

15330

14/77/2013



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 526968

certified that the document is authentic and
correct. The document is certified
in the endorsement such as is attached
with this document for the use of the
document.

Additional District Sub-Registrar
Balarhat, New Town, North 24 Parganas

16 DEC 2013

DEVELOPMENT POWER OF
ATTORNEY AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS,
UTPAL KUMAR PAL [PAN NO.
ATOPP5333Q], son of Late Hajirul Pal, by
faith - Hindu, by occupation - Business, by
nationality - Indian, residing at Reckjouri, P.O.

তারিখ: 13 NOV 2013
 মোকদ্দম নং: 1140
 সাক্ষী:
 মূল:
 প্রতিকার:
 প্রেরণার তারিখ:
 প্রেরণার স্থান:
 প্রেরণার ব্যক্তি:
 প্রেরণার কারণ:
 প্রেরণার ফলাফল:
 প্রেরণার তারিখ:
 প্রেরণার স্থান:
 প্রেরণার ব্যক্তি:
 প্রেরণার কারণ:
 প্রেরণার ফলাফল:

PINAKI CHATTOPADHYAY
 Advocate
 Judge's Court, Barasat

200000

08 NOV 2013



Pinaki Biswas
 Sr. Lt. Nimal Chandra Biswas
 D-302, CITY CENTRE
 SALT LAKE
 KOLKATA-700 064
 SERVICE

Additional District Sub-Registrar
 Mahabul, New Town, North 24 Parganas
 16 DEC 2013

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 526969

2

& P.S. Rajarhat, Kolkata - 700 135,
District North 24 Parganas, West
Bengal, hereinafter called and referred
to as the "LANDOWNER/
PRINCIPAL/EXECUTANT", do
hereby nominate, constitute and
appoint AMITABH ROY, son of Sri
Suril Kumar Roy working for gain at

Contd.....3

Contd.....4

16 DEC 2013

B-302, City Centre, DC Block, Salt Lake City, Kolkata - 700 064, District North 24 Parganas, West Bengal, Director of SOUMITA PROJECTS PVT. LTD. [PAN NO. AAKCS8265Q], a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its registered office at D-302, City Centre, DC Block, Salt Lake City, Kolkata - 700 064, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney for me in my name on my behalf and to to exercise, execute and perform all and every / any of the acts, deeds, matters and things.

WHEREAS I am the absolute owner of ALL THAT piece and parcel of land measuring 7 (Seven) Cottahs 9 (Nine) Chittacks 0 (Zero) sq.ft. more or less of Bagan land comprised in R.S./L.R. Dag No. 1249 under L.R. Khatian Nos. 5524, 5525, 5526, 5527 & 5528, and also land measuring 6 (Six) Cottahs 10 (Ten) Chittacks 22 (Twenty Two) sq.ft. more or less of Doba land comprised in R.S./L.R. Dag No. 1250 under L.R. Khatian Nos. 5524, 5525, 5526, 5527 & 5528, and also land measuring 0 (Zero) Cottah 12 (Twelve) Chittacks 23 (Twenty Three) sq.ft. more or less of Bagan land comprised in R.S./L.R. Dag No. 1252 under L.R. Khatian Nos. 5524, 5525, 5526, 5527 & 5528, in total a demarcated plot of land measuring 15 (Fifteen) Cottahs be the same a little more or less in R.S./L.R. Dag Nos. 1249, 1250 & 1252 under L.R. Khatian Nos. 5524, 5525, 5526, 5527 & 5528, lying and situated in Mouza - Reckjoani, J.L.No. 13, Re. Sa No. 198, Touzi No. 341B/1, Pargana - Kalikata, P.S. Rajarhat, A.D.S.R.O. Rajarhat, New Town, within the limits of Rajarhat Bishnupur I Gram Panchayat, in the District North 24 Parganas, West Bengal, morefully described in the Schedule hereinafter written, hereinafter called and referred to as the "Said Property".

AND WHEREAS I, Landowner/Principal entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by me with the said SOUMITA PROJECTS PVT. LTD. [PAN NO. AAKCS8265Q], having its registered office at D-302, City Centre, DC Block, Salt Lake City, Kolkata - 700 064, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 16-12-2013 in the office of the A.D.S.R. Rajarhat, New Town, and recorded as Deed No. I-14176 for the year 2013.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner appointing the SAID ATTORNEY HOLDER as my true authorised and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Rajarhat Bishnupur I No. Gram Panchayet, CEESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/ registration and sale of flats, shops, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the 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, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of my said premises before Rajarhat Bishnupur I No. Gram Panchayet or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Panchayet/Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbour's plot of land of the schedule property and / or any

other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/ loan in his/their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instrument and document in respect of sale of flats/s, shop/s, units and / or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.

7. To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, shops, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s relating to Developer's Allocation in my said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.

11. 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 relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That my Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as my Attorney in relation to all matters touching my said property and on my behalf to do all instruments, acts, matters, deeds and things as full and effectually as I could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorneys appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Development Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring:

7 (Seven) Cottahs 9 (Nine) Chittacks 0 (Zero) sq.ft. more or less of Bagan land comprised in R.S./L.R. Dag No. 1249 under L.R. Khatian Nos. 5524, 5525, 5526, 5527 & 5528.

6 (Six) Cottahs 10 (Ten) Chittacks 22 (Twenty Two) sq.ft. more or less of Duba land comprised in R.S./L.R. Dag No. 1250 under L.R. Khatian Nos. 5524, 5525, 5526, 5527 & 5528.

0 (Zero) Cottah 12 (Twelve) Chittacks 23 (Twenty Three) sq.ft. more or less of Bagan land comprised in R.S./L.R. Dag No. 1252 under L.R. Khatian Nos. 5524, 5525, 5526, 5527 & 5528.

in total a demarcated plot of land measuring 15 (Fifteen) Cottahs be the same a little more or less in R.S./L.R. Dag Nos. 1249, 1250 & 1252 under L.R. Khatian Nos. 5524, 5525, 5526, 5527 & 5528, lying and situated in Mauza - Reekjoani, L.L.No. 13, Re. Sa. No. 198, Touzi No. 341B/1, Pargana - Kalikata, P.S. Rajarhat, A.D.S.R.O. Rajarhat, New Town, within the limits of Rajarhat Bishrupur Gram Panchayet, in the District North 24 Parganas, West Bengal. The land is bettered and bounded as follows :-

ON THE NORTH	:	Approx. 20 ft. Wide Panchayet Road.
ON THE SOUTH	:	R.S. Dag No. 1268.
ON THE EAST	:	6 ft. Wide Common Passage and R.S. Dag Nos. 1247 & 1249 (P).
ON THE WEST	:	Pijush Pal & Others and Asit Pal & Others and R.S. Dag Nos. 1251 & 1252 (P).

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner in the said property.

Contd.....

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 16th day of ~~December~~ 2013 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of :

1. *Pinakin Dasgupta*
D-302, City Centre
Salt Lake
K-61-64

2. *Utpal Kumar Pal*
Rajendrabati
Rachigrahi
24 P. G. S. C. S.

Utpal Kumar Pal

Utpal Kumar Pal

Landowner/Principal

Drafted By :

Pinakin Dasgupta
13/05/2011

For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157

Ph. : 2570 8471.

Composed By :

Gopa Dasgupta

Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157

Amitabh Roy

Amitabh Roy

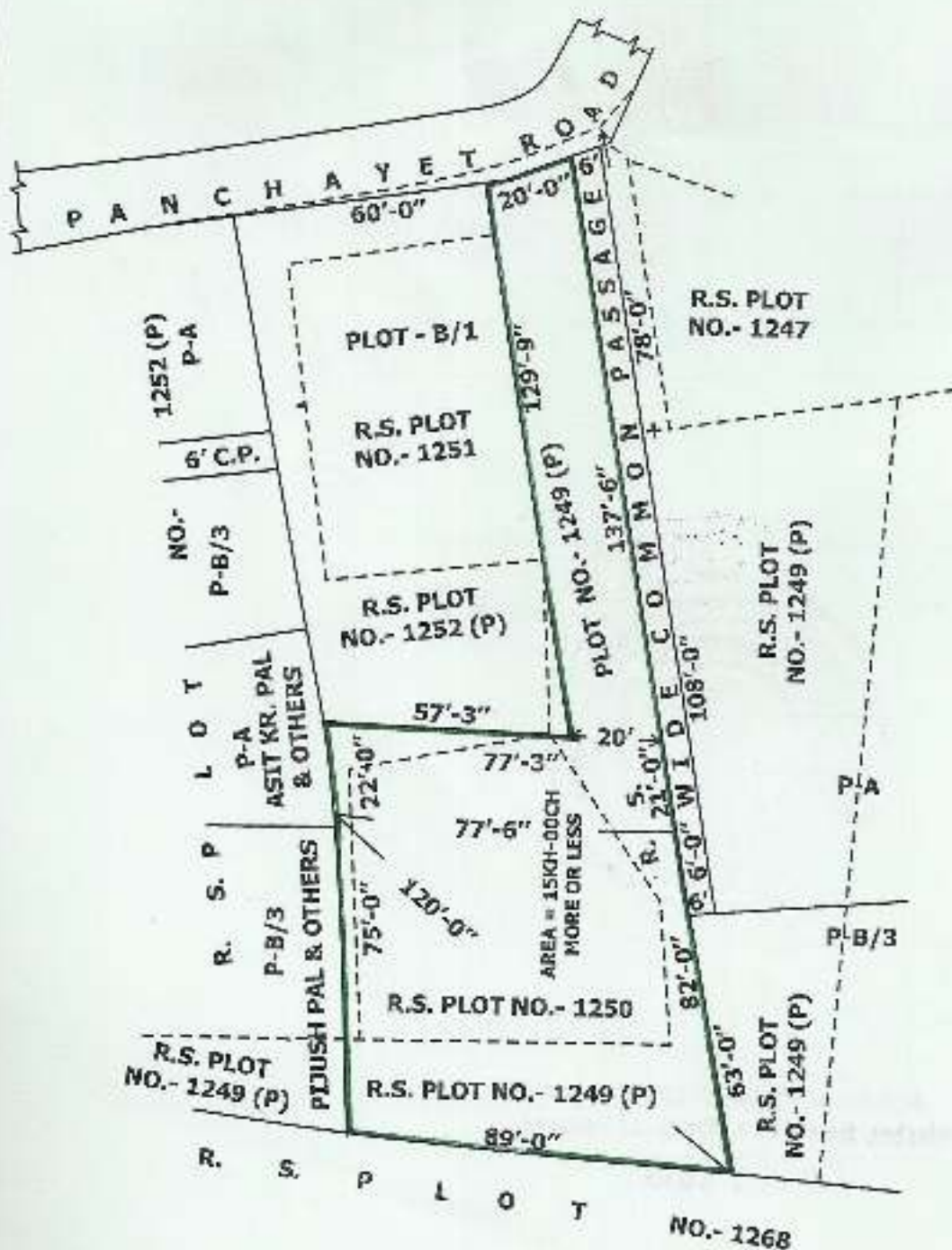
Director of

Soumita Projects Pvt. Ltd.

Attorney

SCALE : 40'-0" = 1"

DEVELOPER : SOUMITA PROJECT PVT. LTD.



Soumita Projects Pvt. Ltd.

Director

DEVELOPER'S SIGNATURE

PLOT COL	REFERENCE	AREA IN		
		KH	CH	SFT
	R. S. DAG NO. 1249 (P)	07	09	00
	R. S. DAG NO. 1250	06	10	22
	R. S. DAG NO. 1252 (P)	00	12	23
	TOTAL LAND OF AREA	15	00	00

MORE OR LESS

Utpal Kumar Paul,
LAND OWNER'S SIGNATURE

COPIED BY
SK. R. ALI
REGD. NO. 1652
BALARHAT

SIGNATURE OF THE
PRESENTANT/
HIS WIFE/CHILD/PR/
BUYER/CLAIMANT
WITH PHOTO

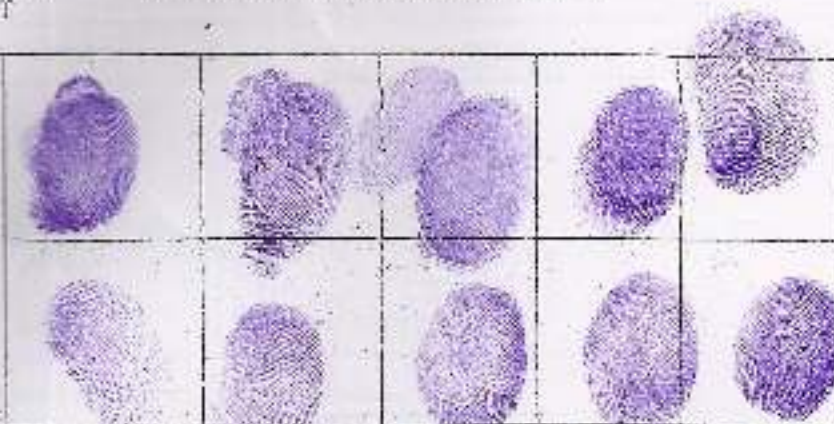
UNDER RULE 44A OF THE I.R. ACT, 1938
N.B. - L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINT



Uttal Kumar Pat.

L.H.

R.H.



ATTESTED -

Uttal Kumar Pat.



xy

L.H.

R.H.



ATTESTED -

xy

L.H.

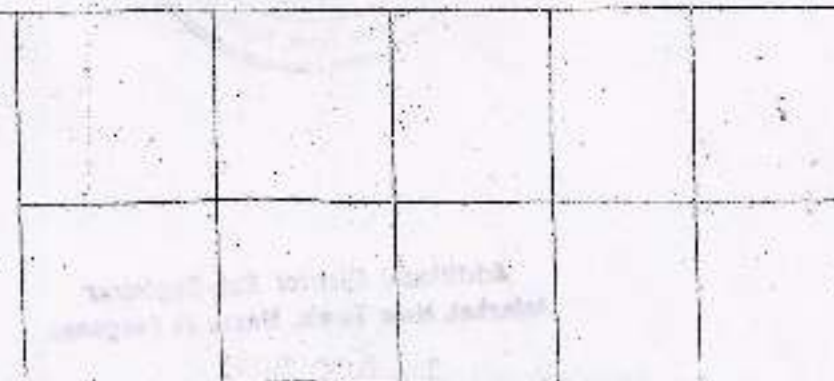
R.H.



ATTESTED -

L.H.

R.H.



ATTESTED -

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 15330 / 2013, Deed No. (Book - I , 14177/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Utpal Kr Pal Reckjoani, Thana:-Rajarhat, District: North 24-Parganas, WEST BENGAL, India, Pin :-700135	 16/12/2013	 LTI 16/12/2013	Utpal Kumar Pal. 16/12/2013

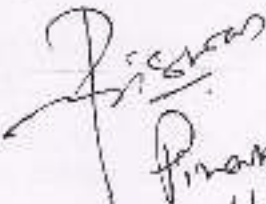
Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Utpal Kr Pal Address -Reckjoani, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 16/12/2013	 LTI 16/12/2013	Utpal Kumar Pal.
2	Amitabh Roy Address -B -302 City Centre Salt Lake D C Block, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 16/12/2013	 LTI 16/12/2013	A.Roy

Name of Identifier of above Person(s)

Prasanna Biswas
D-302 City Centre Salt Lake, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700064

Signature of Identifier with Date


Prasanna Biswas
16.12.2013


Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas.

16 DEC 2013 (Debasish Dhar)
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT



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

Endorsement For Deed Number : I - 14177 of 2013
(Serial No. 15330 of 2013 and Query No. 1523L000025786 of 2013)

On 16/12/2013

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.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 16/12/2013

(Under Article : ,E = 21/- on 16/12/2013)

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.-67,08,638/-

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

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

Presented for registration at 13.58 hrs on :16/12/2013, at the Office of the A.D.S.R. RAJARHAT by Utpal Kr Pal ,Executant.

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

Exocution is admitted on 16/12/2013 by

1. Utpal Kr Pal, son of Lt Hajarilal Pal , Reckjani, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
2. Amitabh Roy, son of Sunil Kumar Roy , B -302 City Centre Salt Lake D C Block, District: North 24-Parganas, WEST BENGAL, India, Pin : 700064, By Caste Hindu, By Profession : Business

Identified By P Biswas, son of Lt N Ch Biswas, D-302 City Centre Salt Lake, District: North 24-Parganas, WEST BENGAL, India, Pin : 700064, By Caste: Hindu, By Profession: Service.

(Debasish Dhar)
Additional District Sub-Registrar


Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pargana.

16 DEC 2013 (Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 11947 to 11961
being No 14177 for the year 2013.



(Debasish Dhar) 16-December-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

DATED THE DAY OF 2013

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

Utpal Kumar Pal

Landowner/Principal

Sonmita Projects Pvt. Ltd.

Attorney

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 2530 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700 157