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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

V 460495

Q-1-38683/16
01/02/16, 11:01

Additional District Sub-Registrar,
Garia South 24 Parganas

01 FEB 2016

DEVELOPMENT POWER OF ATTOTNEY

TO ALL TO WHOM BY THESE PRESENTS THAT WE, (1). SRI ASHIS DAS GUPTA (having PAN-ACAPD9050H) son of Late Hiralal Das Gupta, by faith – Hindu, by occupation Service, by nationality Indian, residing at Quarter No. B-38, Gobindapur Project, Bokaro Thermal, P.O. Bokaro Thermal, P.S.- Bokaro, Jharkhand, Pin-829107, (2).SRI SUBHASISH DASGUPTA(having PAN-ATOPD1464A) son of Late Hiralal Das Gupta, by faith – Hindu , by

25 JAN 2016

42520

No.....Rs. 100/- Date.....

Name: M/s. Perfect Enterprise

Address: 77, Boral Main Road, Garia, Kolkata - 89

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27



Additional District Sub-Registrar,
Garia South 24 Parganas

01 FEB 2016

Narayan Ghosh.

Let, Sarat Ch. Ghosh.

Nf 138, Altabagan, Garia,

KOL-700084,

Service.

occupation – Business, by nationality Indian, residing at 297, Atabagan, P.O. Laskarpur, P.S. Sonarpur, Kolkata – 700153, (3).SRI DEBASISH DASGUPTA(having PAN-AFCPD1222L) son of Late Hiralal Das Gupta,by faith – Hindu, by occupation- Service, by nationality Indian, residing at DSS, HQ, MCCS Air-force Station Nagpur, P.O. Civil Airport, P.S-Gittikhadan, Nagpur – 440005, Maharashtra, (4). SMT BANNYA MAJUMDER nee DASGUPTA (having PAN-BKEPM7500C) wife of Sri Utpal Majumdar and daughter of Late Hiralal Das Gupta, by faith – Hindu, by occupation Housewife, by nationality Indian, residing at Lower Jail Road, P.O.Shillong-1, P.S.Thana Road Main Police Station, Meghalaya, Pin.793001, hereinafter called and referred to as the PRINCIPAL, SEND GREETINGS.

WHEREAS the Vendors, the land owners / Principal now are the actual owners, lawfully seized and possessed of all that areas of land measuring 11 (Eleven) decimals of in local measurement 6 (Six) Cottahs 8 (Eight) Chittacks more or less together with a small decrepit residential house thereon by way of law of inheritance of 1956, lying and situated under Zilla Collectorate Touji No. 3-5, J.L. No. 57, R.S. No. 174 at Mouja–Laskarpur, Comprising of Dag No. 32 (Thirty two) appertaining to KhatianNo.101, now within the Jurisdiction of Rajpur Sonarpur Municipality Ward No. 30 formerly 28, Holding No. 297, Kalitala Road and the present owners and enjoying the said property as Rayati Dakhali Swatta as per yearly rent of Rs. 2/- who are now desire to develop their below schedule land through the Developer and Contractor, herein the 2nd Party below and the recital of the land how developed to the present owners described hereunder.

AND WHEREAS a long years ago, one Ebrahim Mondal was the recorded owner of 5 and half decimal of land more or less out of 11(Eleven) decimal land by nature now Bastu, lying and situated at Mouja – Laskarpur, P.S & A.D.S.R.



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Office now at Sonarpur, under Zilla collectorate Touji No. 3 to 5, Pargana – Magura, J.L. No. 57, R.S. No. 174, at present within the limit of RajpurSonarpur Municipality, Ward No. 30, known and identified as Holding No. 297 comprising of R.S. Dag No. 32 appertaining to Khatian No. 101, in the District 24-Parganas (South) and while said Ebrahim Mondal was enjoying the land with every right, title, possession into and over the aforesaid land, unfortunately died intestate leaving behind him his two legitimate sons namely Kauser Ali Mondal, Nouserali Mondal and three daughter namely Lalbanu Bibi, Nihar Jan Bibi and Saharjan Bibi who lawfully seized and possessed of all that aforesaid five and half decimal of land more or less jointly and were enjoying the same without any interference and disturbances by others.

AND WHEREAS owing to need of cash, those Kauser Ali Mondal and others named above, the legal heirs of said Ebrahim Mondal declared to sell the aforesaid landed property measuring five and half decimal more or less and one Smt. Bharati Das Gupta wife of Satyendra Nath Das Gupta (now deceased) of Laskarpur, P.S. Sonarpur, District 24-Parganas (south), purchased the aforesaid entire land five and half decimal more or less of Eastern side from said Kauser Ali Mondal and others by way of Registered Bengoli Kobala which was registered at the office of the Bruipur, 24-Parganas (south) and recorded in Book No. 1, volume No. 102, Pages 159 to 162, being No. 7573 for the Year 1967.

AND WHEREAS In the same location out of the balance half part of land of aforesaid Sabek Dag No. 32., land measuring five and half decimal more of less sold in the following manner :-

One Mohorali Mondal the lawful possessor, sold on 17/04/1964 sold $2\frac{1}{4}$ decimal of land to Ramendra Narayan Deb of Atabagan, P.O. Laskarpur,



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P.S. Sonarpur which was registered at the office of A.D.S.R. Baruipur, 24-Parganas (South) which was recorded in Book No. 1, volume No. 52, Pages 229 to 231, being No.3327 and in the same way Gaffarali Sardar and Morijan Bibi sold $1\frac{1}{4}$ decimal of land to said Ramendra Narayan Deb which was registered in the aforesaid office and recorded in Book No.1, Volume No. 129, Pages 178 to 180, being No. 10292 for the Year 1964 and balance 0.2 Decimal of land out of aforesaid $5\frac{1}{2}$ (five and half decimal was purchased by Latika Rani Basu Roy Chowdhury of Gangapuri Tollygunge, District 24- Parganas (South) by way of registered deed which was registered at the aforesaid office of A.D.S.R. Baruipur 24-parganas (South) and recorded in Book No. 1, volume No. 9, Pages 295 to 298 being No. 6894 for the Year 1967.

AND WHEREAS said Ramendra Narayan Deb of Laskarpur Atabagan, Kolkata 700153 and Latika Rani Basu Roy Chowdhury of Gangapuri, Tollygunge, Kolkata jointly declared for sale of their entire land measuring $5\frac{1}{2}$ (Five and Half) decimal due to some unavoidable circumstance and their personal purpose and said Bharati Das Gupta (now deceased) purchased the same from the aforesaid joint owners against marketable consideration which was registered at the Office of the A.D.S.R. Alipur, 24 Parganas (South) and recorded in Book No. 1, Volume No.117, Pages 279 to 282 being No.4333 for the Year 1968.

AND WHEREAS further by way of registered deed of sale said Bharati Das Gupta purchased a small portion of land measuring 74 X 4 sq.ft.or a little more i.e 6 (Six) Chittack 42 (Forty two) Sq.ft. from Ramesh Chandra Deb of Laskarpur, Atabagan with a common passage measuring 74 X 4sq.ft. more or less as easement right of common passage to be used by the aforesaid purchaser and vendor lying and situated at the eastern portion of land of Bharati Das Gupta at Mouja Laskarpur, J.L. No. 57, Khatian No.153 comprising of Dag No. 33, P.S. Sonarpur, now within the limit of RajpurSonarpur Municipality which




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was registered at the Office of the D.R. Alipore, 24-Parganas (South) and recorded in Book No. 1, Volume No. 125, Pages 154 to 156, Being No. 4329 for the Year 1968 and the aforesaid entire land 74 X 8 sq.ft is left for the purpose of common passage which is now enjoyed by all for through fare lying at the eastern portion of adjacent land of said Bharati Das Gupta.

AND WHEREAS in the meanwhile, said Bharati Das Gupta wife of Satyendra Nath Das Gupta died intestate on 30/07/2010 leaving behind her only husband Satyendra Nath Das Gupta, as she had no issue or having no children of their wed-lock and as a result her aforesaid husband Satyendra Nath Das Gupta lawfully seized and possessed of all the movable and immovable properties including the aforesaid and / or below schedule land left by his wife Bharati Das Gupta in accordance with Hindu law of inheritance 1956 and thereafter, said Satyendra Nath Dasgupta duly mutated his name in the record of Rajpur Sonarpur Municipality and was paying rates and taxes as applicable time to time.

AND WHEREAS by and under a Deed of Gift, Satyendra Nath Das Gupta transferred all that entire area of land measuring 11 (Eleven) decimal in local measurement 6 (Six) cottahs 8 (Eight) Chittacks more or less together with a small residential house thereon measuring 698 sq.ft. more or less old decrepit house to or in favour of his younger brother named Hiralal Das Gupta son of Late Janardan Das Gupta which is now lying and situated at Mouza Laskarpur, J.L. No.57, Touji No.3-5, Pargana – Magura, P.S. and A.D.S.R. Office at Sonarpur, District 24-Parganas (South) within the limit of the Rajpur Sonarpur Municipality, Ward No. formerly 28 now 30, Holding No. 297 together 8-6 common passage forever transferred by virtue of registered deed of gift which was executed on 24th March 2003 registered at the Office of A.D.S.R., Sonarpur, 24-Parganas (south) and recorded in Book No. I, Volume No. 67,



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Pages 67 to 78, Being No. 3785 for the Year 2003 and a long years thereafter said Satyendra Nath Dasgupta son of Late Janardan Das Gupta died on 07/06/2009.

AND WHEREAS it is to mention here that the name of Bharati Das Gupta wife of Satyendra Nath Dasgupta was recorded in the last revisional settlement record of the government of West Bengal in respect of 11 (Eleven) decimal of land under L. R. Khatian No. 917 (Corresponding to R.S. Khatian No.101) L. R. Dag No. 84 (Corresponding to R.S. Dag No. 32) at Mouja Laskarpur, J.L. No.57, P.S. Sonarpur, District 24 Parganas (south) and the aforesaid entire land was devolved to Hiralal Das Gupta by way of registered deed of gift as aforesaid.

AND WHEREAS unfortunately said Hiralal Das Gupta son of Late Janardan Das Gupta died intestate on 16/12/2003, leaving behind him his legitimate wife Smt. Rekha Das Gupta, three sons namely Sri. Asish Das Gupta, Sri. Subhasish Das Gupta, Sri. Debasish Das Gupta and one daughter named Smt. Bannya Majumder nee Das Gupta who jointly became the owners and lawfully seized and possessed of all that area of land 11 (Eleven) Decimal together with residential old decrepit house thereon as per Hindu Law of inheritance 1956, lying or situated at Mauza – Laskarpur, J.L. No. 57, comprising of R.S. Dag No. 32 corresponding to L.R. Khatian No. 917, P.S. Sonarpur, District 24-Parganas (South) more particularly mentioned hereunder schedule.

AND WHEREAS thereafter Rekha Das died intestate on 19/01/2016, leaving behind her three sons namely Sri. Asish Das Gupta, Sri.Subhasish Das Gupta, Sri. Debasish Das Gupta and one daughter named Smt. Bannya Majumder nee Das Gupta who jointly became the owners and lawfully seized and possessed of all that area of land 11 (Eleven) Decimal together with residential old decrepit house



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thereon as per Hindu Law of inheritance 1956, lying or situated at Mauza Laskarpur, J.L. No. 57, comprising of R.S. Dag No. 32 corresponding to L.R. Khatian No. 917, P.S. Sonarpur, District 24-Parganas (South) more particularly mentioned hereunder schedule.

AND WHEREAS with a view to develop the below schedule property through a reputed Developer and the owners are in search of the said Developer and upon hearing the same, the Developer hereinabove has agreed to develop and/or construct a multi-storied building in the below schedule property, as per the sanction plan, sanctioned by the Rajpur Sonarpur Municipality at their own cost and accord and the owners herein have agreed with the proposal of the Developer hereinabove.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the business of land promotion and development, being agreed with the said proposal of the land owners and agreed to develop the schedule property and to erect building thereon in terms of the sanctioned building plan at his own costs, expenses and efforts and in pursuance of the above, the Parties herein have entered into this Agreement in between them.

AND WHEREAS since due to personal engagement, it is not possible for us to look after and supervise all our affairs to maintain and develop the said premises and / or to construct a multi storied building thereon as per the building plan to be sanctioned by Rajpur Sonarpur Municipality, in this situation we have decided to develop our aforesaid premises morefully mentioned in the schedule below, within the limit of Rajpur Sonarpur Municipality, through a Developer, the particular of the same more particularly described in the Schedule written herein below.



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AND WHEREAS with a view to develop the below schedule property through a developer and the Owners agree with the developer herein.

AND WHEREAS we the Principal have entered into a registered agreement dated 1st February, 2016 with M/S. PERFECT ENTERPRISE (having No-AAKFP7665G) a partnership firm having its office address at 77, Boral Main Road, P.O.:Garia, P.S.-Regent Park now Bansdroni, Kolkata – 700084 duly represented by its two Partner namely (1) MOUMITA DEY (having PAN :ARCPD1523G) wife of Late Ashis Kumar Dey, by faith - Hindu, by occupation - Business, Nationality - Indian and residing at 130, Boral Main Road, P.O. Garia, P.S. Bansdroni, Kolkata - 700 084, and (2) MR. BIJOY GHOSH (having PAN : ADYPG4183B), son of Late Lalmohan Ghosh, by faith - Hindu, by occupation - Business, residing at C/9, Rajnarayan Park, Boral Main Road, Rangkal, P.S. - Sonarpur, District: South 24 Parganas, Kolkata - 700 154, hereinafter called and referred as DEVELOPER for developing the said premises with a right to construct a residential building as per building plan to be sanctioned by the Rajpur Sonarpur Municipality at or upon the said land morefully mentioned in the Schedule below, within the limit of Rajpur Sonarpur Municipality, through a Developer, the particular of the same more particularly described in the Schedule written herein below with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid registered agreement which was registered in the office of A.D.S.R. Garia, Vide Deed No. 00279 /2016 entered into by and between us named therein as owner of the One Part and M/S. PERFECT ENTERPRISE (having No-AAKFP7665G) a partnership firm having its office address at 77, Boral Main Road, P.O.:Garia, P.S.-Regent Park, Kolkata – 700084duly represented by its two Partner namely (1) MOUMITA DEY (having PAN :ARCPD1523G) wife of Late Ashis Kumar Dey, by faith -



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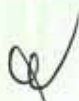
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Hindu, by occupation - Business, Nationality - Indian and residing at 130, Boral Main Road, P.O. Garia, P.S. Bansdrani, Kolkata - 700 084, and (2) MR. BIJOY GHOSH (having PAN : ADYPG4183B), son of Late Lalmohan Ghosh, by faith - Hindu, by occupation - Business, residing at C/9, Rajnarayan Park, Boral Main Road, Rangkal, P.S. - Sonarpur, District: South 24 Parganas, Kolkata - 700 154, mentioned herein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all my affairs during our absence.

NOW KNOW BY THESE PRESENTS we, (1). SRI ASHIS DAS GUPTA (having PAN-ACAPD9050H) son of Late Hiralal Das Gupta, by faith – Hindu, by occupation Service, by nationality Indian, residing at Quarter No. B-38, Gobindapur Project, Bokaro Thermal, P.O. Bokaro Thermal, P.S.- Bokaro, Jharkhand, Pin-829107, (2).SRI SUBHASISH DASGUPTA(having PAN-ATOPD1464A) son of Late Hiralal Das Gupta, by faith – Hindu, by occupation – Business, by nationality Indian, residing at 297, Atabagan, P.O. Laskarpur, P.S. Sonarpur , Kolkata – 700153, (3).SRI DEBASISH DASGUPTA (having PAN-AFCPD1222I) son of Late Hiralal Das Gupta, by faith – Hindu, by occupation- Service, by nationality Indian, residing at DSS, HQ, MCCS Airforce Station Nagpur, P.O. Civil Airport, P.S-Gittikhadan, Nagpur – 440005, Maharashtra, (4). SMT BANNYA MAJUMDER nee DASGUPTA(having PAN-BKEPM7500C) wife of Sri Utpal Majumdar and daughter of Late Hiralal Das Gupta, by faith – Hindu, by occupation Housewife, by nationality Indian, residing at Lower Jail Road, P.O.Shillong-1, P.S. Thana Road Main Police Station , Meghalaya, Pin.793001, do hereby and hereunder nominate, appoint, and constitute (1) MOUMITA DEY (having PAN :ARCPD1523G) wife of Late Ashis Kumar Dey, by faith - Hindu, by occupation - Business, Nationality - Indian and residing at 130, Boral Main Road, P.O. Garia, P.S. Bansdrani,




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Kolkata - 700 084, and (2) MR. BHOY GHOSH (having PAN : ADYPG4183B), son of Late Lalmohan Ghosh, by faith - Hindu, by occupation - Business, residing at C/9, Rajnarayan Park, Boral Main Road, Rangkal, P.S. - Sonarpur, District: South 24 Parganas, Kolkata - 700 154, to be our true and lawful constituted ATTORNEY for us, in our names and on our behalves of to do execute, exercise and perform all or any of the following acts, deeds and things, that is to say :-

1. To construct a multi storied building on the property as described in the SCHEDULE hereunder written, according to the sanctioned / modified building plan to sanctioned/ granted by the Rajpur Sonarpur Municipality in or upon the land morefully mentioned in the Schedule below, within the limit of Rajpur Sonarpur Municipality, Ward No. 30.
2. To apply, sign, issue and receive from the Rajpur Sonarpur Municipality and/or any other authority or authorities concerned for such or relevant applications, maps plans, mutation, papers, writings, drawings, design, forms and/or any representation or representations, too as may be required in respect of the premises by the said Attorney at his discretion shall think fit and proper for and on behalf of us in our names.
3. To deposit any fees, charges or any other amount on behalf of us which may have to pay to Rajpur Sonarpur Municipality and/or any other authorities in respect of the said premises or at the Scheduled property mentioned herein below.



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4. To manage, control and supervise the management and administration of the said property by whatsoever manner or way and if required appoint agent or agents, servant or servants on our behalves.

5. To apply for electric, water, telephone, sewerage, drainage and any other connection of whatsoever nature and for that purpose sign, issue and receive all papers and /or representation and/or relevant documents and / plans and/or drawings and/or designs and/or sketches and /or undertaking etc. of whatsoever manner or nature, which may be thought to be necessary by the said Attorney before the various department or departments of the Rajpur Sonarpur Municipality and/or proper authorities of various public and /or private and/or Government or Semi Government organization and /or autonomous body or bodies.

6. To appoint architect or architects, contractors, masons, labours, plumbers, engineers, painters, electricians, etc. for the purpose of execution of the construction of the proposed building on the said premises according to the sanctioned building plan and to terminate their service or services as and when required.

7. To sign and apply for and obtain necessary permissions and/ or approvals and /or sanction and/or license from statutory authorities including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and The West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent ourselves before the necessary authorities including Land Acquisition Department, District 24 Parganas (South), P.W.D., the Rajpur Sonarpur Municipality and / or any other concerned Authority and concerned Police Stations, in connection with the sanction,



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modification and/or alteration of plans, construction and development in respect of the said property.

8. To sign and submit all papers, documents, plans or any other necessary documents, for purpose obtaining sanctioned building plan, undertaking and declarations as may be further required for construction of the proposed building as per plan sanctioned from the Rajpur Sonarpur Municipality.

9. To sign and receive registered or registered with A/D letter and /or articles and/or documents of whatsoever manner or nature in respect of the said premises and/or property written in the Schedule mentioned herein below and grant proper and valid receipt or receipts thereof.

10. To file and defend any or all suits, cases, appeals, complaints and application of whatsoever manner or nature for and on behalf that is to institute and /or preferred against us and also to present and prosecute Writ Applications or Petitions in respect thereof in any manner in any Court of Law and also to appear, file and defend any case or cases whatsoever manner or nature before the Judicial Authority and Quasi Judicial Authority in respect of the said premises particular of the same more particularly described in the Schedule written herein below for better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors to act, pled and conduct the case and to revoke such appointments. In case of acquisition by State or Union Government of the said property our Attorney will have full power to file objection or written statement or petition and to apply for compensation before such competent authority.



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11. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, cross objection, claim, counter claim, consent petition, revisions, review, new trial or stay application of whatsoever nature, affidavit, vokalatnama, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require for and on behalf of us as our said Attorney in their absolute discretion may think fit and proper.

12. To compromise all suits, appeals, cases and/or any other legal proceedings in any Court of Law, Tribunals Authority of whatsoever manner and to sign and verify all application and solenama for and on our behalves.

13. To appear and represent us before the Collector, Rajpur Sonarpur Municipality, the Income Tax Authorities and other authorities, statutory bodies and Government Departments and/or its officers and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities for all matters concerned herewith and to produce deliver and/or explain title deeds, accounts, documents and papers as may be necessary and to pay taxes and other amounts and to deal with them in all manner.

14. To appear and represent us before all authorities including those under Rajpur Sonarpur Municipality for mutation, fixation and /or finalization of the annual valuation and taxes of the said property and for that sign, execute and submit necessary papers and documents and to do all acts, deeds and things as my said Attorneys think fit and proper.

15. To make sign and verify all applications or objections to appropriate authorities for all licence, permission or consent etc. required by law in connection with the management and development of the said property and also



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to execute, present and register any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority.

16. To apply for and obtain and renew all license, permits, etc. as may be necessary or required for purchasing cement, iron, steel, and other building materials for the purpose of carrying out construction and develop the said property as our said Attorneys may deem fit and proper.

17. To negotiate for sale or to enter into agreement for sale, lease, construction agreement for creating charge, assignment or nomination over and/ or any covered area or open areas or any part thereof or any Flats and Garage spaces and/or commercially sanctioned space if any in respect of the Developers' allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of the flats and garage spaces or commercially sanctioned space as our said Attorneys may deem fit proper.

18. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give proper, valid receipt and discharge thereof and also to accept the full and final payment from intending purchasers as my said Attorneys may deem fit proper. Upon such receipt as aforesaid in their name, on our behalves and as our act and deed, to sign, execute and register deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the developer's allocation in the said Registered Development Agreement in favour of the purchaser or purchasers or his/her/their nominee or nominees and assignees, as the case may be.



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19. To present any such conveyances or conveyances for registration, to admit execution and on receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying and /or transferring the said Developers' allocated portion in the property as mentioned in the Schedule hereunder written to the Purchaser/Purchasers as fully and effectually in all respects as we could do the same ourselves.

20. To receive any notice relation to our said Property from Rajpur Sonarpur Municipality or from the offices of the Government or Semi Government and other Department.

21. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements, acts and things as shall be required or deemed proper for or in relation to all or any of purposes, matters or subject herein specified.

For all or any of the purpose herein before stated, to appear and represent ourselves before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to my said property.

After completion of the Development Project in all respect this Power of Attorney shall be automatically shall be revoked.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to my property/properties which we could have lawfully done under our own hands and seals, if personally present.



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AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the premises aforesaid. Notwithstanding no express power in that behalf is herein provided.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land by nature "Bastu" measuring more or less 11 (eleven) Decimal or in local measurement 6 (Six) Cottahs 8 (Eight) Chittacks 0 (Zero) Sq.ft. together with a residential house measuring about 698 sq.ft. lying and situated in the District South 24 Parganas, P. S. Sonarpur, S. R. Office at Garia, Zilla collection Touzi No. 3 to 5, J.L. No.57, R.S. No. 174, at Mouza – Laskarpur, comprising of R. S. Dag No. 32 appertaining to R. S. Khatian No. 101 (Corresponding to L.R. Dag No. 84, L.R. Khatian No. 917) within the limit of Rajpur Sonarpur Municipality, Ward No. – formerly 28 now 30, Holding No. – 297, Kalitala Road and the land is butted and bounded by :-

ON THE NORTH :- Land of Manas Gupta & Others

ON THE SOUTH :- Pond of Mr. Moti Pal

ON THE EAST :- Land of Panchu Naskar

ON THE WEST :- 8' wide common passage



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IN WITNESS WHEREOF the Executants / Principals have hereunto set and subscribed our respective hands and seals on this 1st day of February, Two Thousand Sixteen above written.

WITNESSES

- 1) Probin Roy Chowdhury
17 W. K. P. Roy Lane
Dhakuria, Kolkata-700031

Asist Dasgupta
Subhasish Dasgupta
Debasish Dasgupta
Bannya Mazumdar

SIGNATURE OF PRINCIPALS

2) Tapas Chakraborty
Boxal
Kolkata-700154

Power accepted by



Mounita Dey

ATTORNEY

Drafted by me as per deeds,
documents, testimonials and
instructions given by the parties hereto



Advocate
(WB-733/2001)
Alipore Police Court
Kolkata 27.



Additional District Sub-Registrar,
Garia South 24 Parganas

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NAME: ASISH DASGUPTA

SIGNATURE:

Asish Dasgupta

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



NAME: SUBHASISH DASGUPTA

SIGNATURE:

Subhasish Dasgupta

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



NAME: DEBASISH DASGUPTA

SIGNATURE:

Dasgupta

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



NAME: BANNYA MAZUMDAR

SIGNATURE:

B. Mazumdar

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



Additional District Sub-Registrar,
Garia South 24 Parganas

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NAME: BIJOY GHOSH

SIGNATURE:

Bijoy Ghosh

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



NAME: MOUMITA DEY.

SIGNATURE: Moumita Dey

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					



PHOTO

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:



PHOTO

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE:



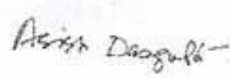

Additional District Sub-Registrar,
Garia South 24 Parganas

01 FEB 2016

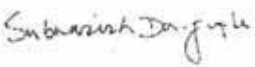
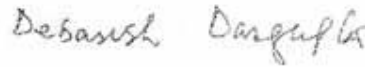
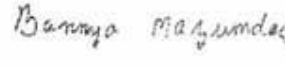
Seller, Buyer and Property Details

Principal & Attorney Details

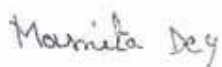
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Bijoy Ghosh C/9, Rajnarayan Park, Boral Main Road, Rangkal, P.O:- Boral, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700154	 01/02/2016 11:04:42 AM	 LTI 01/02/2016 11:04:47 AM
		 01/02/2016 11:05:15 AM	

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Ashis Das Gupta Son of Late Hiralal Das Gupta Quarter No. B-38, Gobindapur Project, Bokaro Therm, P.O:- Bokaro Thermal, P.S:- BOKARO THERMAL POWER, District:-Bokaro, Jharkhand, India, PIN - 829107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACAPD9050H,; Status : Individual; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	 01/02/2016 11:03:56 AM	 LTI 01/02/2016 11:04:03 AM
		 01/02/2016 11:04:31 AM	

Principal Details

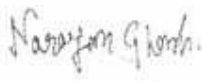
SL No.	Name, Address, Photo, Finger print and Signature		
2	Mr Subhasish Das Gupta Son of Late Hiralal Das Gupta 297, Atabagan, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATOPD1464A,; Status : Individual; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	 01/02/2016 11:06:00 AM	 LTI 01/02/2016 11:06:06 AM
		 01/02/2016 11:06:25 AM	
3	Mr Debasish Dasgupta Son of Late Hiralal Das Gupta D S S, H Q, M C C S, Air Force Station Nagpur, P.O:- Civil Airport, P.S:- GITTIKHUDAN, District:- Nagpur, Maharashtra, India, PIN - 440005 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AFCPD1222I,; Status : Individual; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	 01/02/2016 11:05:23 AM	 LTI 01/02/2016 11:05:28 AM
		 01/02/2016 11:05:46 AM	
4	Mrs Bannya Majumder Nee Dasgupta Wife of Mr Utpal Majumder Lower Jain Road, Now P. S. - Thana Road Main Polic, P.O:- Shillong One, P.S:- SHILLONG, District:-East Khasi Hills, Meghalaya, India, PIN - 793001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BKEPM7500C,; Status : Individual; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	 01/02/2016 11:06:43 AM	 LTI 01/02/2016 11:06:49 AM
		 01/02/2016 11:07:11 AM	

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/ S. Perfect Enterprise 77, Boral Main Road, P.O:- Garia, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No. AAKFP7665G,; Status : Organization; Represented by representative as given below:-		
1(1)	Mrs Moumita Dey 130, Boral Main Road, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARCPD1523G,; Status : Representative; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	 01/02/2016 11:07:21 AM	 LTI 01/02/2016 11:07:27 AM
		 01/02/2016 11:07:46 AM	
(2)	Mr Bijoy Ghosh C/9, Rajnarayan Park, Boral Main Road, Rangkal, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADYPG4183B,; Status : Representative; Date of Execution : 01/02/2016; Date of Admission : 01/02/2016; Place of Admission of Execution : Office	 01/02/2016 11:04:42 AM	 LTI 01/02/2016 11:04:47 AM
		 01/02/2016 11:05:15 AM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details			
No.	Identifier Name & Address	Identifier of	Signature
	Mr Narayan Ghosh Son of Late Sarat Chandra Ghosh B 138, Atabagan, Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Ashis Das Gupta, Mr Subhasish Das Gupta, Mr Debasish Dasgupta, Mrs Bannya Majumder Nee Dasgupta, Mrs Moumita Dey, Mr Bijoy Ghosh	 01/02/2016 11:08:08 AM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Laskarpur	LR Plot No:- 84(Correspon ding RS Plot No:- 32) , LR Khatian No:- 917	6 Katha 8 Chatak	8,00,000/-	33,46,189/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 8 Ft.

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	698 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	698 Sq Ft.	2,00,000/-	4,97,325/-	Structure Type: Structure

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1		M/ S. Perfect Enterprise	2.145	20
	Mr Ashis Das Gupta	M/ S. Perfect Enterprise	2.145	20
	Mr Subhasish Das Gupta	M/ S. Perfect Enterprise	2.145	20
	Mr Debasish Dasgupta	M/ S. Perfect Enterprise	2.145	20
	Mrs Bannya Majumder Nee Dasgupta	M/ S. Perfect Enterprise	2.145	20

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred	Transferred

Transfer of Property from Principal to Attorney				
No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
S1		M/ S. Perfect Enterprise	139.6 Sq Ft	20
	Mr Ashis Das Gupta	M/ S. Perfect Enterprise	139.6 Sq Ft	20
	Mr Debasish Dasgupta	M/ S. Perfect Enterprise	139.6 Sq Ft	20
	Mr Subhasish Das Gupta	M/ S. Perfect Enterprise	139.6 Sq Ft	20
	Mrs Bannya Majumder Nee Dasgupta	M/ S. Perfect Enterprise	139.6 Sq Ft	20

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Manankar Ray
Address	Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

Office of the A.D.S.R. GARIA, District: South 24-Parganas

Endorsement For Deed Number : I - 162900280 / 2016

Query No/Year	16291000038083/2016	Serial no/Year	1629000341 / 2016
Deed No/Year	I - 162900280 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr Bijoy Ghosh	Presented At	Office
Date of Execution	01-02-2016	Date of Presentation	01-02-2016

Remarks

On 01/02/2016

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 11:01 hrs on : 01/02/2016, at the Office of the A.D.S.R. GARIA by Mr Bijoy Ghosh ,.

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 38,43,514/-

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

Execution is admitted on 01/02/2016 by

Mr Ashis Das Gupta, Son of Late Hiralal Das Gupta, Quarter No. B-38, Gobindapur Project, Bokaro Therm, P.O: Bokaro Thermal, Thana: BOKARO THERMAL POWER, , Bokaro, JHARKHAND, India, PIN - 829107, By caste Hindu, By Profession Service

Indetified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, B 138, Atabagan, Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 01/02/2016 by

Mr Subhasish Das Gupta, Son of Late Hiralal Das Gupta, 297, Atabagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, By caste Hindu, By Profession Business

Indetified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, B 138, Atabagan, Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 01/02/2016 by

Mr Debasish Dasgupta, Son of Late Hiralal Das Gupta, D S S, H Q, M C C S, Air Force Station Nagpur, P.O: Civil Airport, Thana: GITTIKHUDAN, , Nagpur, MAHARASHTRA, India, PIN - 440005, By caste Hindu, By

Profession Service

Indetified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, B 138, Atabagan, Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 01/02/2016 by

Mrs Bannya Majumder Nee Dasgupta, Wife of Mr Utpal Majumder, Lower Jain Road, Now P. S. - Thana Road Main Polic, P.O: Shillong One, Thana: SHILLONG, , East Khasi Hills, MEGHALAYA, India, PIN - 793001, By caste Hindu, By Profession House wife

Indetified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, B 138, Atabagan, Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 01/02/2016 by

Mrs Moumita Dey

Indetified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, B 138, Atabagan, Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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

Execution is admitted on 01/02/2016 by

Mr Bijoy Ghosh

Indetified by Mr Narayan Ghosh, Son of Late Sarat Chandra Ghosh, B 138, Atabagan, Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Service

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/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 42520, Purchased on 25/01/2016, Vendor named S Das.



(Abhijit Bera)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2016, Page from 6400 to 6428

being No 162900280 for the year 2016.



Digitally signed by ABHIJIT BERA
Date: 2016.02.02 16:03:50 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 2/2/2016 4:03:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)