

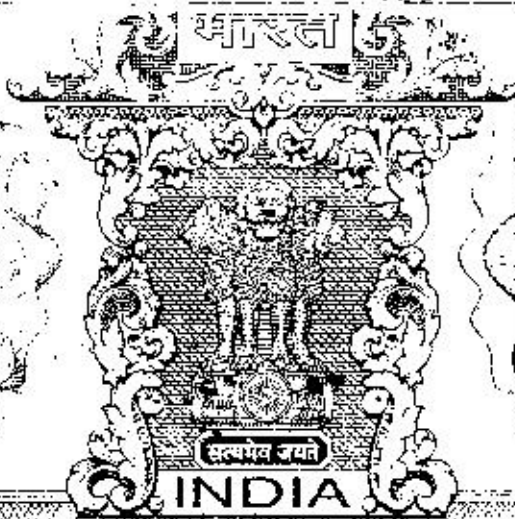
03091/19

02786/19

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 382586

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

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

14 AUG 2019

POWER OF ATTORNEY**AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS That I, **M/S. J.K. OVERSEAS PVT. LTD., PAN-AACCJ3005F**, a company incorporated under the Companies Act, 1956 and having its office at 100J, Karl Marx Sarani, Police Station- Watgunj, Kolkata-700 023, represented by its one of the Director **MR. JITENDRA KUMAR SHAW, PAN-ALKPS0419G**, son of Late Kartik Chandra Shaw, by faith-Hindu, by Occupation-Business, ^{Nationality- India} residing at 23, Bondel Road, Police Station, Karaya, Kolkata-700 019, hereinafter referred as the **OWNERS / PRINCIPAL**, do hereby **SEND GREETINGS**;

389939

10 AUG 2019

Rs.....Date.....

Name:- ARJUN GOPE, Advocate

Address:- Alipur Police Court, Kol-27

Vendor:-.....

I. CHAKRABORTY

66, Dr. Rajendra Prasad Sarani
Kolkata-700 001



District Judge-Registrar-III
Alipore, 24 Parganas

14 AUG 2019

Mr. Anish chandra Kamila
at parabulla Kamila
H and P.O. - Barbert.
S - Patashpur
in - Purba Midnapur
pin no - 721454.

WHEREAS by a registered **DEED OF DEVELOPMENT AGREEMENT BETWEEN "LAND OWNERS AND DEVELOPER"** (for the sake of brevity hereinafter referred to "as the said agreement") the Land Owners **M/S. J.K. OVERSEAS PVT. LTD., PAN-AACCJ3005F**, a company incorporated under the Companies Act, 1956 and having its office at 100J, Karl Marx Sarani, Police Station- Watgunj, Kolkata-700 023, represented by its one of the Director **MR. JITENDRA KUMAR SHAW, PAN-ALKPS0419G**, son of Late Kartik Chandra Shaw, by faith-Hindu, by Occupation-Business, residing at 23, Bondel Road, Police Station - Karaya, Kolkata-700 019, has appointed **M/S. S. S. ENTERPRISE**, a proprietorship firm having its registered office at 71, Rajdanga Main Road, P.O.- E.K.T.P, P.S. Kasba, Kolkata - 700 107, District South 24 Parganas, represented through its proprietor namely **SRI SHIB SHANKAR PASWAN**, son of Sri Raghunath Paswan, (**PAN-AIOPP4419N**), by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 71, Rajdanga Main Road, P.O.- E.K.T.P., P.S. Kasba, Kolkata - 700 107, District South 24 Parganas, for construction of a New Building on the basis of a Sanctioned Plan from the Office of the Kolkata Municipal Corporation and modifications/variations thereof on the said **ALL THAT** piece and parcel of land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 35 (Thirty Five) Square Feet more or less with a tile shed kaccha structure measuring more or less 100 Square Feet standing thereon, lying and situated at Mouza- Kasba, J.L. No. 1 3, under Khatian No, 1946 and 1993, Dag No.3727, Police Station-Kasba, Kolkata- 700 107, District - South 24 Parganas, now known as Corporation Premises No. 440, Rajdanga Main Road, Police Station-Kasba, Kolkata- 700 107, within the limit of Ward No. 107 of Kolkata Municipal Corporation, under sub-Registry office at Sealdah, having Assessee No. 311071639518, District South 24 Parganas, described in the Schedule herein.



District Sub-Registrar-III
Aligarh, Dist. 204 Parganas

14 AUG 2019

AND WHEREAS the said Development Agreement dated 14.08.2019 was registered with the Office of the D.S.R.-III, Alipore, South 24 Parganas being Deed No. 160302782..... year, 2019.

AND WHEREAS according to the terms and conditions of the said agreement we the principals herein do hereof appoint **M/S. S. S. ENTERPRISE**, a proprietorship firm having its registered office at 71, Rajdanga Main Road, P.O.- E.K.T.P, P.S. Kasba, Kolkata - 700 107, District South 24 Parganas, represented through its proprietor namely **SRI SHIB SHANKAR PASWAN. (PAN-AIOPP4419N)**, son of Sri Raghunath Paswan, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 71, Rajdanga Main Road, P.O.- E.K.T.P., P.S. Kasba, Kolkata - 700 107, District South 24 Parganas, as my true and Lawful attorney to act for and on behalf of me and to do all the following Acts, Deeds, things and matters.

To negotiate on terms for sale of the Developer's allocated portion of the **ALL THAT** piece and parcel of land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 35 (Thirty Five) Square Feet more or less with a tile shed kaccha structure measuring more or less 100 Square Feet standing thereon, lying and situated at Mouza- Kasba, J.L. No. 13, under Khatian No. 1946 and 1993, Dag No.3727, Police Station-Kasba, Kolkata- 700 107, District - South 24 Parganas, now known as Corporation Premises No. 440, Rajdanga Main Road, Police Station- Kasba, Kolkata- 700 107, within the limit of Ward No. 107 of Kolkata Municipal Corporation, under sub-Registry office at Sealdah, having Assessee No. 311071639518, District South 24 Parganas (hereinafter called the "said Premises") and to enter into any Agreement/Agreement for Sale of the flats, shops and Car Parking spaces and other during construction of the said building except the Owners' allocation.



District Sub-Registrar-III
Alipore, Sonbhadra District, Uttar Pradesh

14 AUG 2019

1. Upon delivery of possession of the Owners allocation portion in habitable condition in terms of the Development Agreement the Attorney can execute any Deed of Conveyance in respect of the undivided proportionate share and interest in the land comprised in the spaces to be constructed in the Developer's portion in favour of the prospective Purchaser/ Purchasers.
2. Our Constituted attorney shall have the exclusive authority and power to delivery of possession of developer's allocated portion in habitable condition in terms of the agreement and execute sign and present any such Deed or Deeds of Conveyances for registration of the Developer's allocation portion of the said building including flat, commercial space, parking space to be constructed and to admit their respective execution and acknowledge receipt of consideration thereof before the A.R.A. Kolkata, A.D.S.R.-Sealdah, and District Sub-Registrar-III, at Alipore having authority for and to have the said Deed or Deeds of Conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary for the aforesaid flats/ shops/ Car parking space/ Other Space with proportionate share in the said land to the prospective Purchaser/ Purchasers fully and effectually in all respect as we could do the same.
3. To demand, recover and receive from the intending Purchaser or Purchasers any earnest money and/ or advance and also the balance of the Consideration money on completion of such sale and to give good, valid receipt and discharge for the same which will protect the purchaser or Purchasers without seeing the application of the money.
4. To sign, execute and deliver any Deed, Deed of Sale, Conveyance, Indenture related with the Scheduled Property hereunder written in favour of such purchaser or purchasers or their nominee or nominees, assignees, heirs, legal representatives.



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District Office-Region-III
Alipore Sub-Division Parganas

14 AUG 2019

5. To look after, manage, regulate, supervise, control and develop the "Said Premises" and complete the constructional work of the building on the Schedule Property hereunder mentioned.
6. To sign and execute all other deeds, instruments and assurances which my Attorney will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the schedule Property.
7. To appear for and represent me in connection with the property hereunder written before all Authorities, Courts, Govt. Offices, local Authorities and all such places.
8. To appoint Advocate(s), Solicitor(s), Accountant(s), in connection with the Schedule property hereunder written.
9. To collect, receive, demand, and recover all earnings and moneys of sale proceeds of Developer's allocated portion in respect of the schedule property hereunder written.
10. To compromise, compound or withdraw the liabilities or charges and meet up all disputes in connection with the schedule property.
11. To present any such deed, conveyance, document for registration before the Registrar or Sub-registrar having authority for and to have the said conveyance registered according to law and to do all other acts, deeds and things and to transfer and /or convey the developer's allocated portion on the schedule property hereunder written to such purchaser or purchaser's as fully and effectively in all respects.
12. That the **ATTORNEY** shall always be able to, **EXECUTE, ISSUE** and **DELIVER** all Affidavits, indemnity Bonds, Undertakings, Deed of



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District South West Bengal - III
Allpore, South 24 Parganas

14 AUG 2019

Gifts, Deed of undertakings, Deed of Declarations or such other deeds or documents or papers or writings of whatsoever manner or nature that is required to be done by the Kolkata Municipal Corporation Authority or authorities of whatsoever manner or nature for the necessary sanction of building Plan to fulfils the interest of the Principal hereto.

13. To apply for Drainage, Sewerage, Water Supply, Electric, Telephone and any other connection of whatsoever manner or nature and for that purpose to **SIGN, ISSUE, and RECEIVE** all papers and /or plans and /or Drawings and/ or Designs and/ or Sketches and/or relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said **ATTORNEY** before the various Departments or Departments of the Kolkata Municipal Corporation and/or proper Authority or Authorities of various Public and /or Private and/or Government or Semi- Government and /or Autonomies Body or Bodies.

14. That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road department of the Kolkata Municipal Corporation for and on behalf of us.

15. To make payment of all rates and Taxes and other outgoings in respect of the properties mentioned in the schedule written hereunder during the period of construction.

16. That the Attorney shall at all the period of time be able to receive any amount of consideration from the intending Purchaser or Purchasers and/or Party or Parties thereof. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or being paid by the party or



✓
District Anti-Corruption Cell
Alipore, West Bengal

14 AUG 2019

parties and shall also be able to issue proper and effectual, receipt or receipts, in respect of Developer's allocated portion.

17. In any event the said attorney shall not incur any financial liabilities on account of or in the name of Principals herein.

18. To appear and represent me before the Notary Public, Additional Registrar of Assurances, Kolkata, District Sub-Registrar-III, at Alipore and A.D.S.R.-Sealdah, South 24 Parganas and all other office and offices and authority and authorities in connection with the registration of the aforesaid documents and enforcement of all power and authorities as contained herein.

19. To appear for and represent me in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. And to Sign, verify, the complaints, written statements, applications, petitions, affidavits undertakings, declarations and all other documents/ papers and to appoint Advocates and legal practitioners and to sign and to execute Vakalatnama and to execute any order, decree or judgment and to deposit or withdraw money or documents and in any Court or other Authority/ Authorities in which we are interested or concerned in connection with the said premises and/or Building.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring an area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 35 (Thirty Five) Square Feet more or less with a tile shed kaccha structure measuring more or less 100 Square Feet standing thereon, lying and situated at Mouza- Kasba, J.L. No. 13, under Khatian No, 1946 and 1993, Dag No.3727, Police Station-Kasba, Kolkata- 700 107, District - South 24 Parganas, now known as Corporation Premises No. 440, Rajdanga Main Road, Police Station- Kasba, Kolkata- 700 107, within the limit of Ward No. 107 of Kolkata Municipal Corporation, under sub-Registry office at Sealdah,



District Sub-Registrar-II
Alipore, South 24 Parganas

14 AUG 2019

having Assessee No. 311071639518, District South 24 Parganas together with all easement right thereto which is butted and bounded as follows :

ON THE NORTH BY; Land of R.S. Dag No.3727 (Part);
ON THE SOUTH BY: 40 feet wide K.M.D.A. Road;
ON THE EAST BY: Land of R.S. Dag No.3727 (Part);
ON THE WEST BY: Land of R.S. Dag No.3726;

IN WITNESS WHEREOF the appointer therein has hereunder subscribed their hands and signatures the ...14th... day of **August**, Two Thousand and Nineteen (2019).

SIGNED, SEALED AND DELIVERED

by the **EXECUTANT** in the presence of:-

1. *Ranjit Khandelwal*
 88/23, P. Mahamudpur Road
 Cal-78.

SHRI J N OVERSEAS (P) LTD.
J N Overkumar Shaw
Director

2. *Mrinal Khatun*
 Alipore RAJ-12

EXECUTANT

ACCEPTANCE

S. S. ENTERPRISE

S. S. Enterprise
Proprietor

Dr. Dip Das
Draft by me:
Dip Das
 Advocate
 Alipore Police Court
 Kolkata- 700027
 W.B. 52549,979

Dr. Dip Das
 Advocate
 Alipore Police Court
 Kolkata- 700027
 W.B. 52549,979



District Sub-Registrar-III
Alipore, South 24 Parganas

14 AUG 2019

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SHRI SHANKAR PRASAD

Signature Shri Shankar Prasad

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name JITENDRA KUMAR SHAW

Signature Jitendra Kumar Shaw

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



District Sub-Registrar-III
Alipur, South 24 Parganas

14 AUG 2019

INDIA

ভারতের নির্বাচন কমিশন

CARD

ভারতীয়



Elector's Name Ganesh Chandra Kamtiya

নির্বাচকের নাম গনেশ চন্দ্র কাম্টিয়া

Father's Name Pratulla Kamtiya

পিতার নাম প্রতুল কাম্টিয়া

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 21

১.১.২০০৬ এ বয়স ২১

No-261 Baranasi, Jharkhand
South & Bank Para, Jharkhand, India - 826001
Purba Medinipur, India



Registration No. 100
National Registration Office
P.O. Box 100, New Delhi - 110001
India



Major Information of the Deed

Deed No :	I-1603-02786/2019	Date of Registration	14/08/2019
Query No / Year	1603-1000183772/2019	Office where deed is registered	
Query Date	14/08/2019 4:42:35 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ganesh Chandra Kamliya Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830858734, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 15,00,000/-		Rs. 2,67,66,109/-	
Stampduty 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]:- 160302782/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga Main Road, , Premises No: 440, , Ward No: 107 Pin Code : 700107

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		4 Katha 13 Chatak 35 Sq Ft	14,70,000/-	2,67,36,109/-	Width of Approach Road: 40 Ft., Project Name :
	Grand Total :				8.0208Dec	14,70,000 /-	267,36,109 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years. Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

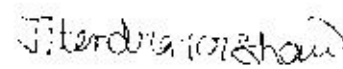
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	J K Overseas Private Limited 100J, Karl Marx Sarani, P.O:- Watgunj, P.S:- Wattgunge, District -South 24-Parganas, West Bengal, India, PIN - 700023 , PAN No.: AACCJ3005F, Status :Organization, Executed by: Representative, Executed by: Representative

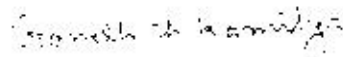
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S S Enterprise 71, Rajdanga Main Road, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 PAN No.: AIOPP4419N, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Jitendra Kumar Shaw Son of Late Kartik Chandra Shaw Date of Execution - 14/08/2019, , Admitted by: Self, Date of Admission: 14/08/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Aug 14 2019 4:53PM	LTI 14/08/2019	14/08/2019	
23, Bondel Road, P.O:- Ballygunge, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALKPS0419G Status : Representative, Representative of : J K Overseas Private Limited (as Director)				
2	Name Shri Shih Shankar Paswan (Presentant) Son of Shri Raghunath Paswan Date of Execution - 14/08/2019, , Admitted by: Self, Date of Admission: 14/08/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Aug 14 2019 4:54PM	LTI 14/08/2019	14/08/2019	
71, Rajdanga Main Road, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIOPP4419N Status : Representative, Representative of : S S Enterprise (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ganesh Chandra Kamilya Son of Mr Prafulla Kamilya Village - Barhat, P.O:- Barhat, P.S:- Patashpur, District:-Purba Midnapore, West Bengal, India, PIN - 721454			
14/08/2019	14/08/2019	14/08/2019	14/08/2019

Identifier Of Mr Jitendra Kumar Shaw, Shri Shih Shankar Paswan

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	J K Overseas Private Limited	S S Enterprise-8.02083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	J K Overseas Private Limited	S S Enterprise-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160302786 / 2019

On 14-08-2019

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 13:58 hrs on 14-08-2019, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Shib Shankar Paswan .

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 2,67,66,109/-

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

Execution is admitted on 14-08-2019 by Mr Jitendra Kumar Shaw, Director, J K Overseas Private Limited, 100J, Karl Marx Sarani, P.O:- Watgunj, P.S:- Wattgunge, District-South 24-Parganas, West Bengal, India, PIN - 700023

Identified by Mr Ganesh Chandra Kamilya, . . Son of Mr Prafulla Kamilya, Village - Barhat, P.O: Barhat, Thana: Patashpur, . Purba Midnapore, WEST BENGAL, India, PIN - 721454, by caste Hindu, by profession Others

Execution is admitted on 14-08-2019 by Shri Shib Shankar Paswan, Proprietor, S S Enterprise, 71, Rajdanga Main Road, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107

Identified by Mr Ganesh Chandra Kamilya, . . Son of Mr Prafulla Kamilya, Village - Barhat, P.O: Barhat, Thana: Patashpur, . Purba Midnapore, WEST BENGAL, India, PIN - 721454, by caste Hindu, by profession Others

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 Z382586 Amount Rs.50/-, Date of Purchase: 10/08/2019, Vendor name I
Chakraborty



Asish Goswami

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2019, Page from 89358 to 89376
being No 160302786 for the year 2019.



Digitally signed by ASISH GOSWAMI
Date: 2019.08.20 16:24:41 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 20-08-2019 16:24:31
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)