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 13.8.14
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पश्चिम बंगाल WEST BENGAL

S 372697

Certified that the document is admitted
 to registration. The Signature Sheet and
 endorsement Sheets attached to the
 document are the part of this document

[Handwritten Signature]

Additional District Sub-Registrar
 Cossipore, Dum Dum, 24-Pgs. (North)

3 AUG 2014



DEVELOPMENT POWER

AFTER REGISTERED DEVELOPMENT AGREEMENT

POWER OF ATTORNEY

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BE IT KNOW TO ALL CONCERNED that 1. SRI SUMAN MODAK (PAN NO. AMJPM7157M) son of Sri Pradit Modak, by faith - Hindu, by Nationality - Indian, by Occupation - business, residing at 29/1, Narasingha Avenue, Dum Dum, Kolkata - 700 074, District 24 Parganas (North), hereinafter called as the "**LAND OWNER**" have entered into a Registered Development Agreement being No. 8751/14 registered at A.D.S.R. Cossipore Dum Dum for the year 2013 with **S. K. ENTERPRISE, (PAN NO. ABZFS 2387 D)** a Partnership Concern registered under the Indian Partnership Act, having its principal place of business at 69/1, R.N. Guha Road, Police Station - Dum Dum, Kolkata - 700 074, District North 24 Parganas represented by its Partner **(1) SRI DEBASISH BARMAN, (PAN NO. AJKPB0589K) (2) SRI PARTHA SARATHI BARMAN, (PAN NO. AHMPB7468G)** both sons of Sri Gopal Barman, all by by faith - Hindu, by Nationality - Indian, by Occupation - Business, place at at 69/1,, R.N.Guha Road, Police Station - Dum Dum, Kolkata - 700 074, District North 24 Parganas, on respect of my property mentioned in the schedule hereunder for Development of the same by raising construction of Multi - storied building in accordance with the building plan which to be approved by the North Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

WHEREAS we are the absolute Owner of the plot of land measuring 4 Cottahs 6 chittacks be the same a little more or less together with structure standing thereon lying and situate at Mouza - Satgachi, P.S. - Dum Dum, R.S. Dag No. 209, J.L. No. -20, L.R.- 218, R.S Khatian No. 2076, C.S. Khatian No. 688 L.R. Khatian no. 3475 J.L.Holding no- 3 & 4, now 4, Nager Bazar Road, P.S Dum Dum , within local limits of South Dum Dum Municipality Kolkata - 700 074, Additional District Sub - Registrar Cossipore, Dum Dum, in the District 24 Parganas (North), details of which mentioned in the Schedule hereunder.

AND WHEREAS that in the said Agreement between me that I will hand over the vacant and peaceful possession of land to the **S.K. ENTERPRISE,** a Partnership Concern registered under the Indian Partnership Act, having its principal place of business at

69/1, R.N. Guha Road, Police Station – Dum Dum, Kolkata – 700 074, District North 24 Parganas, represented by its Partner (1) **SRI DEBASISH BARMAN**, (2) **SRI PARTHA SARATHI BARMAN**, both sons of Sri Gopal Barman, all by faith – Hindu, by Nationality – Indian, by Occupation – Business place at 69/1, R.N. Guha Road, Police Station – Dum Dum, Kolkata – 700 074, District North 24 Parganas, and said Promoter will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved by South Dum Dum Municipality and the total building except my allocation i. e. Owner allocation may be sold or used to the intending purchasers or self according to the choice and the Developer will sell or use their allocation portion as their choice.

AND WHEREAS we are sufficiently entitled to the said landed property as mentioned in the Schedule hereunder as we have absolute right and title and interest in the said property and also have my absolute authority to appoint my Constituted Attorney to act in my behalf for Development as aforesaid in respect of under mentioned Schedule property.

AND WHEREAS I am engaged with my job and also multifarious work, for the conveyance it became necessary for me to appoint said (1) **SRI DEBASISH BARMAN**, (2) **SRI PARTHA SARATHI BARMAN**, both sons of Sri Gopal Barman all by faith – Hindu, by Nationality – Indian, by Occupation – Business at 69/1, R.N Guha Road, Police Station – Dum Dum, Kolkata – 700 074, District North 24 Parganas, as my Constituted Attorneys to act on my behalf and to look after and to control all affairs in respect of the Schedule land as per terms and conditions to joint Venture Agreement.

NOW BY THESE PRESENTS I, SRI. SUMAN MODAK son of Sri Pradit Modak by faith - Hindu, by Nationality - Indian, by Occupation – business, residing at 29/1, Narasingha Avenue, Kolkata – 700 074, District 24 Parganas (North), do hereby send greetings to (1) **Sri Debasish Barman** and (2) **Sri Partha Sarathi Barman** as my lawful constituted Attorney to act for me and in my name on my behalf and to execute and perform all and every acts, deeds, matters, things as mentioned hereinafter follows :-

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after said and to control all the areas for the Development of said land and construction of a Multi-storied building thereon as per available sanctioned Plan and occupancy certificate etc. which to be approved by the South Dum Dum Municipality.
2. To sign, execute and submit all development Plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local South Dum Dum Municipality and other appropriate authorities.
3. To appear and represent me before any necessary Authorities including the Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary Authorities as to expedient for sanction, modification and/or alterations of Development 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 Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.

6. To develop the said premises by raising construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any my may said Attorney shall think fit and proper.
7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name 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.
8. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid terms.
9. To utilities or shift or have connected the existing electricity connection of any in the said premises in such manner as the said attorney may deem fit and proper.
10. To pay rates, taxes, charges, expenses and other outgoings whatsoever payable for and on amount of the said premises or any part thereof and similarly to receive all incoming receivable for an account of the said premises or any part thereof including the rent and/or license fees from the occupants otherwise thereof if any.
11. To appear and represent me before all Authorities for fixation and/or finalization of the normal 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.

12. To negotiate with other for sale full or any part of the Flat/Flats, Floors, in proposed building on the said premises along with proportionate Share of land to be sold by the developer from their developer allocation except the land Owner allocation except the proportionate share but those are occupier or rented person to be accommodated from the portion of the owner's allocation which will be kept reserved for me as per the agreement at any terms and conditions as the said Attorney shall think fit and proper.
13. To collect advance or part payment or full consideration from the intending purchasers of flats/along with the proportionate share of land on my behalf except the portions which will be kept reserved for me as per Agreement and the said attorney shall appropriate the sale-proceeds.
14. To advertise in different newspapers and display hoarding in different places, engages Agency or Agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
15. To file submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority in connection with the matters herein contained.
16. To transfer flats an the proposed buildings along with the proportionate share of land, which are to be the promoters allocated portion represented by my Attorney at my premises or any part thereof on such terms and conditions as my said Attorney shall think fit and paper.

17. To take steps for Registration of Flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by my Attorney under the Apartment Ownership Act otherwise or any other law or laws as the case may be.
18. To present any deed or deeds of sale conveyance, or conveyances of other documents for registration and when executed by him in my name and on my behalf the Addl. District Sub-Registrar and District Registrar and Registrar of Assurance, Kolkata having authority for and to have them registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which my said attorney shall consider necessary for the transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as I could have been done by myself.
19. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now or at any time hereinafter to be interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to the Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
20. To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf of or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
21. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign any verify applications thereof.

22. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
23. To deposit and withdraw fees documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give calid receipts and discharge thereof.
24. To effect mutation of Premises in the office of the collector and/or Municipal records and to do all acts in my behalf before Mouza – Satgachi, P.S. – Dum Dum R.S. Dag No. 209, L.R. no- 218, J.L no- 20, R.S Khatian No. 2076, C.S. Khatian No. 688 L.R. Khatian no. 3475 J.L.Holding no- 3 & 4, now 4, Nager Bazar Road, P.S Dum Dum , within local limits of South Dum Dum Municipality Kolkata – 700 074, Additional District Sub – Registrar Cossipore, Dum Dum, in the District 24 Parganas (North), which is fully described in the Schedule herein below.
25. To for or any of the purposes hereinbefore stated to appear and represent me before all Authorities having jurisdiction and to sign, execute and submits papers and documents and obtain the proposed/revised plan building/site plan and to obtain the completion / Occupancy Certificate from the South Dum Dum Municipality or competent Authority.
26. To delegate such powers as the said Attorney in his absolute discretion shall think fit and proper and upon such delegation the said power of attorney shall be deemed to have been granted by the Guarantor as the said delegate or delegates as the case may be.
27. To sign verify and file application for execution of decree or order of any Court and to sign submit and obtain proposed/revised Site/building plan from the authority and to obtain the Completion Certificate from the concerned authority.

28. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise any to do all acts that may necessary in connection with any of such case.
29. Be it noted that this power of attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this power of attorney.

AND GENERALLY to act as my Attorney in relation to all matters touching my said land and building and on my behalf to do all instruments, acts, matters, deeds and things as fully and effectually.

AND I hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole Deed/Transaction as per the said Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Bastu Land measuring 4 cottahs 6 Chittack more or less including 400 sqr. ft. of R.T. Shade lying and situate at Mouza- Satgachi J.L.-no- 20 , C.S.Da~~R~~ no. 76 R.S Dag no. 209, L.R. Dag No. 218, Under C.8, Khatian No. 688, R.S. Khatian no. 2076 L.R. Khatian no. 3475 holding no. 3 & 4 now 4, Nager Bazar Road, P.S- Dum Dum, within the limits of South Dum Dum Municipality, Addl. Dist- Sub-Registrar Cossipore, Dum Dum, and according to the settlement records of rights finally published the plot is comprised at 24 Parganas- Kalikata, in the Dist- 24 Parganas (N)

ON THE NORTH : Wide Road
 ON THE SOUTH : Others Building
 ON THE EAST : Other Building
 ON THE WEST : Wide Road.

IN WITNESS WHEREOF the Owner have hereunto set and subscribed their hands and seals on this 13th day of August 2014.

SIGNED, SEALED & DELIVERED

In the presence of :-

1. Gaurlan Day
457, R.N. Guha Road
Kolkata
S/o. Dipankar Chandra Day.

2. Ashim Banerjee
Nimla Karig



SIGNATURE OF THE LAND OWNER

S. K. Enterprise
Debarish Barman

Partner

S. K. Enterprise

Panthe Sarathi Barman

Partner

SIGNATURE OF THE ATTORNEY


DEED PREPARED BY :

P. K. Sanyal
Adv.










H. Court, Calcutta

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. COSSIPORE DUMDUM, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 09600 / 2014, Deed No. (Book - I , 08753/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Partha Sarathi Barman 69/1, R N Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074	 13/08/2014	 LTI 13/08/2014	Partha Sarathi Barman 13/08/14.


II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sumen Modak Address -29/1, Narasingha Avenue, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074	Self	 13/08/2014	 LTI 13/08/2014	
2	Debasish Barman Address -69/1, R N Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074	Self	 13/08/2014	 LTI 13/08/2014	
3	Partha Sarathi Barman Address -69/1, R N Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074	Self	 13/08/2014	 LTI 13/08/2014	

Name of Identifier of above Person(s)

Kartick Chakraborty
Kolkata, Thana:-Nimta, District:-North 24-Parganas,
WEST BENGAL, India, Pin :-700049

Signature of Identifier with Date


13/8/14



(Utpal Kumar Basu)

A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM



Government Of West Bengal
Office Of the A.D.S.R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 08753 of 2014
(Serial No. 09600 of 2014 and Query No. 1506L000016460 of 2014)

On 13/08/2014

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 : 4, 48(g) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 13/08/2014

(Under Article : ,E = 21/- on 13/08/2014)

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.-1,32,45,000/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Presented for registration at 16.36 hrs on :13/08/2014, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Partha Sarathi Barman , one of the Claimants.

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

Execution is admitted on 13/08/2014 by

1. Sumen Modak, son of Pradit Modak , 29/1, Narasingha Avenue, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074, By Caste Hindu, By Profession : Business
2. Debasish Barman
Developer, M/s S K Enterprise, 69/1, R N Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074.
, By Profession : Others
3. Partha Sarathi Barman
Developer, M/s S K Enterprise, 69/1, R N Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700074.
, By Profession : Others

Identified By Kartick Chakraborty, son of /K. C. Chkraborty, Kolkata, Thana:-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :- 700049, By Caste: Hindu, By Profession: Business.

(Utpal Kumar Basu)

A. D. S. R. COSSIPORE DUMDUM



(Signature)

(Utpal Kumar Basu)

A. D. S. R. COSSIPORE DUMDUM

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 1459 to 1474
being No 08753 for the year 2014.



UKB
(Utpal Kumar Basu) 19-August-2014
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM
West Bengal

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants				
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Partha Sarathi Barua

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















Partha Sarathi Barua

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

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

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

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

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