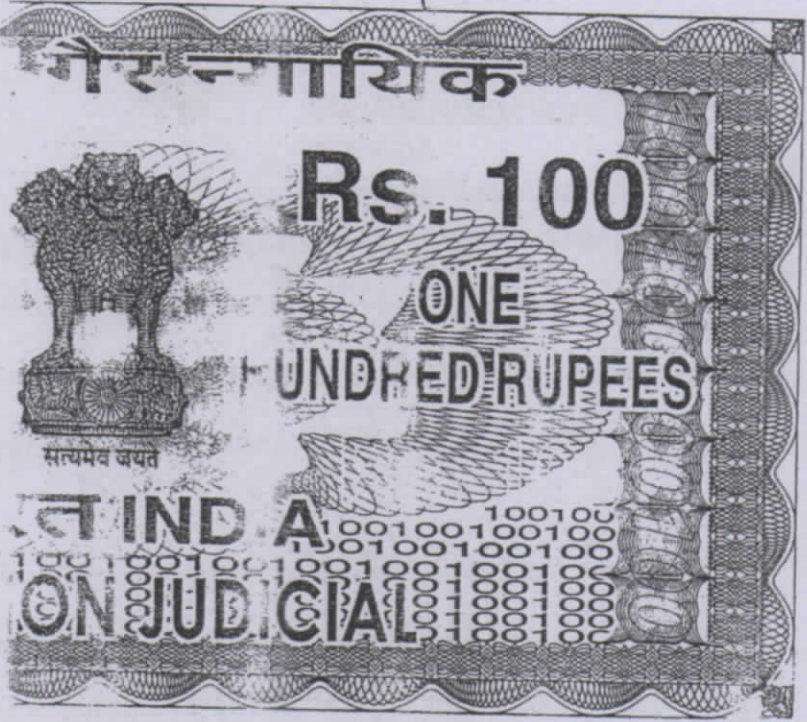




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 268485

Certified that the document is authentic
to registration. The Signature Sheet and
endorsement Sheets Attached to the
document are the part of the document.

Additional District Sub-Registrar
Crossbone, Dum Dum, 24-Pgs. (North)

18 SEP 2018

Power/27622A

DEVELOPMENT POWER AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I, DR. SUJITA DE wife of Dr. Sridhar Chandra De, having Income Tax Permanent Account No. (PAN) "AEFPD9719J", by faith - Hindu, by Occupation - Medical Practitioner, residing at 21E, Motijheel Avenue, Karunamoyee Abasan, Post Office - Motijheel, Police Station - Dum Dum, Kolkata - 700 074, in the District of North 24-Parganas, Indian Citizen, do hereby nominate, constitute and appoint MR. ASHIM KUMAR DAS son of Late Motilal Das, having Income Tax Permanent Account No. (PAN) "ADOPD1348K", by faith - Hindu, by Occupation - Business, residing at 46/2, Prabartak Pally, D.P. Nagar, Post Office and Police Station - Belgharia, Kolkata - 700 056, in the District of North 24-Parganas, Indian Citizen, Proprietor of

Add. District Sub- Registrar
Coimbatore Durn-Durn 24 Pm 2018
18 SEP 2018

SHINE, a Proprietorship firm, having its registered Office at 11, Rastraguru Avenue, Post Office and Police Station – Dum Dum, Kolkata – 700 028, in the District of North 24-Parganas, as my true and lawful Attorney, for me in my name and on our behalf to do the following Acts, Deeds and Things in connection with our property mentioned in the schedule hereunder written.

WHEREAS DR. SUJITA DE, the Executant herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 02 (two) Cottahs little more or less with Tile Shed Structure measuring an area 500 Sq.ft.; more or less comprised in C.S. Dag No. 153, R.S. Dag No. 8, L.R. Dag No. 8 under C.S. Khatian No. 533, R.S. Khatian No. 1512, L.R. Khatian No. 6200, at Mouza – Satgachi, being Premises No. 17, Motijheel Avenue, Police Station – Dum Dum, Kolkata – 700 074, Holding No. 542, Motijheel Avenue, Ward No. 9 under South Dum Dum Municipality, Addl. District Sub-Registration office Cossipore Dum Dum and according to the settlement records of rights finally published the plot is comprised at Parganas – Kalikata, J.L. No. 20, in the District of North 24-Parganas.

AND WHEREAS DR. SUJITA DE, has entered into a Development Agreement with SHINE on 18.09.2018 in Book No. I, Being No. 8315 for the year 2018 on the terms and conditions set-forth therein.

Sujita De

To sign in the Building Plan or revised plan (if necessary) in my name for construction of building and to obtain the same on completion of legal formalities.

To sign execute, submit and take delivery of site plan, building plan for multi storied building construction, application of phase – II, certificate, completion certificate or any addition / alteration, Revised Plans, documents, statements, undertaking Affidavit, Indemnity Bond,

declaration, related papers as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by South Dum Dum Municipality, in respect to my piece of land.

To deposit the fees for obtaining Building Sanction Plan or Revised Sanction Plan from the South Dum Dum Municipality.

To raise construction at the said premises on the basis of the sanctioned plan for construction of the building duly approved and sanctioned by the competent authority.

To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of the Flat / Flats, Commercial Space save and except the flats & Commercial Space noted as of owners allocation as per the Development agreement on 18.09.2018 of the new building to be constructed at the said premises described in the schedule hereunder written to any purchaser/Purchasers at their own risk at such price which my said attorney in his absolute discretion, thinks proper and/or cancel or repudiate the same in the manner he deems fit and proper for and on my behalf.

To allow the intending purchaser/purchasers to inspect the original title of the property sanctioned plan and others relevant documents of the title of the property for and on my behalf.

To appoint employees/agents for constructing the new building as per the sanctioned plan at such remuneration/wages as the said attorney may think fit proper and to discharge the employee/agents as and when necessary and same will be at the complete discretion of the Attorney at his own risk and liabilities.

declaration, related papers as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by South Dum Dum Municipality, in respect to my piece of land.

To deposit the fees for obtaining Building Sanction Plan or Revised Sanction Plan from the South Dum Dum Municipality.

To raise construction at the said premises on the basis of the sanctioned plan for construction of the building duly approved and sanctioned by the competent authority.

To negotiate on terms for and to agree to and enter into and conclude any agreement for sale of the Flat / Flats, Commercial Space save and except the flats & Commercial Space noted as of owners allocation as per the Development agreement on 18.09.2018 of the new building to be constructed at the said premises described in the schedule hereunder written to any purchaser/Purchasers at their own risk at such price which my said attorney in his absolute discretion, thinks proper and/or cancel or repudiate the same in the manner he deems fit and proper for and on my behalf.

To allow the intending purchaser/purchasers to inspect the original title of the property sanctioned plan and others relevant documents of the title of the property for and on my behalf.

To appoint employees/agents for constructing the new building as per the sanctioned plan at such remuneration/wages as the said attorney may think fit proper and to discharge the employee/agents as and when necessary and same will be at the complete discretion of the Attorney at his own risk and liabilities.

To maintain the property to be constructed at the said premises to apply for water connection, supply of electric energy, sewer connection and will other acts and Deeds, which are required/necessary for the construction of the building at the demised premises for and on my behalf at the costs and expenditures of the attorney.

To apply for permit for cement and building construction material whenever those will be required in connection with construction of the new building and to take delivery of the same when made so available for and on my behalf at his own costs and expenditures as well as risks and liabilities without any liability on the part of the principals.

To obtain necessary certificates of completion of the building form competent authority of South Dum Dum Municipality, for and on my behalf.

To receive and accept any consideration against as aforesaid but save and except the Owner's Allocation as per terms as mentioned in the Development Agreement, any compensation, interest, profits issues in any manner whatsoever whether in money, Bank drafts, pay orders, cheques or other movable goods or property actionable claim or in any other from whatsoever and to give receipt there from in full or partial discharge of the receipt of such consideration and to negotiate, endorse, accept discount or otherwise assign and promissory note, cheque bill or exchange, hundi, draft and any other negotiable instruments or other instruments of obligation in any manner whatsoever for the purpose of cancellation or realization of the money in respect of such instruments for and on my behalf.

To deliver possession, actual or constructive, as the case may be in such manner as may feasible to the transferee or the proposed transferee and to accept or to take possession

of such properties, obtained or to be obtained in exchange of in part or full payment of the consideration payable in respect of the transfer of all or any of the properties save and except the Properties marked as Owners Allocations as in the said Development Agreement at the demised premises in such manner as may be feasible, expedient or necessary in the circumstances of each of such deeds for and on my behalf, in respect of only the Developers' Allocation, as per the Development Agreement dated 18.09.2018, without having any right or authority to deal in interferences in or with the Owners' Allocation.

To do all acts, deeds and things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and to institute, commence, procure, carry on or defend or resist all added as a party or be non-suited or withdraw the same concerning my property or any part thereof, or concerning anything which I may be party in any court in Civil, Criminal Revenue or Revisional jurisdiction including special jurisdiction of the High Court under Article 226 of constitution of India, before Income Tax Authorities and to sign and verify all plaints, written statement, accounts, inventories to accept service of all summon notices and other judicial process to execute any judgment decree or order and to appoint and engage any solicitors Advocate and to sign and to execute any vocalatnama, warrant of attorney or other authorities to act and plead for and on my behalf at the costs and expenses of the Attorney.

To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes between the Developer and any other person/s including intending purchaser/purchasers in respect of the Developers' Allocation in the premises to be constructed to compound or comprise the same for and on my behalf, at the costs and expenses of the Attorney.

To sign and execute all other deeds, instruments and assurances which my said attorney shall consider necessary and to enter into such covenants as may be required for fully and effectively conveying the said property to be constructed as I could do myself if present, only and exclusively in respect of the Developers Allocation, under the Development Agreement dated 18.09.2018.

To present any Deed of Agreement, Deed or Deeds of Sale, Conveyance or Conveyances, Deed of Amalgamation or other documents for registration as and when executed by and to admit execution by him and sign in receipt of consideration and submit before the Sub-Registrar or Registrar having authority for and to have it registered according to law and to do all other acts, deeds and things which my said Attorney shall consider necessary for the transferring and/or conveying the said property to such Purchaser or Purchasers as fully and effectually in all respect We could do the same myself in respect of only and exclusively the Developers allocation, under the Development Agreement dated 18.09.2018.

And I hereby agree to ratify and confirm all and whatsoever other act/s my said attorney shall lawfully do, execute or perform or cause to be done executed or perform in connection with the sale of the said property under and by virtue of these presents notwithstanding no express power in that behalf is hereunder provided.

SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of "BASTU" land measuring an area 02 (two) Cottahs little more or less with tile shed structure measuring an area 500 Sq.ft.; more or less comprised in C.S. Dag No. 153, R.S. Dag No. 8, L.R. Dag No. 8 under C.S. Khatian No. 533, R.S. Khatian No. 1512, L.R. Khatian No. 6200, at Mouza – Satgachi, being Premises No. 17, Motijheel Avenue, Police Station – Dum Dum, Kolkata – 700 074, Holding No. 542, Motijheel Avenue, Ward No. 9 under South Dum Dum Municipality, Addl. District Sub-Registration office Cossipore Dum Dum and according to the settlement records of rights finally published the plot is comprised at Parganas – Kalikata, J.L. No. 20, in the District of North 24-Parganas.

The property is butted and bounded as follows : -

ON THE NORTH	:	Part of R.S. Dag No. 8.
ON THE SOUTH	:	24 ¹ /2 ft wide Motijheel Avenue.
ON THE EAST	:	House of Mr. Ganguly.
ON THE WEST	:	Part of R.S. Dag No. 8.

Page 3 of 3

IN WITNESS WHEREOF We have signed the Development Power after Registration of Development Agreement on this 18th day of SEPTEMBER Two Thousand and Eighteen at Kolkata in presence of:-

1. *Sudhan Chandra*
212 Medijheel Avenue
Kol-74

Sudhan Chandra

SIGNATURE OF THE EXECUTANT

2. *Budhaditya Das.*
11, Rastriaguru Avenue
Kolkata: 700028.

SHINE

Shrinu Das
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by: -

Arun Kumar Bhaumik

MR. ARUN KUMAR BHAUMIK (Advocate),
Calcutta High Court, Reg. No. WB-905/1983,
63/21, Dum Dum Road, Surer Math,
P.O. - Motijheel, P.S. - Dum Dum,
Kolkata - 700 074, Phone No. 9830038790,
e-mail ID - arun_bhoumik@yahoo.com

UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS



Adrian Vaut Dos

LH.



RH.



ATTESTED:

Adrian Vaut Dos



Lejide

LH.



RH.



ATTESTED:

Lejide

PHOTO

LH.

RH.

ATTESTED:



PERMANENT ACCOUNT NUMBER

AEFPD9719J

NAME

SUJITA DE

DATE OF BIRTH

SUHRID ROYCHOWDHURY

DATE OF BIRTH

27-02-1950

S. De

SECRETARY

COMMISSIONER OF INCOME TAX, W.B.



PERSONAL SIGNATURE

Sujita De

Sujita De

14/2/2014
Sujita De

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADOPD1348K



नाम /NAME

ASHIM KUMAR DAS

पिता का नाम /FATHER'S NAME

MOTILAL DAS

जन्म तिथि /DATE OF BIRTH

15-10-1949

हस्ताक्षर /SIGNATURE

Ashim Kumar Das

B. Das

आयकर अधिकारी, प.स. - XI

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

Ashim Kumar Das

Major Information of the Deed

No.	I-1506-08322/2018	Date of Registration	18/09/2018
Deed No / Year	1506-1000256559/2018	Office where deed is registered	
Query Date	18/09/2018 12:28:53 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dipak Guha Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9874130740, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 81,44,999/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150608315/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Motijhil Avenue, Mouza: Satgachi, Premises No. 17, Ward No: 9, Holding No:542

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-8	LR-6200	Bastu	Bastu	2 Katha	10,00,000/-	77,69,999/-	Width of Approach Road: 24 Ft,
Grand Total :					3.3Dec	10,00,000 /-	77,69,999 /-	

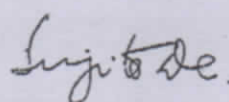
Structure Details :

Sch. No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,00,000/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1,00,000 /-	3,75,000 /-	

Major Information of the Deed :- I-1506-08322/2018-18/09/2018

Details :

Name Address Photo Finger print and Signature

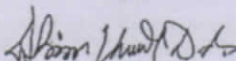
Name	Photo	Fingerprint	Signature
Dr SUJITA DE Wife of Dr Sridhar Chandra De Executed by: Self, Date of Execution: 18/09/2018 Admitted by: Self, Date of Admission: 18/09/2018 ,Place : Office			
18/09/2018	LTI 18/09/2018	18/09/2018	

21E, Motijheel Avenue, Karunamoyee Abasan, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AEFDP9719J, Status :Individual, Executed by: Self, Date of Execution: 18/09/2018
Admitted by: Self, Date of Admission: 18/09/2018 ,Place : Office

Attorney Details :

Sl No	Name Address Photo Finger print and Signature
1	SHINE 11, Rastraguru Avenue, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN 700028 , PAN No.: ADOPD1348K, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name Address Photo Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHIM KUMAR DAS (Presentant) Son of Late Sudhir Guha Date of Execution - 18/09/2018, , Admitted by: Self, Date of Admission: 18/09/2018, Place of Admission of Execution: Office			
		Sep 18 2018 1:24PM	LTI 18/09/2018	18/09/2018
46/2, Prabartak Pally, D.P. Nagar, P.O:- BELGHARIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADOPD1348K Status : Representative, Representative of : SHINE (as Proprietor)				

Identifier Details :

Name & address
Dipak Guha Son of Late Sudhir Guha 46/2, Dum Dum Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 70007 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Dr SUJITA DE, Mr ASHIM KUMAR D.

Major Information of the Deed :- I-1506-08322/2018-18/09/2018

Transfer of property for L1

No	From	To. with area (Name-Area)
1	Dr SUJITA DE	SHINE-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr SUJITA DE	SHINE-500.00000000 Sq Ft

Endorsement For Deed Number : I - 150608322 / 2018

On 18-09-2018

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:25 hrs on 18-09-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr ASHIM KUMAR DAS.

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 81,44,999/-

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

Execution is admitted on 18/09/2018 by Dr SUJITA DE, Wife of Dr Sridhar Chandra De, 21E, Motijheel Avenue, Karunamoyee Abasan, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074 by caste Hindu, by Profession Professionals

Identified by Dipak Guha, Son of Late Sudhir Guha, 63/21 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

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

Execution is admitted on 18-09-2018 by Mr ASHIM KUMAR DAS, Proprietor, SHINE, 11, Rastraguru Avenue, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Dipak Guha, Son of Late Sudhir Guha, 63/21 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Major Information of the Deed :- I-1506-08322/2018-18/09/2018

Stamp Duty

required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
of Stamp
Type: Impressed, Serial no 2236, Amount: Rs.100/-, Date of Purchase: 14/09/2018, Vendor name: Ranjita

Suman

Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-08322/2018-18/09/2018

19/09/2018 Query No:-15061000256559 / 2018 Deed No :I- 150608322 / 2018, Document is digitally signed.

Page 16 of 17

- digitally signed.

Page 17 of 17

Registration under section 60 and Rule 69.
in Book - I
number 1506-2018, Page from 374692 to 374708
No 150608322 for the year 2018.



Digitally signed by SUMAN BASU
Date: 2018.09.19 12:26:36 +05:30
Reason: Digital Signing of Deed.

Suman
(Suman Basu) 19/09/2018 12:25:28
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)