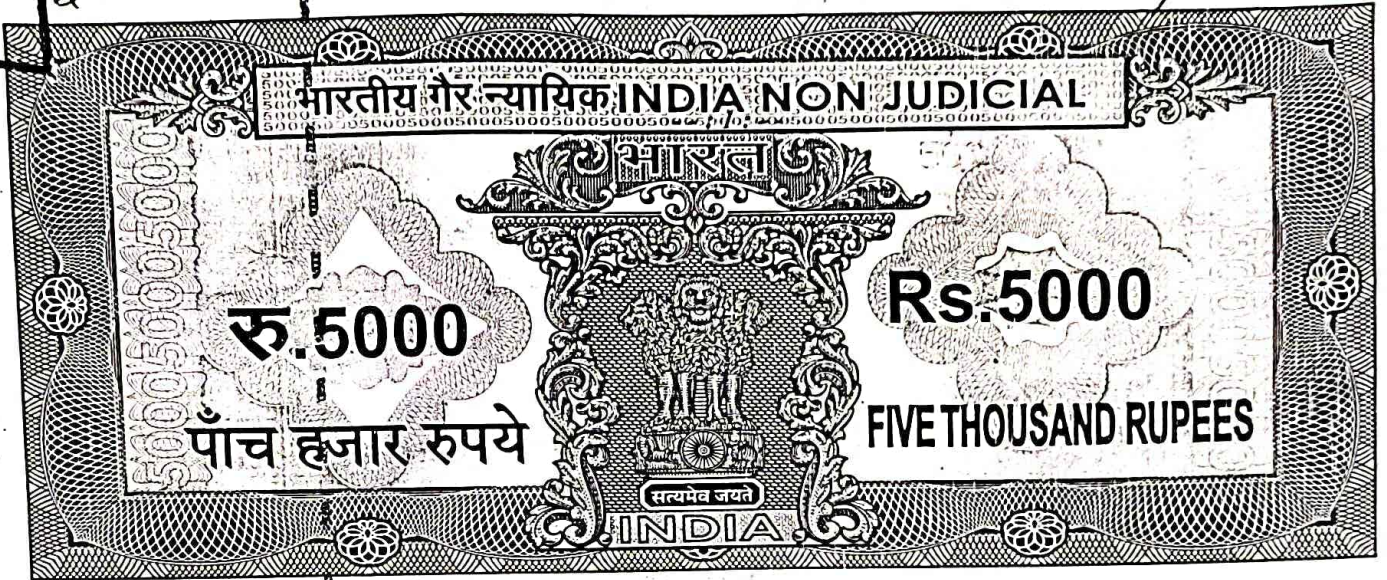


2. 6861

2-6032/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 882150

Handwritten notes and signatures:
 12/16
 414624/16
 (Signature)

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

Adl. District Sub-Registrar
 Sonarpur, South 24 Parganas

Handwritten signature: *Udwadri Sekhar Kayal*

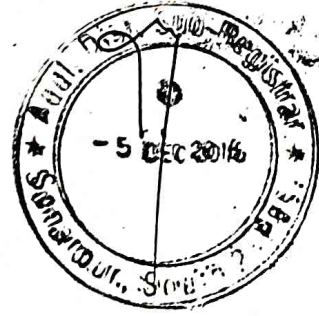


DEVELOPMENT POWER OF ATTORNEY :-:-

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI HIMADRI SEKHAR KAYAL, Son of Late Subodh Gopal Kayal, by faith : Hindu, by occupation : Business, Residing at - Sonarpur Station Road, P.O. & P.S. - Sonarpur, Kolkata - 700150, hereinafter called and referred to as the "LAND OWNER", DO HEREBY SEND GREETINGS :-

Handwritten signature: *203/16*

(1782) 30/11/16
 S.L. No. 1782/3308/12/168
 Name: Smt. Hansdaj Sakkar Kayal
 Address: Sahaibpara Station Road P.O. PS. Sonarpur
 Value: 8000
 Vendor: SBYA SAKHI DEB
 Sonarpur, S.R.O., Cal-100
 104-150



Dashabhaya Kayal.
 W/f Lt Subodh Gopal Kayal.
 Sonarpur Station Road -
 Sahaibpara.
 Kolkata - 700150
 Housewife,

--:2:--

Shriadewi Seshore Nayal.

That I am the owner of **ALL THAT** piece and parcel of land measuring about 3.22 Decimals, the split up of the land as follows : -

R.S. Dag No	R.S. Khatian No	Nature at present	total land of Dag	My share
29	132	Bastu	20 Dec	0.48 Dec.
37	510	Bastu	-----	1.875 Dec.
30	301	Bastu	09 Dec	0.167 Dec.
44	301	Bastu	36 Dec	0.5 Dec.
			Total	3.22 Dec.

at Mouza - Sonarpur, J.L. No. 39, within the limits of Rajpur - Sonarpur Municipality, Ward No. 13, P.S. & A.D.S.R.O. at Sonarpur, District - 24 Parganas (S), morefully and particularly described in the schedule below.

That I am the owner of aforesaid property and have entered into a Development Agreement on 4.4.2016, Deed No. 2970/16 for construction of a multistoried building together with my other co-sharer on the said land on such terms and condition contained therein with **A.S. CONSTRUCTION**, a Partnership Firm duly registered under the Indian Partnership Act, 1932 having its office at Khiristala, P.O. & P.S. Sonarpur, having PAN : _____ represented by its partners (1) **Shri Arindam Chowdhury** son of Shri Snatak Ranjan Chowdhury, by faith: Hindu, by occupation: Business, having PAN: _____, residing at Village: Hasanpur, P.O. Champahati, P.S. Sonarpur, District: South 24-Parganas, Pin - 743330, and (2) **Shri Suman Dasgupta**, son of Himansu

Shriadewi Seshore Nayal.

---:---

Shri Arindam Chowdhury

Dasgupta, by faith: Hindu, by occupation: Business, having PAN:

, residing at Village & P.O. Champahati, P.S. Baruipur,
District: South 24-Parganas, Pin - 743330.

That I am the owner of the aforesaid property and with view to
construct multistoried on the said property do hereby constitute, nominate
and appoint the said **A.S. CONSTRUCTION**, a Partnership Firm duly
registered under the Indian Partnership Act, 1932 having its office at
Khiristala, P.O. & P.S. Sonarpur, having PAN : represented by
its partners (1) **Shri Arindam Chowdhury** son of Shri Snatak Ranjan
Chowdhury, by faith: Hindu, by occupation: Business, having PAN:

, residing at Village: Hasanpur, P.O. Champahati, P.S. Sonarpur,
District: South 24-Parganas, Pin - 743330, and (2) **Shri Suman Dasgupta**,
son of Himansu Dasgupta, by faith: Hindu, by occupation: Business,
having PAN:

, residing at Village & P.O.
Champahati, P.S. Baruipur, District: South 24-Parganas, Pin - 743330

to be my true and lawful attorney to do or cause to be done any or all of
the following acts, deeds and things in my names and on our behalf as
follows : -

- 1) To enter into the said land for taking measurement of the land for
preparation of necessary building plan for construction of the
proposed multistoried building/buildings and to sign the proposed

Shri Arindam Chowdhury










building plan/plans, applications, undertakings, declarations and other papers in connection herewith and to submit the same to the Rajpur - Sonarpur Municipality and to obtain the said building plan/plans sanctioned and also to obtain permission from all other authorities required for the same.

- 2) To make sign and verify all building plans, applications or to file the same to appropriate authority, Rajpur - Sonarpur Municipality for sanction and all other process etc. required by law and to follow up the matters in the office of the respective office/offices and to collect the sanctioned building plan and or final document from the said office/offices on our behalf as per development agreement dated 4.4.2016.
- 3) To apply for mutation of the said property in the office of the B.L. & L.R.O and in the office of the Rajpur - Sonarpur Municipality and any other appropriate authorities concern on my behalf on the said premises.
- 4) To construct the proposed building from the said attorney's financial sources on the Schedule building plan to be sanctioned by the Rajpur - Sonarpur Municipality as per development agreement dated 4.4.2016.












- 10) To put and or affix sign board on the premises/holding displaying the particulars of the building and to publish notification and publication in the daily news paper.
- 11) To invite offers and make publicity by way of advertisement or otherwise and to promote for selling of the flat/flats/shop/car parking space/car parking spaces etc. and to select prospective purchaser/purchasers either individual or groups (for Developer's allocation only) as per development agreement dated 4.4.2016.
- 12) To apply and to make any correspondance for new Electric Connection before the WBSEDCL/CESC and to get electric connection in the said new building/buildings and in every flat/flats and separate electric meter for each flat/flats/shop etc.
- 13) To appear and sign all papers before the competent authority, the Rajpur - Sonarpur Municipality, the public works department and other Govt. office or Authority body or other authorities and to do all things necessary for better utilisation of our said property.
- 14) To appear and represent the owner before the Rajpur - Sonarpur Municipality or before any other authority.

registering authority and to do all acts, deeds and things which our said attorneys shall consider necessary for conveying any portion and/or portions of the building pertaining to the developer's allocation as per development agreement on 4.4.2016.












- 20) To sign and or execute and register any Agreement for sale, sale deed or deed of conveyance/conveyances on our behalf for Developer's allocation and to submit the same before the Registering Authority for registration of the sale deed and to admit their respective execution thereof and acknowledge receipts of the total consideration money thereof and appropriate the same to submit the conveyance deeds before the A.D.S.R. Sonapur, District Registrar Alipore, Registrar of Assurance Kolkata or any other Registrar having authority for and to have the said Deed or Deed of Conveyance/ Conveyances registered and to do all acts deeds and things which the said attorneys shall consider necessary for conveying any portion/ or portions of the said property concerning the developer's allocation as per development agreement on 4.4.2016.
- 21) To put the intending purchaser and /or purchasers in possession of any part or portions of the said premises/holding pertaining to the developer's allocation.
- 22) To appoint Advocate and other legal agents, and to sign, declares and/or affirm any vakalatnamas, plaints, writs, written, statements,

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME H.N. ADRI SEKHRI SIGNATURE H.N. Adri Sekhri

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME Avinash Choudhary SIGNATURE Avinash Choudhary

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SUMAN DAS GUPTA SIGNATURE Suman Das Gupta

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE

Major Information of the Deed




Deed No.:	1-16012-16012016-2016	Date of Registration:	12/12/2016 10:52:46 AM
Query No./Year	16012-16012016-2016	Office where deed is registered:	
Query Date	02/12/2016 10:52:46 AM	H.C.I.F. SDIARPIR, District: South 24 Parganas	
Applicant Name, Address & Other Details	B.F. Chowdhury Sonarbari Thana, Sonarbari District, South 24 Parganas, WEST BENGAL, Mobile No. 9433557135, Status: Deed/Writer		
Transaction	Positional Transaction		
(DTGS) Sale, Development, Power of Attorney			
Self Forth value	Market Value		
Rs. 3.21 LAKH-	Rs. 74,00,000-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,000- (Article 48(g))	Rs. 7- Article E		
Remarks	Received Rs. SD- (FFM only) from the applicant for issuing the assessment slip. (Urban Area)		

Land Details :

District: South 24 Parganas, P.S.- Sonarbari, Municipality: RA.PUR-SDIARPIR, Village: Sonarbari

Seri No.	Plot Number	Khatian Number	Land Use		Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	RCR				
L1	RS-29	RS-102	Eastu	Stral	1.48 Dec	21,000-	25,000-	Width of Roadway Road 15 FT, Adjoining West Road
L2	RS-27	RS-910	Eastu	Darga	1.53 Dec	2,00,000-	2,00,000-	Width of Roadway Road 15 FT, Adjoining West Road
L3	RS-30	RS-301	Eastu	Stral	0.167 Dec	21,000-	5,000-	Width of Roadway Road 15 FT, Adjoining West Road
L4	RS-22	RS-301	Eastu	Darga	0.5 Dec	50,000-	25,000-	Width of Roadway Road 15 FT, Adjoining West Road
TOTAL ::					3.747 Dec	3,21,000-	74,000-	
Grand Total ::					3.747 Dec	3,21,000-	74,000-	

Principal Details :




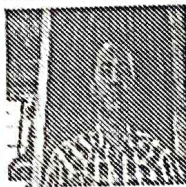


Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Himadri Sekhar Kayal Son of Late Subodh Gopal Kayal Executed by: Self, Date of Execution: 05/12/2016 Admitted by: Self, Date of Admission: 05/12/2016, Place : Office	 <small>05/12/2016</small>	 <small>05/12/2016</small>	 <small>05/12/2016</small>

Sonarpur Station Road, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual

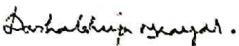
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	A S Construction Khiristala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arindam Chowdhury Son of Mr Snatak Ranjan Chowdhury Date of Execution - 05/12/2016, , Admitted by: Self, Date of Admission: Dec 5 2016 , Place of Admission of Execution: Office			
	Dec 5 2016 2:54PM	LTI Dec 5 2016 2:54PM	Dec 5 2016 2:54PM	
	Hasanpur, P.O:- Champahati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 743330, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : A S Construction (as partner)			
2	Name	Photo	Finger Print	Signature
	Mr Suman Dasgupta Son of Mr Himansu Dasgupta Date of Execution - 05/12/2016, , Admitted by: Self, Date of Admission: Dec 5 2016 , Place of Admission of Execution: Office			
	Dec 5 2016 3:08PM	LTI Dec 5 2016 3:08PM	Dec 5 2016 3:08PM	
	Champahati, P.O:- Champahati, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 743330, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : A S Construction (as partner)			

Identifier Details :

Name & address	
Smt Dasabhujay Kayal Wife of Late Subodh Gopal Kayal Sonarpur Station Road, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Mr Himadri Sekhar Kayal, Mr Arindam Chowdhury, Mr Suman Dasgupta	
	05/12/2016

Endorsement For Deed Number : I - 160806038 / 2016

On 02-12-2016

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 14,90,306/-

D. S.

Prasanta Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 05-12-2016

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 14:32 hrs on 05-12-2016, at the Office of the A.D.S.R. SONARPUR by Mr Himadri Sekhar Kayal, Executant.

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

Execution is admitted on 05/12/2016 by Mr Himadri Sekhar Kayal, Son of Late Subodh Gopal Kayal, Sonarpur Station Road, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Identified by Smt Dasabhujaya Kayal, , , Wife of Late Subodh Gopal Kayal, Sonarpur Station Road, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession House wife

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

Execution is admitted on 05-12-2016 by Mr Arindam Chowdhury, partner, A S Construction, Khiristala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150

Identified by Smt Dasabhujaya Kayal, , , Wife of Late Subodh Gopal Kayal, Sonarpur Station Road, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession House wife

Execution is admitted on 05-12-2016 by Mr Suman Dasgupta, partner, A S Construction, Khiristala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150

Identified by Smt Dasabhujaya Kayal, , , Wife of Late Subodh Gopal Kayal, Sonarpur Station Road, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Content of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 5,000/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1782, Amount: Rs.5,000/-, Date of Purchase: 30/11/2016, Vendor name: S Deb



Prasanta Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Subhadra Sekhar Rayal

at Mouza - Sonarpur, J.L. No. 39, within the limits of Rajpur - Sonarpur Municipality, Ward No. 13, Holding Nos.

P.S. & A.D.S.R.O. at Sonarpur, District - 24 Parganas (S).

IN WITNESS WHEREOF We, the Executor herein sign this Power of Attorney, this the 30th day of November in the year of Two Thousand and Sixteen.

WITNESSES :-

1. Hiralal Rayal,
Sonarpur Station Rd
Sahabpara,
P.O. L.P.S. - Sonarpur
Kolkata-700150

Subhadra Sekhar Rayal

SIGNATURE OF THE EXECUTANT

2. Dashabhaya Rayal.

Sonarpur station
Road Sahabpara
Kolkata - 700150
M/S. A. S. CONSTRUCTION
Arindam Choudhury
Partner

M/S. A. S. CONSTRUCTION
Sumitranandan Gupta
Partner

SIGNATURE OF THE ATTORNEES

Drafted By Me :-

Subhadra Sekhar Rayal
Alipore
707-27
WB 1169 11986

Typed By Me :-

Subhadra Sekhar Rayal
Sonarpur Sub Registry Office.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2016, Page from 143586 to 143603
being No 160806038 for the year 2016.



Prasanta

Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2016.12.06 15:09:54 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 06-12-2016 15:09:54
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)