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WEST BENGAL
REGISTRATION
OFFICE
KOLKATA
10/10/2016

WEST BENGAL
REGISTRATION
OFFICE
KOLKATA
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Date...

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05 OCT 2016

365883/16

DEVELOPMENT
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SMT. CHABI RANI
MALICK, PAN : CQPPM0684R wife of Late Paresh Chandra Mallick, by faith - Hindu,
by occupation - Housewife, by Nationality - Indian, residing at 53, Rajdanga Gold Park,
Post Office - EKTP, Police Station - Kasba, Kolkata - 700107, District- South 24-Parganas,
SEND GREETINGS

WHEREAS the then vendors Nemai Chandra Ghosh, son of Late Nirod Chandra Ghosh, Smt. Subodini Ghosh, wife of Late Nirod Chandra Ghosh, were jointly owners of **ALL THAT** piece and parcel of land measuring more or less 2 cottahs 10 chittacks, comprised in Touzi No. 145, J.L. No.13, Khatian No.472 and Dag No.2385 under Mouza - Kasba, sold, transferred and conveyed unto and in favour of Chabi Rani Mullick the owner herein and the said Deed was duly registered on 14.08.1961 registered with the office of the Sub-Registrar, Alipore Sadar and recorded in Book No.I, Volume No.129, Pages from 178 to 182, Being No. 6857 for the year 1961.

AND WHEREAS the then vendors Sailendra Nath Ghosh, son of Late Sarat Chandra Ghosh and his son and daughters namely Arun Kumar Ghosh (Minor), Chotorani Ghosh (minor), Purabi Ghosh (minor), Kuchorani Ghosh (minor) were jointly owners of **ALL THAT** piece and parcel of land measuring more or less 2 cottahs 10 chittacks, comprised in Touzi No. 145, J.L. No.13, Khatian No.472 and Dag No.2385 under Mouza - Kasba, sold, transferred and conveyed unto and in favour of Chabi Rani Mullick the owner herein and the said Deed was duly registered on 14.08.1961 registered with the office of the Sub-Registrar, Alipore Sadar and recorded in Book No.I, Volume No.127, Pages from 82 to 86 Being No. 6858 for the year 1961.

AND WHEREAS Anil Kumar Ghosh, Bishnupada Ghosh and Susanta Kumar Ghosh, all sons of Late Prabodh Chandra Ghosh were jointly owners of **ALL THAT** piece and parcel of land measuring more or less 1 cottah 2 chittacks, comprised in Touzi No. 145, J.L. No.13, Khatian No.472 and Dag No.2385 under Mouza - Kasba,

sold, transferred and conveyed unto and in favour of Chabi Rani Mullick the owner herein and the said Deed was duly registered on 03.10.1961 registered with the office of the Sub-Registrar, Alipore Sadar and recorded in Book No.I, Volume No.131, Pages from 211 to 215, Being No. 7991 for the year 1961.

AND WHEREAS after purchase of the said three plots the present owner mutated her name as absolute and lawful owner in the Assessment collection department of the Kolkata Municipal Corporation being known as Premises No.53, Rajdanga Gold Park, Police Station - Kasba, Kolkata - 700107, under Ward No.-107, Borough No.XII, being Assessee No, 31-107-15-0053-0, morefully and particularly mentioned and described in the **SCHEDULE** hereunder written, hereinafter referred to as the "Said Premises" free from all encumbrances whatsoever.

AND WHEREAS I have entered into a Joint Venture Agreement dated which was duly registered in the office of the D.S.R.-III, Alipore and recorded in Book No.I, Deed No 4810 for the year 2016 (hereinafter referred to as the said 'Joint Venture Agreement') with **SUBRATA DAS, Managing Director of M/S SHIBYYA CONSTRUCTIONS PVT. LTD.** having its registered office at 167, Rajdanga Nabapally, Post Office- EKTP, Police Station - Kasba, Kolkata - 700107, District-South 24-Parganas, (hereinafter referred to as the Developer) and have entrusted and granted the sole, exclusive and absolute right for development of the said property by constructing a multi storied building thereon on getting the plan sanctioned for the Kolkata Municipal Corporation and for commercial exploitation of the same on such consideration and on terms conditions and stipulations mentioned therein.

AND WHEREAS In terms of the said Joint Venture Agreement, we are desirous to nominate, constitute, authorize and appoint **SUBRATA DAS**, son of Late Narayan Chandra Das, **Managing Director of M/S SHIBYYA CONSTRUCTIONS PVT. LTD.** by faith- Hindu, by nationality- Indian, by occupation- Business, as my **LAWFUL CONSTITUTED ATTORNEY** to act on my behalf and to do inter-alia all or any of the following acts, deeds, matters and things for the purpose mentioned hereinafter.

NOW KNOWN YE BY THESE PRESENTS WITNESSETH:

That with effect from this day, I do hereby nominate, constitute and appoint the said **SUBRATA DAS** as my true and lawful attorney for me in my name and on my behalf to do inter alia or any of the following deeds and things concerning the said premises that is to say:-

- i) To appoint Architect or Architects, contractor or contractors, supervisors and security guards and any other person as may be deemed necessary by the Developer for construction of the said building.
- ii) To work, manage, control and supervise construction of the said building in accordance with the rules and regulations of Kolkata Municipal Corporation and to hold, defend possession and maintain the said property till completion of construction of the said building in all respects.
- iii) To sign, execute and submit all papers, documents, statements, undertakings, declarations, plans and to appear for and represent us for obtaining

sanction/modification/alternation of building plan, completion/occupancy /mutation and/or assessment/valuation certificates and such others in respect of the said property and the said building from Kolkata Municipal Corporation and/or from other competent authorities.

- iv) To apply for and obtain electricity, water sewerage, drainage, connections for any other utilities in the said building and/or to close down and/or to make alterations therein and/or to have the same disconnected and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed necessary, fit and proper by the Developer.
- v) To apply for and obtain building materials from the concerned authorities for construction of the building or buildings on the said premises after demolition of existing structures standing thereon.
- vi) Till the time of completion of the said building and handing over possession of the Owner's Allocation to the Owners, to pay for all statutory fees, rates, taxes, charges fees, expenses and other outgoing whatsoever payable for and on account of the said property and/or the said building or any part thereof including the arrear of taxes, rates etc. and similarly to receive all refunds of any excess amount paid on account of any such expense relating to the said property and/or the said building or any part thereof.
- vii) At any time henceforth, to sell, transfer, dispose of and/or use any unit, flat, space or portion of the said building on the said premises out of the portions

earmarked exclusively as Developer's Allocation together with undivided proportionate share in the said property hereditaments and premises, common rights and privileges, easements appurtenances in favour of the purchaser or purchasers desirous of acquiring the same at such price, consideration, terms and conditions, as the Developer may deem fit and to enter into agreement for sale and/or to execute Deed of Conveyance and/or Deed of Lease in respect of those flats, space or any portions of the said building or part thereof out of the portions earmarked exclusively as Developer's Allocation (save and except the portion earmarked for me under owners Allocation) and for that purposes to sign, execute, enter into modify and cancel all agreements, contracts, statements, declaration, assurances and other papers, documents and to receive advance/earnest money and/or consideration money/ rent/ security deposits from the purchaser or purchasers and other occupiers at her own discretion and without involving me in any financial and/or legal obligations whatsoever.

- viii) To sign and submit all declarations statements applications and/or returns to the concerned authority or authorities in connection with the construction of the said building on the said premises.
- ix) To sign, receive and acknowledge on my behalf all letter/notices and summons in respect of the said property.
- x) To appear for and represent are before any notary public, registrar and/or sub-registrar office, Registrar of Assurances of Kolkata, Judge and/or

Magistrate, income tax and/or sales tax authorities, and or other government officer and/or authority in respect of the said premises or part thereof and to represent me for registration and to acknowledge and register on my behalf all agreement for sale, conveyances sale deeds instruments and writings executed and signed by the Developer in any manner concerning and relating to any flat, space, or portion of the said building out of the portion earmarked as Developer's Allocation under these presents (except the portion earmarked for me under Owners' Allocation) and to do all other acts deeds, and things necessary in connection therewith.

- xi) To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning the said property and/or the said building or any parts thereof in any court of law and before Income Tax and other authorities and to sign all plaints, returns, written statements notices in connection thereof and to accept service of any judgement, decree or order and to appoint and engage any solicitor, counsel or advocate and to sign and execute any Vakalatnama or other documents to act and plead.

- xii) And Generally to do, exercise, execute and perform any other act or acts, deed or deeds matter or things in connection with the development, management and commercial exploitation of the said property in accordance to the terms of the said Joint Venture Agreement.

xiii) And I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which may be done by him for the interest and purpose of development and commercial exploitation of the said property.

THE SCHEDULE ABOVE REFERRED TO :
(THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring about 6 Cottahs 6 chittacks together with 120 sq. ft. R.T. Shed structure standing thereon comprised in Touzi No. 145, J.L. No.13, Khatian No.472 and Dag No.2385 under Mouza - Kasba, within the limits of the Kolkata Municipal Corporation being Premises No.33, Rajdanga Gold Park, Police Station - Kasba, Kolkata - 700107, under Ward No.-107, Borough No.XII, being Asséssee No, 31-107-15-0053-0, under District Sub-Registry Office- Alipore and A.D.S.R. Office at Sealdah, in the District of South 24-Parganas, butted and bounded as follows :-

ON THE NORTH : Dag No. 2383/2384.

ON THE SOUTH : Dag No.2436.

ON THE EAST : 9m K.M.C. Road.

ON THE WEST : 9m K.M.C. Road.

IN WITNESS WHEREOF we the EXECUTRIX subscribed my respective hands on this 5th day of October, 2016.

SIGNED SEALED AND DELIVERED by the EXECUTRIX in the presence of :

WITNESSES:

1. *Rajiv D*
Alipore Police Court
Kolkata-27.

[Signature]
স্বাক্ষর করিয়া
কর্তব্য

SIGNATURE OF THE EXECUTRIX

2. *Rajkishor Das*
Advocate
High Court,
Calcutta.

SHILPYA CONSTRUCTIONS PVT. LTD

Subrata Das
Managing Director

SIGNATURE OF THE ATTORNEY

Drafted by me:

Rajkishor Das
RAJKISHOR DAS
Advocate
High Court, Calcutta
W.B NO.1086 /99



ব্রজ সুব্রত দাস

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
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SUBRATA DAS

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

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(Right Hand)				

Major Information of the Deed

Deed No :	I-1603-04910/2016	Date of Registration	10/5/2016 12:40:46 PM
Query No / Year	1603-1000365883/2016	Office where deed is registered	
Query Date	04/10/2016 11:21:48 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PRABIR DEY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9239167495, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 15,00,001/-	Rs. 2,23,91,120/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



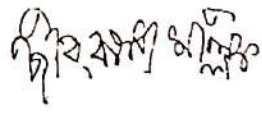
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga Gold Park North, , Premises No. 53

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		6 Katha 6 Chatak	15,00,000/-	2,23,55,120/-	Width of Approach Road: 30 Ft.
Grand Total :					10.5188Dec	15,00,000 /-	223,55,120 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	120 Sq Ft.	1/-	36,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		120 sq ft	1 /-	36,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Smt CHABI RANI MALLICK Wife of Late PARESH CHANDRA Mallick Executed by: Self, Date of Execution: 05/10/2016 , Admitted by: Self, Date of Admission: 05/10/2016 ,Place : Office	 05/10/2016	 LTI 05/10/2016	 05/10/2016

19/10/2016 Query No-16031000365883 / 2016 Deed No : I - 160304910 / 2016. Document is digitally signed.



Rajdanga Golu Park, P.O:- E K T P, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CQPPM0684R, Status :Individual

Key Details :

Name,Address,Photo,Finger print and Signature
M/S SHIBAYYA CONSTRUCTIONS PVT LTD
167 RAJDANGA NABAPALLY, P.O:- E K T P, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700107 PAN No. AAKCS6379P, Status :Organization

Representative Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri SUBRATA DAS Son of Late NARAYAN CHANDRA DAS Date of Execution - 05/10/2016, , Admitted by: Self, Date of Admission: Oct 5 2016 , Place of Admission of Execution: Office			<i>Subrata Das</i>
	Oct 5 2016 12:45PM	Oct 5 2016 12:45PM	Oct 5 2016 12:45PM

BLOCK 1 HOUSE NO 9 TAGORE PARK, P.O:- TILJALA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFXPD8345P, Status : Representative, Representative of : M/S SHIBAYYA CONSTRUCTIONS PVT LTD

Identifier Details :

Name & address

PRABIR DEY
Son of Late H DEY
P COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027,
Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: Afghanistan, , Identifier Of Smt CHABI RANI MALLICK, Shri SUBRATA DAS

Prabir Dey

05/10/2016

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt CHABI RANI MALLICK	M/S SHIBAYYA CONSTRUCTIONS PVT LTD-10.5188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt CHABI RANI MALLICK	M/S SHIBAYYA CONSTRUCTIONS PVT LTD-120 Sq Ft

Endorsement For Deed Number : i - 160304910 / 2016

On 04-10-2016

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 23,91,120/-

UK Basu

Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 05-10-2016

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 12:36 hrs on 05-10-2016, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SUBRATA DAS ,

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

Execution is admitted on 05/10/2016 by Smt CHABI RANI MALLICK, Wife of Late PARESH CHANDRA Mallick, 53 Rajdanga Gold Park, P.O. E K T P, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife

Indetified by Mr PRABIR DEY, , Son of Late H DEY, A P COURT, P.O. ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 05-10-2016 by Shri SUBRATA DAS,

Indetified by Mr PRABIR DEY, , Son of Late H DEY, A P COURT, P.O. ALIPORE, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 294735 Amount: Rs 100/-, Date of Purchase: 13/06/2016, Vendor name: A Banerjee

UK Basu

Utpal Kumar Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal