

282/2019

051300243/19

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

X 465130

District Sub-Register
Howrah

District Sub-Registrar-II
Howrah

16 JAN 2019

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made and executed on the 31st day of December, 2018 BY BELUR PROJECTS LLP having PAN NO. AALFT1829P, (erstwhile Tatanagar Foundry Company Ltd) having its registered Office at Chandmari, Sapuipara, Post Office Sapuipara, Police Station Nischinda, District Howrah, Pin Code - 711227, being represented by its Designated PARTNER namely MR. DHIRENDRA AGARWAL having PAN NO. ACMPA3914B, son of Shraavan Kumar Agarwal, by faith Hindu, by occupation Business, residing at 194A, Manicktalla Main Road, Post Office - Kakurgachi, Police Station - Phool Bagan, Kolkata - 700 054, hereinafter called and referred to as the "OWNER/VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or

context be deemed to mean and include her heirs, executors, representatives and assigns) of the **FIRST PART**.

IN FAVOUR OF

M/S. EAST INDIA REALTY, having **PAN NO. ACTPA6503H**, a proprietorship firm having its Office at Chandmari, Sapuipara, Belur Howrah, Post Office - Sapuipara, Police Station Nischinda, Howrah - 711227, being represented by the **PROPRIETOR** namely **MR. LAKSHMENDRA KUMAR AGARWAL**, son of Late Madan Lal Agarwal, residing at DA-14, Sector-1, Salt Lake, Post Office Bidhan Nagar CC Block, Police Station Bidhan Nagar, Kolkata - 700 064, hereinafter called and referred to as the **"DEVELOPER/CONFIRMING PARTY"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, legal representatives and assigns) of the **SECOND PART**

WHEREAS

- A) "Tatanagar Foundry Company Ltd." purchased 31 decimals of Sali land under R.S Dag No. 5453 under R.S Khatian No. 3098 within the Mouja and P.S Bally in the District of Howrah by virtue of a deed of Sale dated 22.06.1955 being No. 2691 for the year 1955 which was registered before the District Sub Registrar at Howrah.
- B) That "Tatanagar Foundry Company Ltd." also purchased 13¹/₂ decimals and 9¹/₂ decimals of Sali land under R.S Dag No. 5454 under R.S Khatian No. 5511 within the Mouja and P.S Bally in the District of Howrah by virtue of two deed of Sale dated 14.06.1958 being No. 2265 for the year 1958 and deed of sale dated 24.06.1958 being no. 2440 for the year 1958 which were registered before the District Sub Registrar at Howrah.
- C) That by virtue of aforesaid Deed of Sale "Tatanagar Foundry Company Ltd." became the absolute owner of **ALL THAT** piece and parcel of a **Commercial Land** measuring about 31 Decimals comprised in R.S Dag No. 5453 under R.S Khatian No. 3098 **AND Commercial Land** measuring about 23 Decimals comprised in R.S Dag No. 5454 under R.S Khatian No. 5511, both within the

Mouja Bally, Police Station Bally now Nischinda in the District of Howrah which is more fully described in the Schedule below.

- D)** On 21st day of March, 2016, The office of the Registrar, Ministry of Corporate Affairs, Kolkata gave in-principle approval to M/s. Tatanagar Foundry Company Limited to convert itself into Tatanagar Foundry Company LLP and on 18th day of April, 2016 issued certificate of Registration on Conversion with LLP Identification No.AAG 1969.
- E)** Thereafter "Tatanagar Foundry Company LLP" converted the R.S Dag No. 5453 within the Mouja Bally, Police Station Bally now Nischinda in the District of Howrah from Sali to commercial land by order of D.L. & L.R.O AND A.D.M, Howrah vide Memo No. CONV/46, 47 & 73/Bally/14/1138/1(6) L.R dated 17.03.2015.
- F)** Thereafter "Tatanagar Foundry Company LLP" also converted the R.S Dag No. 5454 within the Mouja Bally, Police Station Bally now Nischinda in the District of Howrah from Sali to commercial land by order of D.L. & L.R.O AND A.D.M, Howrah vide Memo No. CONV-123-126/BJ/16/564/L.R dated 21.02.2017.
- G)** A Plan has been sanctioned for Dag No.5453 under R.S.Khatian No.3098 by the Howrah Zila Parishad bearing Memo No.93/032/HZP/EP dated 24.05.2018 whereby the owner has become entitled to construct, erect and complete a new building and/or buildings on the entirety of the said property in accordance with the said plan as may be modified and/or altered from time to time.
- H)** And a Plan has been sanctioned for Dag No.5454 under R.S.Khatian No.5511 by the Howrah Zila Parishad bearing Memo No.94/032/HZP/EP dated 24.05.2018 whereby the owner has become entitled to construct, erect and complete a new building and/or buildings on the entirety of the said property in accordance with the said plan as may be modified and/or altered from time to time.
- I)** Thereafter the said Tatanagar Foundry Company LLP changed its name to Belur Projects LLP by resolution dated 28th November, 2018.

In consideration of the amounts payable by the Developer to the Owner and in consideration of the obligations of the Developer to comply with the several terms, conditions, obligations, covenants and stipulations as contained in the said development agreement, the Owner has agreed to grant the exclusive

right of development in respect of the entirety of the said premises unto and in favour of the Developer herein and to that effect the Owner entered into a Development Agreement with the Developer herein which was executed and registered in the office of the D.S.R, Howrah, being No. I-051300229 for the 2019.

In terms of the aforesaid Development Agreement, the Owner entitle 45% (Forty Five percent) of the constructed Area in the proposed multi-Storied Building to be constructed on the SAID PREMISES together with proportionate share in the common facilities and amenities more fully described in the SECOND SCHEDULE hereunder written and the Developer shall be entitled Balance 55% (Fifty Five percent) of the Constructed Area in the proposed multi- Storied Building to be constructed on the SAID PREMISES together with the proportionate share in the common facilities and amenities more fully described in the THIRD SCHEDULE hereunder written.

The owner do hereby appoints the Developer as its Attorney and empower the Developer for the following purposes :-

- a) To enter upon the said property and to possess the said property and take all actions for development of said property
- b) To apply to Zila Parishad, Howrah and any other authorities concerned for obtaining sanction and/or modification and/or variation in connection with layout plans and architectural plans for the construction and execution of the project and for the said purpose to sign all applications, maps, plans and representations as may be necessary as the said attorney shall think fit and proper
- c) To deposit any fee or any other amounts which may have to be paid to any regulatory authotiry for the sanction of the layout and architectural plans, granting all permissions and consents for execution of the project.

- d) to apply for and obtain water, drainage, sewerage, electricity, telephone and/or connections of any other utilities, permits for lifts and also the completion, fire and other certificates from the concerned authorities for that purpose, to sign all papers and documents and/or representations as may be thought necessary by the said Attorney-and to pay all charges in connections therewith.
- e) to appoint Engineers, Architects and other Agents and sub contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- f) To warn off and prohibit, and if necessary, proceed in due form of law, against all or any trespassers on the said property or any parts thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance.
- g) To apply for and obtain such certificates and other permissions and clearances and other authorities as may be required for sanction of the layout and architectural plans and execution of the project on the said property
- h) To sign, execute, modify, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done for and in connection with the sanction of the plans and execution of the project on the said property
- i) To sign and submit all papers, applications and documents for having the amalgamation, separation and mutation if necessary, effected in all public records and with all authorities and/or persons, in respect of the said property and if necessary, to deal with such authority and authorities in any manner, to have such separation and mutation effected.
- j) To appear before the concerned authorities and Government departments and/or officers and also all other state, Executive, Judicial or Quasi-Judicial, Municipal and other authorities and also all courts and Tribunals, for all

- matters connected with the project and connections of utilities and sanctioning/modifications of the layout and architectural plans and other matters relating to the said property, sign and verify plaint, written statement, give affidavits, declaration, depose before court of law, tribunal, authorities etc on oath and sign any document required to defend or to prosecute or to institute suit on behalf of the firm.
- k) To pay all outgoings, including Municipal tax, rent , revenue and other charges whatsoever , payable for and on account of the said property and receive refunds and other moneys, including compensation of any nature, including those for requisition and/or acquisition and to grant valid receipts and/or discharges for that.
- l) To give undertakings, assurances and indemnities as be required for the purposes aforesaid.
- m) To appear and represent the owners before all authorities, make commitments and give undertakings as be required for all or any kind of purposed herein contained.
- n) To negotiate and/or to enter into agreements with prospective purchasers for sale and to sell, transfer, convey, assign and alienate the same to such prospective purchasers in respect of the Developer's allocation and for such consideration/considerations as determined by the Developer on such terms and conditions as may be agreed by and between the Developer and such prospective purchasers from time to time and the sale proceed will be deposited in the Owner's Bank Account.
- o) In respect of sale of flats, to sign and execute all agreements, deeds, documents and papers including agreements for sale and deeds of conveyance in favour of the prospective purchasers and to present any or all of them for registration, if necessary before the relevant authority having jurisdiction, including the Registrar or Sub-Registrar or joint Sub-Registrar of Assurances and to appear before and represent the owner before the said authorities at all times as may

be necessary and admit the execution of the said agreement, conveyances, deeds, documents and papers as well as to admit the receipt of consideration on behalf of the owners and to take all necessary steps and to do all necessary acts, deeds, matters and things including preparing, filing completing, signing and submitting all papers, documents, forms, declaration, statements and writings to be submitted at the time of registration of the said agreements, conveyances, deeds, documents and papers which may be required for fully, properly and effectually selling, giving on lease, transferring and conveying the Developer's Allocation.

- p) To appear before Notary Publics, District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates and all other officer or officers and authority or authorities in connection with the registration of the aforesaid documents and enforcement of all powers and authorities as contained herein and execute documents, get the document registered. Further to sign and verify the plaint, written statement, sign affidavit, petitions, before any court of law including the High Court and Supreme Court in any case concerning the Said property either to defend or to institute on behalf of the Owners either jointly or severally.
- q) To depose in any court of law or before any authority on behalf of and in the name of Owners in any matter concerning the Said property.
- r) To receive any registered letters or any other document in respect of the project area and to grant proper and effectual receipts in respect thereof.

THAT this Power of Attorney is revocable in nature.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY)

ALL THAT piece and parcel of a **Commercial Land** measuring about 31 Decimals comprised in R.S Dag No. 5453, L.R Dag No. 19753 under R.S Khatian No. 3098 **AND Commercial Land** measuring about 23 Decimals

comprised in R.S Dag No. 5454, L.R Dag No. 19754 under R.S Khatian No. 5511, both within the Mouja Bally, Police Station Bally now Nischinda in the District of Howrah, Additional District Sub-Registry Office and District Sub-Registry Office Howrah, butted and bounded as follows :-

- ON THE NORTH : Property of E.S.I Hospital.
 ON THE SOUTH : Property of R.S Dag No. 5455.
 ON THE EAST : Metal Road.
 ON THE WEST : Property of R.S Dag No. 5472 and
 5473.

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

OWNERS' ALLOCATION shall mean 45% (Forty Five percent) of the constructed Area in the proposed multi-Storied Building to be constructed on the SAID PREMISES together with proportionate share in the common facilities and amenitie.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPERS' ALLOCATION)

DEVELOPER' ALLOCATION shall mean Balance 55% (Fifty Five percent) of the Constructed Area in the proposed multi- Storied Building to be constructed on the SAID PREMISES together with the proportionate share in the common facilities and amenities attached thereto.

IN WITNESSES WHEREOF we set and subscribe our respective hands on
this day of December, 2018.

SIGNED AND DELIVERED

by the above named PRINCIPALS
at Howrah in the presence of
WITNESSES:

1. Subrata Jana
Howrah Court

BELUR PROJECTS LLP

Abhishek Singh
PARTNER

SIGNATURE OF THE PRINCIPALS

2. S. DUTTA
HOWRAH COURT

EAST INDIA REALTY

Lakshminandan Kumar Singh
Constituted Attorney

SIGNATURE OF THE ATTORNEY

DRAFTED BY ME AND PREPARED
IN MY CHAMBER.




Abhijit Sen

ADVOCATE.
F/38/2006
HOWRAH COURT

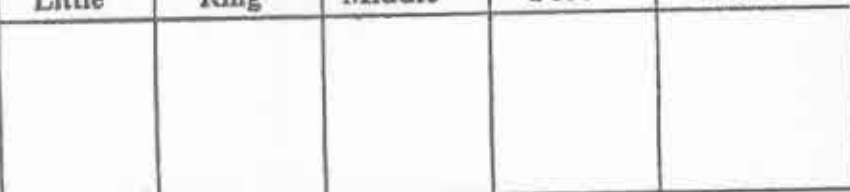
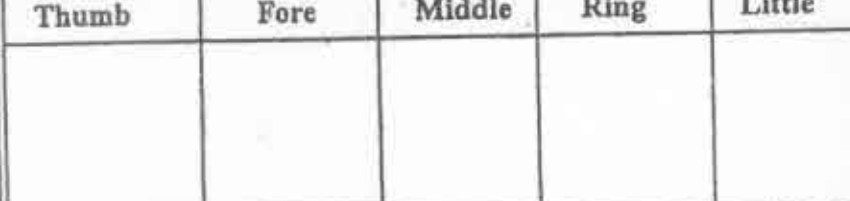
FORM FOR TEN FINGER IMPRESSION

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

Signature Shivendra Agrawal

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

Signature Chandra Kumar Agrawal

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature _____

Copy to be kept with application

Tax Invoice cum Acknowledgement receipt of PAN Application (Change Request)

Tax Invoice cum Acknowledgement	N - 033979700173333		Date: 11 Dec 2018
Category	LIMITED LIABILITY PARTNERSHIP	GSTIN of Applicant	
Applicant's Name	BELUR PROJECTS LLP	Existing PAN	AALFT1829P
Name on Card	BELUR PROJECTS LLP		
Father's Name	Not mentioned		
Mother's Name	Not mentioned		
Date of Birth	18 Apr 2016	Communication Address State	WEST BENGAL (19)
Telephone/ Mobile	91-033-9830623104	E-mail ID	BELURPROJECTSLLP@GMAIL.COM
Proof of Identity	Copy of Certificate of Registration issued by the Registrar of Firms/Limited Liability Partnerships		
Proof of Address	Copy of Certificate of Registration issued by the Registrar of Firms/Limited Liability Partnerships		
Proof of DOB	NA		
TINs Surrendered	-	-	-
<small>Staff of NSDL e-Governance Infrastructure Limited (PAN) Centre Managed by NSDL</small> ID: 03397 Data Management Services Private Limited SECTOR 1 SALT LAKE CITY PNB ISLAND KOLKATA WEST BENGAL 700064		PAN application fee ₹91.00 CGST 9% ₹0.00 SGST 9% ₹0.00 IGST 18% ₹16.38 Total(Rounded Off) ₹107.00	
V:27AAACN2082N1Z8		CIN: U72900MH1995PLC095642	SAC : 998319
computer generated receipt and does not require signature.			Online PAAM 1.2

वर्तमान खाता नंबर / PE

ANENT ACCOUNT NUMBER



ACMPA3914B

PE NAME

SHRENDRA AGARWAL

PE PE FATHER'S NAME

SHRAVAN KUMAR AGARWAL

PE PE DATE OF BIRTH

08-08-1963

PE PE SIGNATURE

[Handwritten Signature]

[Handwritten Signature]

अध्यापक, 1.1.41

COMMISSIONER OF INCOME-TAX, W.B. - II

[Handwritten Signature]

PERMANENT ACCOUNT NUMBER

ACTPAG503H



MR. NAME
LAKSHMENDRA KUMAR AGARWAL

MR. MR. FATHER'S NAME
MADANLAL AGARWAL

DATE OF BIRTH

02-01-1947

Signature

SECRETARY, I.T.D.

COMMISSIONER OF INCOME-TAX, W.S. - 20

TAXPAYER'S SIGNATURE

Signature

Signature

Major Information of the Deed

Deed No :	I-0513-00243/2019	Date of Registration	16/01/2019
Query No / Year	0513-1000013820/2019	Office where deed is registered	
Query Date	16/01/2019 12:25:02 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Abhijit Sen Howrah Court,Thana Howrah, District: Howrah, WEST BENGAL, PIN - 711101, Mobile No : 9830834090, Status: Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 6,27,71,760/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 50/- (Article.48(g))	Rs 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 051300229/2019		

Land Details :

District: Howrah, P.S - Bally, Gram Panchayat: BALI, Mouza: Bali(Part) Pin Code 711227

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-19753	LR-3098	Commercial Use	Commercial Use	31 Dec	1,00,000/-	3,60,35,640/-	Property is on Road Adjacent to Metal Road, Project Name
L2	LR-19754	LR-3098	Commercial Use	Commercial Use	23 Dec	1,00,000/-	2,67,36,120/-	Property is on Road Adjacent to Metal Road, Project Name
TOTAL :					54Dec	2,00,000 /-	627,71,760 /-	
Grand Total :					54Dec	2,00,000 /-	627,71,760 /-	







Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Belur Projects LLP Chandmani, Sapuipara, P.O:- Sapuipara, P.S:- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711227 PAN No AALFT1829P, Status: Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	East India Realty Chandmani, Sapuipara, P.O:- Sapuipara, P.S:- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711227 PAN No ACTPA6503H, Status: Organization, Executed by Representative

Representative Details :

Name, Address, Photo, Finger print and Signature				
1	Name Mr Dharendra Agarwal (Presentant) Son of Mr Shравan Kumar Agarwal Date of Execution - 31/12/2018, Admitted by: Self, Date of Admission: 16/01/2019, Place of Admission of Execution: Office	Photo  Jan 16 2019 12:46PM	Finger Print  LTI 16/01/2019	Signature  16/01/2019
194A, Manicktala Main Road, P.O.- Kankurgachi, P.S.- Phulbagan, Kolkata, District-Kolkata West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - ACMPA3914B Status : Representative, Representative of : Belur Projects LLP (as PARTNER)				
2	Name Mr Lakshmendra Kumar Agarwal Son of Late Madan Lal Agarwal Date of Execution - 31/12/2018, Admitted by: Self, Date of Admission: 16/01/2019, Place of Admission of Execution: Office	Photo  Jan 16 2019 12:46PM	Finger Print  LTI 16/01/2019	Signature  16/01/2019
DA - 14, Sector -1, Salt Lake, P.O.- Bidhan Nagar, P.S.- Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No - ACTPA6503H Status : Representative, Representative of : East India Realty				

Identifier Details :

Name & address	
Mr Abhijit Sen Son of Mr H. S. Sen Howrah Court, P.O.- Howrah, P.S.- Howrah, District.-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation Advocate, Citizen of India, Identifier Of Mr Dharendra Agarwal, Mr Lakshmendra Kumar Agarwal	16/01/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Belur Projects LLP	East India Realty-31 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Belur Projects LLP	East India Realty-23 Dec

Endorsement For Deed Number : I - 051300243 / 2019

On 16-01-2019

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 12.34 hrs on 16-01-2019, at the Office of the D.S.R - II HOWRAH by Mr. Dharendra Agarwal

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 6,27,71,760/-

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

Execution is admitted on 16-01-2019 by Mr Dharendra Agarwal, PARTNER, Belur Projects LLP, Chandmani, Sapuipara, P.O - Sapuipara, P.S.- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711227

Identified by Mr Abhijit Sen, Son of Mr H. S. Sen, Howrah Court, P.O. Howrah, Thana: Howrah, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Execution is admitted on 16-01-2019 by Mr Lakshendra Kumar Agarwal,

Identified by Mr Abhijit Sen, Son of Mr H. S. Sen, Howrah Court, P.O. Howrah, Thana: Howrah, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

Description of Stamp

1 Stamp Type Impressed, Serial no 3607, Amount. Rs 50/-, Date of Purchase 17/12/2018, Vendor name S Banerjee



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2019, Page from 10616 to 10634

Serial No 051300243 for the year 2019.



Digitally signed by PANCHALI MUNSHI
Date: 2019.01.18 12:02:18 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 1/18/2019 12:02:13 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)