

9758/16

IV

06058/16

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



U 376954

28/12/16
349880/16
National Registrar of Assurances
Kolkata

E.7/-
U/c-2401
G. P. Das

Certified that the [unclear] is admitted to
Registration [unclear] of the
endorsement [unclear]
[unclear]

[Signature]
Registrar
of Assurances - II, Kolkata

POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, SUBHA PRASAD SENGUPTA (PAN AIHPS0788E), son of late Sakti Prasad Sengupta ,by Faith-Hindu, by Occupation - Service, residing at 2, Moti Lal Colony, Post Office-Rajbari Colony, Police Station Dum Dum, Kolkata- 700081 (hereinafter referred to as "the PRINCIPAL") SEND GREETINGS:

11/82000

VI

75292

A. K. Chowdhary & Co.
Advocates

10, Old Post Office Street
Room No. 21, 1st Floor, Kol-1

NAME.....
 ADD.....
 RS.....
26 SEP 2016
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C.C. Court
 2 & 3, K. S. Roy Road, Kol-1

26 SEP 2016

26 SEP 2016



Additional Registrar of Assurances -
Kolkata

28 SEP 2016

Arza Kumar Saha
 S/O. Bhannugopal Saha
 31B Ni me goswami Lane
 Hat khala
 Kol - 5
 DCE. Sarnice

WHEREAS I am the owner of **Property** being **ALL THAT** the piece and parcel of plot of land admeasuring 5 (Five) Cottahs, 6 (Six) Chittaks and 15(Fifteen) sq.ft.little more or less, lying and situate at Mouza -Sultanpur, P.S. DumDum, comprised with J. L. No. 10, R. S. No. 148, Touzi No. 173, sabek Khatian No. 402, Dag No. 2547, R.S. Dag No. 2547/3655, 2547/1656 , A. D. S. R. O. DumDum within the local limit of South DumDum Municipality, Ward no.8 , having Holding No. 96, Moti Lal Colony hereinafter referred to as "the **said Property**".

AND WHEREAS by an Agreement entered on 10.05.2016 registered before the Additional registrar of Assurances IV. Kolkata and recorded in Book No I being No 4421 for the year 2016 (hereinafter referred to as "the **said Development Agreement**") by and between the Principal herein and **AATREYEE NIRMAN PRIVATE LIMITED (PAN "AAHCA1189Q"),** a Company registered under the Companies Act, 1956, having its registered office at 9/12, Lal Bazar Street, Mercantile Building, Block-C, 3rd Floor, Kolkakta-700 001 represented by its Managing Director- **SMT JAYATI ROY(PAN "ACXPR9705L"),** wife of Sri Indrajit Roy, by Nationality- Indian, by faith-Hindu, by occupation-Business, residing at 50, Goraksha Basi Road, Kolkata-700 028, P.S. Dum Dum, District North 24 Parganas, as developer therein (and hereinafter also referred to as "the **Developer**"), the Principal has appointed the Developer to develop the Schedule Property (hereinafter referred to as "the **Project**") and the commercial exploitation of the constructed space in the Project as defined and described therein on the terms and conditions therein contained.

AND WHEREAS as so agreed under the Development Agreement, the Principal is executing this Power of Attorney in favour of **AATREYEE NIRMAN PRIVATE LIMITED** for the purposes concerning the said Property as hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, I, the Principal, abovenamed **SUBHA PRASAD SENGUPTA** do hereby nominate constitute and appoint of **AATREYEE NIRMAN PRIVATE LIMITED** as my true and lawful attorney to do execute exercise and perform all or any of the following acts deeds and things concerning the said Project, i.e. to say:-

1. To have the soil of the said Property tested, to appoint and depute architects, engineers etc. for preparation of plan for construction of new building at the said Property.
2. To take all the permissions, approvals, sanctions for amalgamation of the said Property and to amalgamate the Schedule property together with any other adjacent property in the records of the Dum Dum Municipality .
3. To obtain necessary permissions approvals and sanctions from the concerned authorities in connection with the sanction of plan for construction of the said Project, obtaining Lift License, permission for installation of generator, for obtaining sewerage connection, water supply, electricity supply and/or for modification and changes of the plan and for obtaining the completion and occupancy certificates and to appear before, pursue and follow up the matter with the Corporation, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by Promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, and other concerned authorities.
4. To apply for quota and to obtain the same relating to cement, bricks, building materials etc. from any person whomsoever for the construction of new building(s) at the said Property.
5. To apply for and obtain all utilities and facilities in the new building/s at the said Property.
6. For or all any of the purposes aforesaid to sign execute and deliver all papers, plans, documents, etc. as my said attorney may deem fit and proper.

7. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on my behalf as effectually as it could be done personally and for effective performance of the powers hereby granted to appoint substitute and/or substitutes by way of valid resolution
8. To advertise in the newspapers for the transfer of residential flats/commercial spaces in the Project
9. To sign execute register and deliver for in the name and on behalf of the Principal necessary agreements agreeing to and/or confirming transfer/ assignment/sale of the constructed space pertaining to the Developer's allocation or share of land in the land comprised in the said Property attributable to and as a property appurtenant to the constructed space pertaining to the Developer's allocation in the said Project and to receive all consideration in respect thereof.
10. To present for registration, with the registering authority the agreement, sale deed, conveyance deed, mortgage deed, security documents executed by the said attorney in respect of the constructed space pertaining to the Developer's allocation in the said Project by virtue of the powers hereby confer and to admit the execution and to register, convey thereof before any Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys by virtue of the powers hereby conferred as if the Principal is present personally to admit the execution and registration thereof.

- 11.** To sign transfer forms, documents and writing for mutating the property in the names of the Principal in the records of the Dum Dum Municipality , or other public authorities and to do all other acts in connection therewith.

AND GENERALLY to do exercise, execute and perform all necessary acts, deed or deeds, matters or things for exercising the powers and authorities hereby conferred on the said attorney as fully and effectually as it could have been done personally by the Principal .

AND it is hereby agreed and undertaken that I shall ratify and confirm all and whatsoever my said attorney, under the powers hereinbefore contained, shall lawfully do execute or perform in exercise of the powers and authorities hereby conferred upon, under and by virtue of this instrument.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of plot of land admeasuring 5 (Five) Cottahs, 6 (Six) Chittaks and 15(Fifteen) sq.ft.little more or less, lying and situate at Mouza - Sultanpur, P.S. DumDum, comprised with J. L. No. 10, R. S. No. 148, Touzi No. 173, sabek Khatian No. 402, Dag No. 2547, R.S. Dag No. 2547/3655, 2547/1656 , A. D. S. R. O. DumDum within the local limit of South DumDum Municipality, Ward no.4, having Holding No. 96, Moti Lal Colony.

ON THE NORTH : 5 foot thereafter 11 foot 3 inch passage land of Binay

Bhusan Devnath .wide

ON THE SOUTH : Others .

ON THE EAST : Pond

ON THE WEST : Land with structure of Shobha Rani Dutta

IN WITNESSES WHEREOF the Parties have executed this Power of Attorney on this the 28th day of September Two Thousand and Sixteen

SIGNED, SEALED AND DELIVERED

In the presence of :

1. Arun Kumar Saha
31B Nimugachalime
lake kal-5
2. Sahab Samanta
10, old Post office Street
Ko1-01

Sulha Prasad Sengupta.

SIGNED, SEALED AND ACCEPTED

In the presence of :

1. Arun Kumar Saha
2. Sahab Samanta

For Aatreyee Nirman Pvt. Ltd.

Jyoti Director

Drafted by.

Anandhi Pillai
Advocate.
High Court, Calcutta.

WR/340/2006.

SPECIMEN FORM FOR TEN FINGERS PRINT



Jay Jay

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Bulha Sward Singopta

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
(Right Hand)				



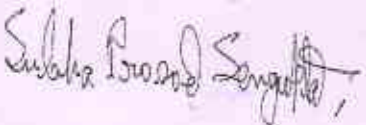
PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Major Information of the Deed

Deed No :	IV-1903-06058/2016	Date of Registration	9/28/2016 2:13:00 PM
Query No / Year	1903-1000349880/2016	Office where deed is registered	
Query Date	21/09/2016 1:59:01 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Aatreyyee Nirman Pvt Ltd Hare St,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831089412, Status :Solicitor firm		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Subha Prasad Sengupta Son of Late Sakti Prasad Sengupta Executed by: Self, Date of Execution: 28/09/2016 , Admitted by: Self, Date of Admission: 28/09/2016 ,Place : Office	 <small>28/09/2016</small>	 <small>LTI 28/09/2016</small>	 <small>28/09/2016</small>
2 Motilal Colony, P.O:- Rajbari Colony, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status :Individual				

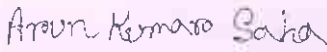
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M/S. AATREYEE NIRMAN PVT LTD 9/12, Lal Bazar Street, P.O:- Lalbazar, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Jayati Ray Wife of Mr Indrajit Ray Date of Execution - 28/09/2016, , Admitted by: Self, Date of Admission: Sep 28 2016 , Place of Admission of Execution: Office			
		Sep 28 2016 3:08PM	LTI Sep 28 2016 3:08PM	Sep 28 2016 3:08PM
50 Gorakshabasi Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S. AATREYEE NIRMAN PVT LTD (as Director/Developer)				

Identifier Details :

Name & address	
Mr Arun Kumar Saha Son of Late Panchu Gopal Saha 31B, Nimu Goswami Lane, P.O:- Hatkhola, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Subha Prasad Sengupta, Smt Jayati Ray	
	28/09/2016

Endorsement For Deed Number : IV - 190306058 / 2016**On 28-09-2016****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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 12:40 hrs on 28-09-2016, at the Office of the A.R.A. - III KOLKATA by Mr Subha Prasad Sengupta ,Executant.

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

Execution is admitted on 28/09/2016 by Mr Subha Prasad Sengupta, Son of Late Sakti Prasad Sengupta, 2 Motilal Colony, P.O: Rajbari Colony, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service

Indetified by Mr Arun Kumar Saha, , Son of Late Panchu Gopal Saha, 31B, Nimu Goswami Lane, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

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

Execution is admitted on 28-09-2016 by Smt Jayati Ray, Director/Developer, M/S. AATREYEE NIRMAN PVT LTD, 9/12, Lal Bazar Street, P.O:- Lalbazar, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Arun Kumar Saha, , Son of Late Panchu Gopal Saha, 31B, Nimu Goswami Lane, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by profession Service

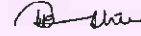
Payment of Fees

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 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 95292, Amount: Rs.50/-, Date of Purchase: 26/09/2016, Vendor name: Suranjan Mukherjee



Balaram Adhikari
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2016, Page from 144045 to 144065

being No 190306058 for the year 2016.



Digitally signed by BALARAM ADHIKARI
Date: 2016.09.29 15:38:53 +05:30
Reason: Digital Signing of Deed.

Balaram Adhikari

(Balaram Adhikari) 29/09/2016 15:38:52
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)