

81303

I-01232

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 172843

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

Adtl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

18 APR 2013

DEVELOPMENT POWER OF
ATTORNEY AFTER
REGISTERED
DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE
PRESENTS I, BABLU MONDAL, son of
Late Raman Krishna Mondal, by faith - Hindu, by
occupation - Business, by nationality - Indian,

Contd.....2

Received Judge Court

Prakash Singh
Judge
District Court

18 APR 2013
Addl. District Sub-Registrar
Bikaner Nagar (Salt Lake City)



27 FEB 2013

150000

CO-OPERATIVE SOCIETY, SALT LAKE CITY

Prakash Singh

Prakash Singh, Advocate
Judge Court, Bikaner

608

08-03

2013

Received by Sub-Registrar

Prasanna Das
Advocate

18 APR 2013
Additional District Sub-Registrar
Bhubaneswar (Sale Lake City)



27 FEB 2013

1500000

RECEIVED BY SUB-REGISTRAR
Bhubaneswar (Sale Lake City)

Prasanna Das

Prasanna Das, Advocate
Judges Court, Bhubaneswar

608

2013
08-03

residing at AE-D/17, Arjunpur (East), P.O. Arjunpur, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal, hereinafter called and referred to as the "LANDOWNER/PRINCIPAL/EXECUTANT", do hereby nominate, constitute and appoint SUSANTA BISWAS, son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TM-5/105, Teghoria, Nishikanan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, PRASANTA BISWAS, son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TG-3/38, Teghoria, Lichubagan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal & JAYANTA BISWAS, son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TG-3/38, Teghoria, Lichubagan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, Partners of S.P.J. DEVELOPERS [PAN NO. ABNFS7424A], having its Office at Rama Apartment, T-17, Teghoria Main Road, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holders, as my true, authorised and lawful Attorneys for me in my name on my behalf and to to exercise, execute and perform all and every / any of the acts, deeds, matters and things.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of land measuring **4 (Four) Cottahs 1 (One) Chittack 8 (Eight) sq.ft. more or less** comprised in C.S. Dag No. 3880, **R.S./L.R. Dag No. 2897** under R.S. Khatian No. 545, L.R. Khatian Nos. 1454, 5564/1 & 5566/1, And also land measuring **2 (Two) Cottahs 9 (Nine) Chittacks 35 (Thirty Five) sq.ft. more or less** comprised in C.S. Dag No. 3894, **R.S./L.R. Dag No. 2911**, under C.S. Khatian No. 361, R.S. Khatian No. 491, L.R. Khatian No. 3109, in total a demarcated plot of Sali land measuring **6 (Six) Cottahs 10 (Ten) Chittacks 43 (Forty Three) sq.ft. be the same a little more or less** in R.S./L.R. Dag Nos. 2897 & 2911, lying and situate at Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, A.D.S.R.O. Bidhannagar, Salt Lake City, having Holding Nos. RGM-3/278, Block-A, RGM-3/279, Block-A & RGM-3/300, Block-A, in Ward No. 3, at present Ward No. 5 [Jagardanga (Gopalpur), Kolkata - 700 136], in the District North 24 Parganas, West Bengal, morefully described in the Schedule hereinafter written, hereinafter called as the "**Said Property**".

AND WHEREAS I, Bablu Mondal entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by me with the said S.P.J. DEVELOPERS, having its Office at Rama Apartment, T-17, Teghoria Main Road, P.O.

Contd.....3



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

18 APR 2013

to 6/8 July 12
as well as previously

AND WHEREAS referencing the above Registered Agreement for Development, and for smooth development work, I, the Principal/Landowner appointing the SAID ATTORNEY HOLDERS as my true authorised and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Rajarhat Gopalpur Municipality, CESC Ltd / W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorneys may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of my said premises before Rajarhat Gopalpur Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.

Contd.....A



Adil, District Sub-Registrar
Salt Lake City (Salt Lake City)

18 APR 2013

5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbour's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instrument and document in respect of sale of flats/s, shop/s, units and / or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Agreement for Development.
7. To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representatives.
8. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement / contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s relating to Developer's Allocation in my said premises.



Addl. District Sub-Registrar
Bhimnagar (Salt Lake City)
18 APR 2013

10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That my Attorneys will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Agreement for Development on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorneys will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Agreement for Development.

For all or any of the purposes arising out of the said Registered Agreement for Development and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as my Attorneys in relation to all matters touching my said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorneys appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Agreement for Development.



Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)
18 APR 2013

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring :

4 (Four) Cottahs 1 (One) Chittack 8 (Eight) sq.ft. more or less of Sali land comprised in C.S. Dag No. 3880, R.S./L.R. Dag No. 2897 under R.S. Khatian No. 545, L.R. Khatian Nos. 1454, 5564/1 & 5566/1,

And also

2 (Two) Cottahs 9 (Nine) Chittacks 35 (Thirty Five) sq.ft. more or less of Sali land comprised in C.S. Dag No. 3894, R.S./L.R. Dag No. 2911, under C.S. Khatian No. 361, R.S. Khatian No. 491, L.R. Khatian No. 3109,

in total a demarcated plot of Sali land measuring 6 (Six) Cottahs 10 (Ten) Chittacks 43 (Forty Three) sq.ft. be the same a little more or less in R.S./L.R. Dag Nos. 2897 & 2911, lying and situate at Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, A.D.S.R.O. Bidhannagar, Salt Lake City, having Holding Nos. RGM-3/278, Block-A, RGM-3/279, Block-A & RGM-3/300, Block-A, in Ward No. 3 at present Ward No. 5 [Jagardanga (Gopalpur), Kolkata - 700 136], in the District North 24 Parganas, West Bengal. The total plot of land is butted & bounded as follows :-

ON THE NORTH	:	18 ft. Wide Municipal Road.
ON THE SOUTH	:	R.S. Dag Nos. 2911 (P) & 2897 (P).
ON THE EAST	:	R.S. Dag No. 2911 (P).
ON THE WEST	:	20 ft. Wide Municipal Road [Jagardanga (Gopalpur)].

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring :

4 (Four) Cottahs 1 (One) Chittack 8 (Eight) sq.ft. more or less of Sali land comprised in C.S. Dag No. 3880, R.S./L.R. Dag No. 2897 under R.S. Khatian No. 545, L.R. Khatian Nos. 1454, 5564/1 & 5566/1,

And also

2 (Two) Cottahs 9 (Nine) Chittacks 35 (Thirty Five) sq.ft. more or less of Sali land comprised in C.S. Dag No. 3894, R.S./L.R. Dag No. 2911, under C.S. Khatian No. 361, R.S. Khatian No. 491, L.R. Khatian No. 3109,

in total a demarcated plot of Sali land measuring **6 (Six) Cottahs 10 (Ten) Chittacks 43 (Forty Three) sq.ft.** be the same a little more or less in R.S./L.R. Dag Nos. 2897 & 2911, lying and situate at Mouza - Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi No. 2998, Pargana - Kalikata, P.S. Airport, A.D.S.R.O. Bidhannagar, Salt Lake City, having Holding Nos. RGM-3/278, Block-A, RGM-3/279, Block-A & RGM-3/300, Block-A, in Ward No. 3 at present Ward No. 5 [Jagardanga (Gopalpur), Kolkata - 700 136], in the District North 24 Parganas, West Bengal. The total plot of land is butted & bounded as follows :-

ON THE NORTH	:	18 ft. Wide Municipal Road.
ON THE SOUTH	:	R.S. Dag Nos. 2911 (P) & 2897 (P).
ON THE EAST	:	R.S. Dag No. 2911 (P).
ON THE WEST	:	20 ft. Wide Municipal Road [Jagardanga (Gopalpur)].



Addl. District Sub-Registrar
Bidhanagar (Salt Lake City)
18 APR 2013

IN WITNESS WHEREOF the Executant/Principal hereto has set and subscribed his respective hands and seals on the 18th day of April 2013 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of:

1. Kamal Saha

So. Kamal Saha

N.K 98 Nishi Koman

Teghoria Kol-157

2. Krishna Das
Advocate
Dorabai Jyoti Chow

18/4/2013

Bablu Mondal

Landowner/Principal

Susanta Biswas

Prasanta Biswas

Prasanta Biswas

Jayanta Biswas

Jayanta Biswas

Partners of

S.P.J. Developers

Attorney

Drafted By:

Pinaki Chattopadhyay
Adv.
18/05/2011

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By:

Gopa Dasgupta

Gopa Dasgupta,

Teghoria Main Road

Kolkata - 700 157.



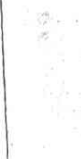
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
18 APR 2013

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

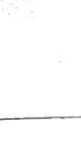
UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>4195813T</i>	LH.					
	RH.					

ATTESTED - *4195813T*

 <i>2msank Biswas</i>	LH.					
	RH.					

ATTESTED - *2msank Biswas*

 <i>Basanta Biswas</i>	LH.					
	RH.					

ATTESTED - *Basanta Biswas*

 <i>Jasanta Biswas</i>	LH.					
	RH.					

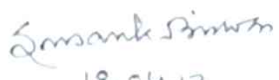
ATTESTED - *Jasanta Biswas*



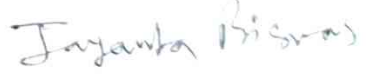
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

18 APR 2013

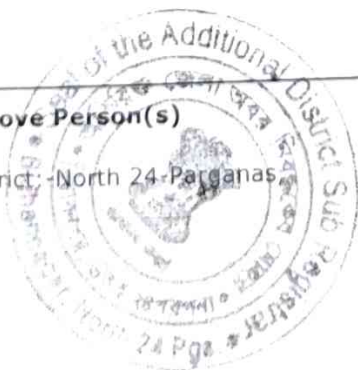
Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 01303 / 2013, Deed No. (Book - I , 01232/2013)
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Susanta Biswas 105 Teghoria, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	 18/04/2013	 LTI 18/04/2013	 18.04.13

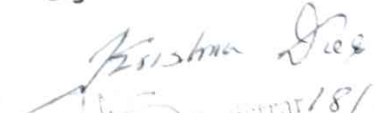
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bablu Mondal Address -A E D/17 Arjunpur East, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 18/04/2013	 LTI 18/04/2013	
2	Susanta Biswas Address -5/105 Teghoria, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Self	 18/04/2013	 LTI 18/04/2013	
3	Prasanta Biswas Address -5/105 Teghoria, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Self	 18/04/2013	 LTI 18/04/2013	
4	Jayanta Biswas Address -5/105 Teghoria, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Self	 18/04/2013	 LTI 18/04/2013	

Name of Identifier of above Person(s)
 Krishna Das
 Barasat Judges Court, District:-North 24-Parganas
 WEST BENGAL, India,



Signature of Identifier with Date


 Addl. District Sub-Registrar 18/4/13
 Bidhanagar, (Salt Lake City)

(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 01232 of 2013
(Serial No. 01303 of 2013 and Query No. L000002520 of 2013)

On 18/04/2013

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

Payment of Fees:

Amount By Cash

Rs 7 00/- on 18/04/2013

(Under Article E = 7/- on 18/04/2013)

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. -35,09,480/-

Certified that the required stamp duty of this document is Rs. - 50 /- and the Stamp duty paid as Impresive Rs. - 100/-

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

Presented for registration at 13.54 hrs on :18/04/2013, at the Office of the A.D.S.R. BIDHAN NAGAR by Susanta Biswas , one of the Claimants.

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

Execution is admitted on 18/04/2013 by

- 1 Bablu Mondal, son of Lt Raman Krishna Mondal , A E D/17 Arjunpur East, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession Business
- 2 Susanta Biswas
Partner, S P J Developers, Teghoria Main Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.
. By Profession : Business
- 3 Prasanta Biswas
Partner, S P J Developers, Teghoria Main Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.
. By Profession : Business
- 4 Jayanta Biswas
Partner, S P J Developers, Teghoria Main Rd, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.
. By Profession : Business

Identified By Krishna Das, son of Barasat Judges Court, District:-North 24-Parganas, WEST BENGAL, India, . By Caste Hindu, By Profession Advocate.



(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR

18/04/2013 14:38:00

18 APR 2013

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 01232 of 2013
(Serial No. 01303 of 2013 and Query No. L000002520 of 2013)

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Signature)
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2

18/04/2013 14:38:00

18 APR 2013



Government Of West Bengal
Office Of the A.D.S.R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 01232 of 2013
(Serial No. 01303 of 2013 and Query No. L000002520 of 2013)

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR



18/4
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
(Saikat Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 2 of 2

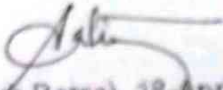
18/04/2013 14:38:00

18 APR 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 6923 to 6935
being No 01232 for the year 2013




(Saikat Patra) 18-April-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

DATED THE DAY OF 2013

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

Bablu Mondal

Landowner/Principal

S.P.J. Developers

Attorney

Drafted By

Pinaki Chattopadhyay & Associates

Solicitor & Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 2570 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700 157