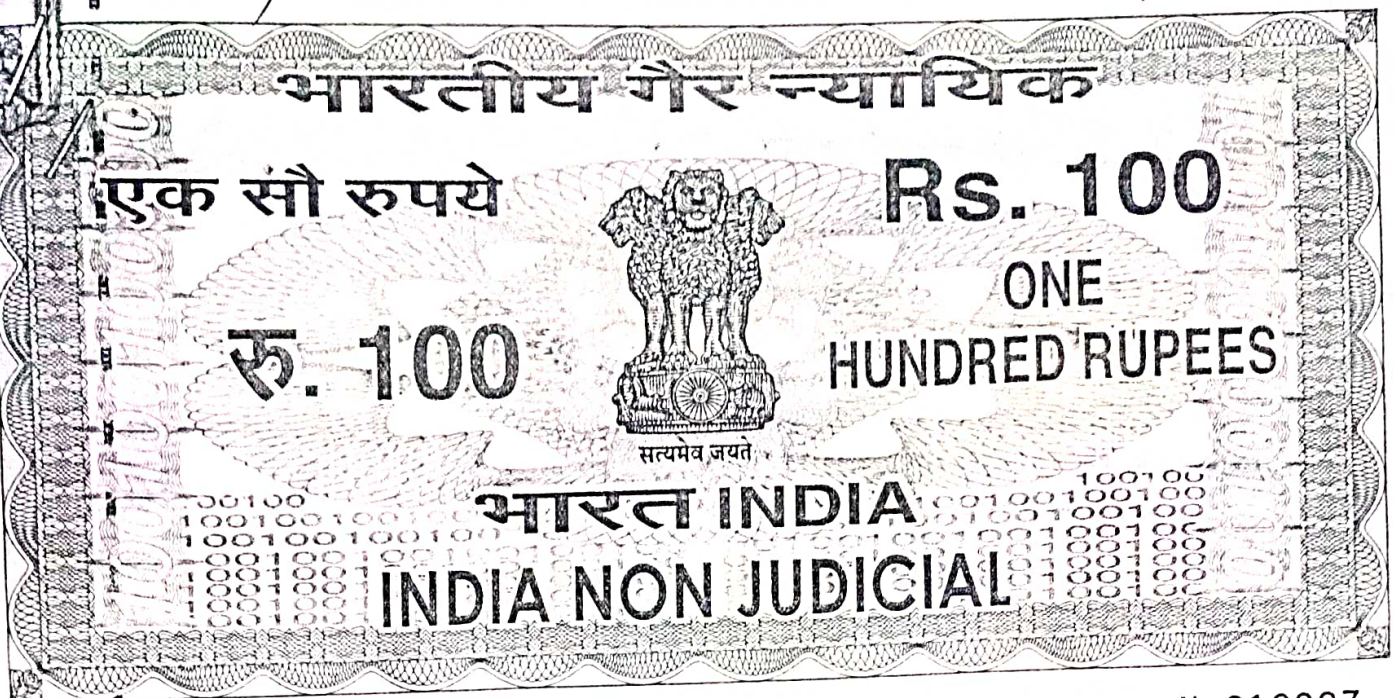


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

provided that the document is submitted to
the Registrar. The signature sheet/sheet
to the undersigned sheet/sheet is attached
with this document is the part of the
document.

ADDITIONAL DISTRICT S.D. REGISTRAR
Muzrai, New Town, North 24 Parganas

22 APR 2013

DEVELOPMENT POWER
OF ATTORNEY AFTER
REGISTERED
DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS

I, NEERAJ JAISWAL @ NIRAJ JAISWAL,

son of Biseswar Nath Jaiswal, by faith -

Hindu, by occupation - Business, by

Visit card
No - 1433/13

Contd.....2

No. 2013
 12-02 = 1659
 PINAKI CHATTERJEE
 Advocate
 Judge's Court, Barasat
 1000
 ডেভারের নাম
 ডেভারী অফিস বারাসাত
 ডেভারী মূল্য
 হাওয়া এ.ডি.এস.আর অফিস, জেলা-উত্তর ২৪ পরগনা
 ডেভারের নাম স্বপ্না ঘোষ

30 JAN 2013

100000

Debarin Binway



-V.C.T.1
2765

Debarin Binway



- 2766

Substrate mould



V.C.T.3

2777



Additional District Sub-Registrar
North 24 Parganas

19 APR 2013

MD. KAMRUZZAMAN (MD. KHAIRUL ANAM)

S/O - ZINNAT ALI

VH-JATTRAGACHI-Koh-157

Business

nationality - Indian, residing at 51, Beadon Street, P.S. Burtola, Kolkata - 700 006, West Bengal, hereinafter called and referred to as the "LANDOWNER/PRINCIPAL/EXECUTANT", do hereby nominate, constitute and appoint DEBASIS BISWAS, son of Sadhan Chandra Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Salua Roypara, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700 136, District North 24 Parganas, West Bengal & SUBRATA MONDAL, son of Ashok Kumar Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Jatragachi, P.O. Ghuni, P.S. New town, District North 24 Parganas, West Bengal, Partners of M/S. S.D. DEVELOPER, having its office at Salua Roypara, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700 136, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holders, as my true, authorised and lawful Attorney 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 a demarcated plot of Sali land measuring 3 (Three) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. be the same a little more or less, lying and situate at Mouza - Jatragachi, J.L. No. 24, Re.Sa. No. 195, Touzi No. 174/179, Pargana - Kalikata, P.S. formerly Rajarhat at present New Town, comprised in C.S. Dag No. 271/490, R.S./L.R. Dag No. 289 under C.S. Khatian No. 17, R.S. Khatian No. 552, L.R. Khatian No. 1353, A.D.S.R.O. formerly Bidhannagar, Salt Lake City at present A.D.S.R.O. Rajarhat, New Town, within the local limit of Jyangra Hatiara 2 No. Gram Panchayet, in the District North 24 Parganas, West Bengal, morefully described in the Schedule hereinafter written, hereinafter called as the "Said Premises/Said Property".

AND WHEREAS I, the said Neeraj Jaiswal @ Niraj Jaiswal, 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 M/S. S.D. DEVELOPER, a Partnership firm, having its office at Salua Roypara, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700 136, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 19-04-2013 in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, being Deed No. 504561 for the year 2013.

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.

Debas Biswas
Neeraj Jaiswal

1. To appear and represent before the authorities of Jyangra Hatiara 2 No. Gram Panchayet, 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 Jyangra Hatiara 2 No. Gram Panchayet or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Panchayet/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 our lawful representative.
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.
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 my 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.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a demarcated plot of Sali land measuring 3 (Three) Cottahs 4 (Four) Chittacks 0 (Zero) sq.ft. be the same a little more or less, lying and situate at Mouza - Jatragachi, J.L. No. 24, Re.Sa. No. 195, Touzi No. 174/179, Pargana - Kalikata, P.S. formerly Rajarhat at present New Town, comprised in C.S. Dag No. 271/490, R.S./L.R. Dag No. 289 under C.S. Khatian No. 17, R.S. Khatian No. 552, L.R. Khatian No. 1353, A.D.S.R.O. formerly Bidhannagar, Salt Lake City at present A.D.S.R.O. Rajarhat, New Town, within the local limit of Jyangra Hatiara 2 No. Gram Panchayet, in the District North 24 Parganas, West Bengal. The plot of land is butted & bounded as follows :-

ON THE NORTH	:	6 ft. Wide Common Passage.
ON THE SOUTH	:	Approx. 30 ft. Wide P.W.D. Road.
ON THE EAST	:	R.S. Dag No. 291.
ON THE WEST	:	3+3=6 ft. Wide Common Passage.

IN WITNESS WHEREOF the Executant/Principal hereto has set and subscribed his respective hands and seals on the 19th day of April 2013 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of :

1. *B.N. Jaiswal*
14, Chinan Park, Kol-59.

2. *MD. K. Anwar*
Jettengaihi - Kol-157

Neeraj Jaiswal

Neeraj Jaiswal

@ Niraj Jaiswal

Landowner

Debasis Biswas

Debasis Biswas

Drafted By :

Pankaj Nayak Choudhury
Adv.
11/30/2011
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.

Subrata Mondal
Subrata Mondal

Partners of

M/s. S.D. Developer

Developer

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

 (Deban Bhowm)	LH.					
	RH.					

ATTESTED :- (Deban Bhowm)

 Subrata Mondal	LH.					
	RH.					

ATTESTED :- Subrata Mondal

 Neeloy Das	LH.					
	RH.					

ATTESTED :- Neeloy Das

	LH.					
	RH.					

ATTESTED :-



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

Endorsement For Deed Number : I - 04562 of 2013
(Serial No. 04949 of 2013 and Query No. L000007899 of 2013)

On 19/04/2013

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

Presented for registration at 18.35 hrs on :19/04/2013, at the Private residence by Debasis Biswas , one of the Claimants.

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

Execution is admitted on 19/04/2013 by

1. Neeraj Jaiswal Alias Niraj Jaiswal, son of Bliseswar Nath Jaiswal , 51, Beadon Street,, Kolkata, Thana:-Burtola, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business
2. Debasis Biswas, son of Sadhan Chandra Biswas , Salua Roypara, R. Gopalpur, Kolkata, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Business
3. Subrata Mondal, son of Ashok Kumar Mondal , Jatragachi, Ghuni, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
Identified By Md. Khairul Anam, son of Zinnat Ali, Jatragachi, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 22/04/2013

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 : 4, 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 22/04/2013

(Under Article : ,E = 21/- on 22/04/2013)

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.-70,20,000/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Debasish Dhar)
Additional District Sub-Registrar

~~Additional District Sub-Registrar~~

~~Additional District Sub-Registrar~~
(Debasish Dhar)
Additional District Sub-Registrar

22 APR 2013

22/04/2013 12:23:00

Endorsement Page 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 3180 to 3189
being No 04562 for the year 2013.



Debasish Dhar

(Debasish Dhar) 22-April-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal