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I. 0 6706/17



पश्चिम बंगाल WEST BENGAL

V 524721

Certified that the document is authentic
to registration. The signature above is not
the endorsement stamp attached with the
document as the part of this document.

03 NOV 2017

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We (1) DIPENDRANATH PYNE alias DIPEN PYNE (PAN AGZPP8937A) AND (2) SAUMENDRANATH PYNE (PAN AMBPP8060E) both sons of Late Ramani Mohan Pyne, both by faith Hindu, by occupation Business, both residing at, 28, Peary Mohan Roy Road, P.S. Chetla, P.O. Alipore, Kolkata 700 027, hereinafter jointly referred to as "the PRINCIPALS" SEND GREETINGS:

WHEREAS we are jointly the absolute owners and absolutely seized and possessed of ALL THAT the piece or parcel of land admeasuring 4 Cottahs 13 Chittacks 34 Sq. ft., a bit more or less together with the structures standing thereon situate and lying at the Premises No. 61, Chetla Road, Kolkata 700 027, Police Station Chetla, morefully described in the SCHEDULE hereunder written and hereinafter called "the SAID PREMISES".

AND WHEREAS on ^{November} ~~1st September~~, 2017 we have entered into a Joint Venture Development Agreement with M/S. S.S. CONSTRUCTION, a Proprietorship Firm having its Principal Office at 40A, Jainuddi Mistri Lane, P.S. Chetla, P.O. Alipore, Kolkata 700 027, represented by its Proprietor SUSHANTA DHAR, son of Late Santi Ranjan Dhar, by faith Hindu, by occupation Business, residing at 40A, Jainuddi Mistri Lane, P.S. Chetla, P.O. Alipore, Kolkata 700 027 for developing and commercially exploiting the Said Premises by constructing a Said Building in the Said Premises which was registered in the office of the Additional District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2017, Being No. 6679 for the year 2017.

NOW YE' KNOW ALL MEN BY THESE PRESENTS that for developing the Said Premises we (1) DIPENDRANATH PYNE AND (2) SAUMENDRANATH PYNE do hereby nominate, constitute and appoint SUSHANTA DHAR (PAN ANVPD2060P), son of Late Santi Ranjan Dhar, by faith Hindu, by occupation Business, residing at 40A, Jainuddi Mistri Lane, P.S. Chetla, P.O. Alipore, Kolkata 700 027, Proprietor of M/S. S.S. CONSTRUCTION, a Proprietorship Firm having its Principal Office at 40A, Jainuddi Mistri Lane, P.S. Chetla, P.O. Alipore, Kolkata 700 027 as our true and lawful Attorney and agent for us in our name and on our behalf to do, execute and perform all acts, deeds, things and matters as mentioned below at the cost of the Developer:

1. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Premises or any part thereof.
2. To appoint architects, contractors, sub-contractors and surveyors as may be required for the preparation of the building plan and to supervise the development and construction work of the Said Building on the Said Premises or part thereof.
3. To enter upon the Said Premises with men and material as may be required for the purpose of development work and erect the Said Building as per the Building Plan sanctioned by the Kolkata Municipal Corporation.
4. To apply for and obtain sanction of a building plan from the Kolkata Municipal Corporation in respect of the Said Premises and to further apply for and obtain any modification and/or additions and/or alterations thereto from time to time and at all

times hereafter in terms of the said Development Agreement at its own costs and expenses.

5. To sign and execute all plans, sketches, maps, declarations, including Boundary Declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the development of the Said Premises.
6. To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the Said Building on the Said Premises and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same.
7. To apply for and obtain necessary permissions, and/or approvals and/or sanctions and/or licence and/or no objection from any statutory authority including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Fire Brigade, Kolkata Police, Environment Department, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, Competent Authority under the West Bengal Apartment Ownership Act, 1972, Real Estate Regulatory Authority (RERA) and all other licencing and statutory authorities as and whenever required.
8. To appear and represent us before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Fire Brigade, Kolkata Police, Authorised Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and all licencing and statutory authorities in connection with the obtaining no objection, approvals, permission, sanction, modification and/or alteration of plans for the Said Building.
9. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan of the Said Premises.
10. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the Said Premises and also other papers and documents as may be required by the necessary authorities and to appoint Architects and other Agents for the aforesaid purposes as the said Attorney shall think, fit and proper.

11. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
12. To obtain delivery of the sanction plan and the completion certificate of the building from the Kolkata Municipal Corporation or any other authority or authorities.
13. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Premises and/or to make alterations therein and to close down and/or have disconnected the same 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 fit and proper by the said Attorney.
14. To appear and represent us before all authorities including the Kolkata Municipal Corporation for fixation and/or finalization of the annual valuation of the Said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
15. To commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the Said Premises or any part thereof including relating to acquisition and/or requisition in respect of the Said Premises or any part thereof and if think fit to compromise settle, refer to arbitration, abandon, any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.
16. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected with the Said Premises or part thereof.
17. To deposit and withdraw fees, documents and moneys in and from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefor.
18. To accept any service of writ of summons or other legal process and to appear in any court of authority as our Attorney deems appropriate and to commence any action or legal proceedings in any court or before any authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as our Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate and pay the costs, expenses, fee and other outgoings.

Further to depose in the court of law or authority, sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, and warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

19. To make, sign and submit applications and Petitions, letters and other documents to the appropriate Government (State and Central) Departments, Local Authorities or other competent or Appropriate Authorities or bodies for all and any licenses, permissions, consents, approvals, no objection certificates and clearances as may be required by any Central or State legislation for the time being in force, in connection with the Said Premises for construction of buildings and structures thereon and pay such fees, charges, deposits and give security that may be required in respect thereof and for that purpose to give all necessary writings, instruments, affidavits, declarations, indemnities, undertakings, as may be required to be given to the various authorities concerned.
20. After completion of the construction of the Said Building, to apply for and obtain part-occupation and completion certificate in respect of the Said Building or parts thereof from the Planning Authorities.
21. To negotiate for sale/transfer in respect of the saleable spaces of the Developer's Allocation in the Said Building as defined in the Said Agreement to be constructed on the Said Premises or part thereof.
22. To enter into agreement for sale, transfer, lease out, let out or to grant any other right in respect of various portions of saleable spaces of the Developer's Allocation as mentioned in the said Agreement on agreed terms and conditions with the intending Purchaser or Transferee in respect thereof and to receive earnest money or consideration from time to time and to sign and give valid and effectual receipts or discharges thereof.
23. To execute and register from time to time Agreement for sale, Lease or any other document in connection with the transfer of the undivided proportionate share in the land comprised in the Said Premises in respect of the of saleable spaces of the Developer's Allocation and to receive consideration therefore and present the above documents for registration and admit the execution of such documents before the appropriate authorities registration authority/ies and/or other authorities having jurisdiction in the matter.
24. To execute conveyance/conveyances in respect of the saleable spaces of the Developer's Allocation of the Said Building to be constructed on the Said Premises or part thereof either in favour of the Purchaser or its nominee or nominees in such

part or parts as the Purchaser may desire and to receive consideration money and sign and give valid and effectual receipts or discharges thereof and to present such conveyance or conveyances for registration before the registering authority and admit execution thereof.

25. To present such conveyance or conveyances in respect of the Developer's allocation of the Said Building to be constructed on the Said Premises or part thereof for registration before the registering authority and to admit execution thereof.
26. To insure the Said Building and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as our Attorney may think sufficient to protect the interests of all concerned therein.
27. To ask for, receive and recover from all the transferees/purchasers all consideration, charges, service charges and other charges and sums of moneys in respect of transfer of the saleable spaces in the said building comprised in the said Development Agreement and the spaces to be constructed thereon, in any manner whatsoever and also on non-payment thereof to enter upon and restrain and/or and take legal steps for the recovery thereof as our Attorney may think fit.
28. To hand over and deliver possession of the saleable spaces including units, parking spaces, etc. of the Said Building at the Said Premises to such person or persons including the nominee/s and/or assign/s of the Attorney as it may in its absolute discretion think fit and proper.
29. To make necessary representations including filing of complaints and appeals before the Assessor & Collector, Kolkata Municipal Corporation and other concerned authorities including the Court of Competent Jurisdiction or Forum in regard the fixation of rateable value of buildings (Said Building) under construction on the Said Premises by the Assessor and Collector and to file Appeals applications and other proceedings in any Court, forum or Tribunal.
30. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as I could do in person.

AND GENERALLY to act as the Attorney in relation to the Said Premises for and on behalf of us and to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present And we do hereby agree to ratify and confirm whatever our said Attorney shall do or purport to be done by virtue of these presents in or about the Said Premises as aforesaid.

The Attorney shall exercise its rights under this power in terms of the said Development Agreement without any liability on us of any nature whatsoever, financial, criminal, civil or otherwise.

**SCHEDULE
(PREMISES)**

ALL THAT the piece or parcel of land admeasuring 4 (Four) Cottahs 13 (Thirteen) Chittacks 34 (Thirty four) Sq. ft., a bit more or less together with the structures standing thereon situate and lying at the Premises No. 61, Chetla Road, Kolkata 700 027, Police Station Chetla, P.O. Alipore, within the limits of Kolkata Municipal Corporation Ward No. 82 having Assessee No. 11-082-04-0127-0, District Sub-Registration office at Alipore, District: 24 Parganas (South) butted and bounded in the manner as follows:

ON THE NORTH	:	By the Premises No. B/62/H/1, Chetla Road;
ON THE SOUTH	:	By the Premises Nos. 60/C, 60/D & 60/E, Chetla Road;
ON THE EAST	:	By the K.M.C. Road named Chetla Road;
ON THE WEST	:	By the Premises B/62/H/5, Chetla Road;

IN WITNESS WHEREOF we hereby execute this General Power of Attorney on this the 2nd day of ~~September~~^{November}, 2017

SIGNED SEALED AND DELIVERED
by the PRINCIPALS herein at Kolkata
in the presence of:

1. *Bitan Chaudhuri*
Advocate, Calcutta High Court
2. *Saminan Chakrabarty*
Alipore Subreg. Office
Kolkata 700 017
Signature of the Attorney:

Siddhanta Halder

Saumen Chandra Halder

S. S. CONSTRUCTION
Sudanta Saha












Proprietor

Bitan Chaudhuri
Drafted and prepared by:
BITAN CHAUDHURI, Advocate
Calcutta High Court.
Registration No. WB/310/1989

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PHOTO	left hand					
	right hand					












Name.....

Signature

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	left hand					
	right hand					

Name Deependra Nath Pyne

Signature

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	left hand					
	right hand					

Name Sourav Ranath Pyne

Signature

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	left hand					
	right hand					

Surbata Das





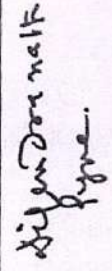


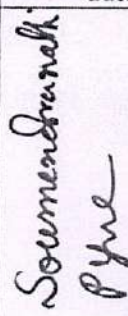



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000360815/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DIPENDRANATH PYNE Alias Mr DIPEN PYNE 28, PEARY MOHAN ROY ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Principal			
2	Mr SAUMENDRANATH PYNE 28, PEARY MOHAN ROY ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Principal			
3	Mr SUSHANTA DHAR 40A, JAINUDDI MISTRI LANE, P.O:- ALIPORE, P.S:- Chetla, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Representative of Attorney [S.S. CONSTRUCTION]			

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr BITAN CHAUDHURI Son of Late BIJOY CHAUDHURY HIGH COURT, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr DIPENDRANATH PYNE, Mr SAUMENDRANATH PYNE, Mr SUSHANTA DHAR	

(Amitava Chanda)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 ALIPORE
 South 24-Parganas, West
 Bengal

Major Information of the Deed

Deed No :	I-1605-06706/2017	Date of Registration	03/11/2017
Query No / Year	1605-1000360815/2017	Office where deed is registered	
Query Date	02/11/2017 12:23:53 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	BITAN CHAUDHURI HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051483366, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,46,36,111/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160506679/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chetla Road, .
Premises No. 61, Ward No: 82

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 13 Chatak 34 Sq Ft	1/-	2,42,98,611/-	Property is on Road
Grand Total :					8.0185Dec	1 /-	242,98,611 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		750 sq ft	1 /-	3,37,500 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr DIPENDRANATH PYNE, (Alias: Mr DIPEN PYNE) Son of Late RAMANI MOHAN PYNE 28, PEARY MOHAN ROY ROAD, P.O:- ALIPORE, P.S:- Chetla, District:- South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGZPP8937A, Status :Individual, Executed by: Self, Date of Execution: 02/11/2017 , Admitted by: Self, Date of Admission: 02/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/11/2017 , Admitted by: Self, Date of Admission: 02/11/2017 ,Place : Pvt. Residence

- 2 **Mr SAUMENDRANATH PYNE**
 Son of Late RAMANI MOHAN PYNE 28, PEARY MOHAN ROY ROAD, P.O:- ALIPORE, P.S:- Chetla, District:- South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMBPP8060E, Status :Individual, Executed by: Self, Date of Execution: 02/11/2017 , Admitted by: Self, Date of Admission: 02/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/11/2017 , Admitted by: Self, Date of Admission: 02/11/2017 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S.S. CONSTRUCTION 40A, JAINUDDI MISTRI LANE, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 , PAN No.: ANVPD2060P, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUSHANTA DHAR (Presentant) Son of Late SANTI RANJAN DHAR 40A, JAINUDDI MISTRI LANE, P.O:- ALIPORE, P.S:- Chetla, District:- South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANVPD2060P Status : Representative, Representative of : S.S. CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name & address
Mr BITAN CHAUDHURI Son of Late BIJOY CHAUDHURY HIGH COURT, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DIPENDRANATH PYNE, Mr SAUMENDRANATH PYNE, Mr SUSHANTA DHAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DIPENDRANATH PYNE	S.S. CONSTRUCTION-4.00927 Dec
2	Mr SAUMENDRANATH PYNE	S.S. CONSTRUCTION-4.00927 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DIPENDRANATH PYNE	S.S. CONSTRUCTION-375.00000000 Sq Ft
2	Mr SAUMENDRANATH PYNE	S.S. CONSTRUCTION-375.00000000 Sq Ft

Endorsement For Deed Number : I - 160506706 / 2017

On 02-11-2017

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

Presented for registration at 15:00 hrs on 02-11-2017, at the Private residence by Mr SUSHANTA DHAR ,.

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 2,46,36,111/-

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

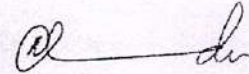
Execution is admitted on 02/11/2017 by 1. Mr DIPENDRANATH PYNE, Alias Mr DIPEN PYNE, Son of Late RAMANI MOHAN PYNE, 28, PEARY MOHAN ROY ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business, 2. Mr SAUMENDRANATH PYNE, Son of Late RAMANI MOHAN PYNE, 28, PEARY MOHAN ROY ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business

Indetified by Mr BITAN CHAUDHURI, , , Son of Late BIJOY CHAUDHURY, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-11-2017 by Mr SUSHANTA DHAR, PROPRIETOR, S.S. CONSTRUCTION, 40A, JAINUDDI MISTRI LANE, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027

Indetified by Mr BITAN CHAUDHURI, , , Son of Late BIJOY CHAUDHURY, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Amitava Chanda

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

On 03-11-2017

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.

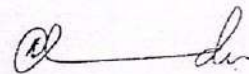
Payment of Fees

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 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 55545, Amount: Rs.50/-, Date of Purchase: 17/08/2017, Vendor name: S Mukherjee



Amitava Chanda

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

South 24-Parganas, West Bengal

