee or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.
36. To have the Units transferred to the Transferees to be separately assessed and mutated in the names of the respective Transferees in all public records and with all authorities and/or persons living jurisdiction and to deal with such authority and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the Attorneys or any of them may deem fit and proper.
37. To deal with any claim of any third party in respect of the Subject Property and to oppose or settle the same.
38. To look after all or any of the acts relating to Common Purposes including the management, maintenance and administration of the Building Complex and to form any Association, Society, Syndicate, Company or other body for the Common Purposes.
 - a. To contest or challenge any proceeding relating to vesting or acquisition or requisition or relating to any encumbrance, obligation or liability on the Subject Property or any part thereof and to attend hearings and object or settle with them and to receive compensation and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof and utilize the same in accordance with the terms and conditions of the Development Agreement.
39. To deal with the Government of the West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Project.
40. For all or any of the purposes herein stated to appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Improvement Trust, Zilla Parishad, MED, Collector, District Magistrate, A.D.M, Municipality/ Panchayat, Fire Brigade, Planning Authority, Development Authority, the Authorized Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the authorities under The West Bengal Apartment Ownership Act, Registrar of Co-operative any other Society, Registrar of Companies , the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, the



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authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, Town and Country (Planning and Development) Act, Apartment Ownership Act, Societies Registration Act, Co-operative Societies Act, Companies Act, Development Authority, Pollution Control Authorities, Environment Authorities, Licensing Authorities, Police Authorities, Traffic Department, Directorate of Fire Services, Directorate of Lifts, Directorate of Electricity, Insurance Companies, Electricity, Water and other services provider organizations, Land Acquisition Collector and also all other authorities and Government Departments and/ or its officers and also all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and do all acts, deeds and things as the Attorney or any of them may deem fit and proper.

41. To appear and represent the Principal before any Notary Public, Registrar of Assurance, District Registrar, Sub-Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected and/or notarized and/or affirm or declare all documents instruments and writings executed by the Attorneys or any of them by virtue of the powers hereby conferred.
42. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revision, review, arbitration proceedings and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters herein stated and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become on suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, Arbitration Tribunal, any other Tribunal, Collector, Judicial or Quasi-Judicial authorities and forums, Statutory authorities, presiding officers, authorized officers etc. to sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding and to adduce oral and documentary evidences as the occasion shall require and/or as the Attorneys or any of them may think fit and proper.
43. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or persons.
44. To receive refund to express amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
45. To receive all letters parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipts thereof.



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46. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtars and to revoke such appointments.

AND GENERALLY to do all acts, deeds and things for better exercise of the authorities herein contained relating to the Subject Property and the Project and related purposes which the Principal itself could have lawfully done under their own hands and seal, if personally present.

AND the Principal do hereby ratify and confirm and agree to ratify and confirm all and whenever their said Attorney or Attorneys have done or shall lawfully do or cause to be done in or about the premises aforesaid.

AND it is clarified that while exercising the powers and authorities hereby conferred on the said Attorney, they or any of them shall not do any act deed or things which would go against the provisions of the Development Agreement and by executing this Power of Attorney the obligations of the Principal or consequences for no-compliance under the Development Agreement shall not be affected.

SCHEDULE ABOVE REFERRED TO:

(Said Property)

ALL THAT piece or parcel of land measuage hereditaments and premises containing and area of 5 (five) Cottahs 12 (twelve) Chittacks be the same a little more or less situate lying at and being the Premises No.97A, Harish Mukherjee Road, Post Office - Kalighat, Police Station - Bhawanipore, Kolkata - 700026, within the limits of The Kolkata Municipal Corporation, Ward No.073 in Mouza Kalighat, Touzi No.2833 formerly 1298 of Government Khas Mahal relating to DihiPanchannagram Division - 6, Sub-Division 'E', being part or portion of Holding No.243 formerly 28, formerly comprising Calcutta Corporation Premises Nos.95/1, 97, 99 and 101, Harish Mukherjee Road and Premises Nos.24 and 26, Rupchand Mukherjee Lane, District: South 24-Parganas together with easements and other rights appurtenant thereto which has been assessed by The Kolkata Municipal Corporation under Assessee No.11-073-10-0071--2 and butted and bounded as follows: -

ON THE NORTH : By Premises No. 95/ 1A, Harish Mukherjee Road;
ON THE EAST : By 34/1 Rupchand Mukherjee Lane;
ON THE SOUTH : By Premises No. 97B, Harish Mukherjee Road;
ON THE WEST : By Harish Mukherjee Road;



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IN WITNESS WHEREOF the above named Principals have hereunto set and subscribed their hands and signatures with Seal on this the day, month and year first above written.

IN THE PRESENCE OF:-

1. Bappa Ghosami
S/O - Sumantra Ghosami
Vill+P.O. Nagaralala
P.S. Jibantala
Dist. South 24 Parganas
Pin - 743316, W.B.

2. Subhan Ch. Chandrahati
Alipore Police Court
No. - 700027

CLASSIC DEVELOPERS


Partner

Rupeyan Projects Private Limited


Director Director

SIGNATURE OF THE PRINCIPALS

I do hereby accept the above
Power given by the Principals

Rupeyan Projects Private Limited


Director Director

SIGNATURE OF THE ATTORNEY

Drafted and Prepared
by me at my office:

Subhanchandm Chandrahati
Enrol. No. WB/1507/77

Advocate
Alipore Police Court, Kolkata - 27.











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Handwritten signature or initials in blue ink, located below the circular stamp.











Rectangular official stamp in blue ink containing the following text:
Addl. Dist. Sub-Registrar
Alipore
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South 24 Parganas
Kolkata-700027

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left hand					
right hand					



Name: SABYASACHI DEY







Signature: Sabyasachi Dey

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



Name: BRIJESH SURESH SHAH

Signature: Brijesh S. Shah

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



Name: YOGESH VINOD KUMAR BADIYANI

Signature: Yogesh Vinod Kumar Badiyani

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SARAYASCHI DSA



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BRISHU SURESH SHANU

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YOGESH ANAND KUMAR BHOWMIK

Major Information of the Deed

Deed No :	I-1605-00674/2023	Date of Registration	10/05/2023
Query No / Year	1605-8001181496/2023	Office where deed is registered	
Query Date	10/05/2023 4:23:49 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sabyasachi Dey Chunapukur Lane, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433022570, Status :Attorney of Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 7,10,43,745/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160500673/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harish Mukherjee Road, Road Zone : (A J C Bose Road – Sambhu Nath Pandit Street) , , Premises No: 97A, , Ward No: 073 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 12 Chatak	1/-	7,06,38,745/-	Property is on Road , Project Name :
Grand Total :				9.4875Dec	1 /-	706,38,745 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor :600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	4,05,000 /-	



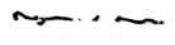



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CLASSIC DEVELOPERS 129, RADHA BAZAAR STREET, GR. FLOOR, ROOM NO. 1, City:- Kolkata, P.O:- KALUTOLA, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	RUPAYAN PROJECTS PRIVATE LIMITED 2/3B, CHANDRA NATH CHATTERJEE STREET, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



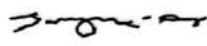



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RUPAYAN PROJECTS PRIVATE LIMITED 2/3B, CHANDRA NATH CHATTERJEE STREET, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx3R,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
	Mr BRIJESH SURESH SHAH Son of Late SURESH VRAJLAL SHAH Date of Execution - 10/05/2023, , Admitted by: Self, Date of Admission: 10/05/2023, Place of Admission of Execution: Office	 <small>May 10 2023 4:42PM</small>	 <small>LTI 10/05/2023</small>	 <small>10/05/2023</small>
	THE ELGIN HOUSING CO-OPERATIVE SOCIETY, 7B, 9TH FLOOR, Elgin Road(Lala Lajpat Rai Sarani), City:- , P.O:- L 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.:: AMxxxxxx2C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CLASSIC DEVELOPERS (as AUTHORIZED SIGNATORY)			
2	Name	Photo	Finger Print	Signature
	Mr YOGESH VINOD KUMAR BADIYANI Son of Mr VINOD KUMAR BADIYANI Date of Execution - 10/05/2023, , Admitted by: Self, Date of Admission: 10/05/2023, Place of Admission of Execution: Office	 <small>May 10 2023 4:43PM</small>	 <small>LTI 10/05/2023</small>	 <small>10/05/2023</small>

DEBALOY, 13C, RAMMOY ROAD, Flat No: 1B, 1ST FLOOR, City:- , P.O:- L 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.:: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CLASSIC DEVELOPERS (as AUTHORIZED SIGNATORY)

3	Name	Photo	Finger Print	Signature
	Mr SABYASACHI DEY (Presentant) Son of Late BIKASH KUMAR DE Date of Execution - 10/05/2023, , Admitted by: Self, Date of Admission: 10/05/2023, Place of Admission of Execution: Office	 <small>May 10 2023 4:41PM</small>	 <small>LTI 10/05/2023</small>	 <small>10/05/2023</small>
	15/A, CHUNAPUKUR LANE, City:- Kolkata, P.O:- SAKHARITOLA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RUPAYAN PROJECTS PRIVATE LIMITED (as DIRECTOR)			
4	Name	Photo	Finger Print	Signature
	Mr SABYASACHI DEY Son of Late BIKASH KUMAR DE Date of Execution - 10/05/2023, , Admitted by: Self, Date of Admission: 10/05/2023, Place of Admission of Execution: Office	 <small>May 10 2023 4:41PM</small>	 <small>LTI 10/05/2023</small>	 <small>10/05/2023</small>
	15/A, CHUNAPUKUR LANE, City:- Kolkata, P.O:- SAKHARITOLA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : RUPAYAN PROJECTS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhaschandra Chakrabarti Son of Late P C Chakrabarti Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>10/05/2023</small>	 <small>10/05/2023</small>	 <small>10/05/2023</small>
Identifier Of Mr BRIJESH SURESH SHAH, Mr YOGESH VINOD KUMAR BADIYANI, Mr SABYASACHI DEY, Mr SABYASACHI DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CLASSIC DEVELOPERS	RUPAYAN PROJECTS PRIVATE LIMITED-4.74375 Dec
2	RUPAYAN PROJECTS PRIVATE LIMITED	RUPAYAN PROJECTS PRIVATE LIMITED-4.74375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	CLASSIC DEVELOPERS	RUPAYAN PROJECTS PRIVATE LIMITED-300.00000000 Sq Ft
2	RUPAYAN PROJECTS PRIVATE LIMITED	RUPAYAN PROJECTS PRIVATE LIMITED-300.00000000 Sq Ft

On 10-05-2023

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 16:34 hrs on 10-05-2023, at the Office of the A.D.S.R. ALIPORE by Mr SABYASACHI DEY ,.

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 7,10,43,745/-

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

Execution is admitted on 10-05-2023 by Mr BRIJESH SURESH SHAH, AUTHORIZED SIGNATORY, CLASSIC DEVELOPERS (Partnership Firm), 129, RADHA BAZAAR STREET, GR. FLOOR, ROOM NO. 1, City:- Kolkata, P.O:- KALUTOLA, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Subhaschandra Chakrabarti, , Son of Late P C Chakrabarti, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 10-05-2023 by Mr YOGESH VINOD KUMAR BADIYANI, AUTHORIZED SIGNATORY, CLASSIC DEVELOPERS (Partnership Firm), 129, RADHA BAZAAR STREET, GR. FLOOR, ROOM NO. 1, City:- Kolkata, P.O:- KALUTOLA, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Subhaschandra Chakrabarti, , Son of Late P C Chakrabarti, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 10-05-2023 by Mr SABYASACHI DEY, DIRECTOR, RUPAYAN PROJECTS PRIVATE LIMITED (Private Limited Company), 2/3B, CHANDRA NATH CHATTERJEE STREET, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr Subhaschandra Chakrabarti, , Son of Late P C Chakrabarti, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 10-05-2023 by Mr SABYASACHI DEY, DIRECTOR, RUPAYAN PROJECTS PRIVATE LIMITED (Private Limited Company), 2/3B, CHANDRA NATH CHATTERJEE STREET, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr Subhaschandra Chakrabarti, , Son of Late P C Chakrabarti, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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 7.00/-

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 14337, Amount: Rs.100.00/-, Date of Purchase: 10/05/2023, Vendor name: Tanmoy Kar Purkayastha



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2023, Page from 24086 to 24106

being No 160500674 for the year 2023.



me

Digitally signed by MANIMALA
CHAKRABORTY
Date: 2023.05.11 16:10:03 -07:00
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 2023/05/11 04:10:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)