



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 793925

When this document is submitted to the Registrar, the stamp shall be affixed to the document and the stamp shall be cancelled. This document is the part of the document.

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Additional District Registrar
Bachchanpur, West Bengal, North 24 Parganas

8 MAY 2014

**DEVELOPMENT POWER OF
ATTORNEY AFTER
REGISTERED
DEVELOPMENT
AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS

we, **PLUS PALIPAN NO. ATHPP6647GI**

son of Late Mahadeb Pal, by faith - Hindu,

by occupation - Business, by Nationality

- Indian, residing at Reckjuni, P.O. & P.S.

*Visited
No. 1145/14*

Contd.....2

17 APR 2014

983
PRINCE CHATTOPADHYAY
P.O. Box 102
Kolkata, W.B. 700 001, India

Paritosh Pal



V.C.T.G
3413

02 APR 2014

Paritosh Pal



V.C.T.G
3414

Byjus Pal



V.C.T.G
3415



Byjus Pal



V.C.T.G
3416

Additional District Superintendent
North 24 Parganas, West Bengal, India

07 MAY 2014

Byjus Pal
(PAPPU PAUL)

PTO

Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, MANJUSHRI PAL IPAN NO. BGEP92356H1, wife of Late Mahadeb Pal, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Reckjuani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, PARTHA PAL IPAN NO. BGEP92368D1, son of Late Mahadeb Pal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Reckjuani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, PAPPU PAL IPAN NO. BGEP92361C1, son of Late Mahadeb Pal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Reckjuani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal & PARITOSH PAL IPAN NO. ATAPP93592A1, son of Late Mahadeb Pal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Reckjuani, P.O. & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, all hereinafter jointly and collectively called and referred to as the "LANDOWNERS/PRINCIPALS/EXECUTANTS", do hereby nominate, constitute and appoint SOUMITA PROJECTS PVT. LTD. IPAN NO. AAKC55365Q1, 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, represented by its Director, AMITABH ROY, son of Sri Sunil Kumar Roy working for gain at B-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 our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every / any of the acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of ALL THAT piece and parcel of land measuring 19 (Nineteen) Decimals more or less of Bastuland comprised in R.S./L.R. Dag No. 1248 under L.R. Khatian Nos. 5533, 5534, 5535, 5536 & 5537, And also land measuring 08 (Eight) Decimals more or less of Bastuland comprised in R.S./L.R. Dag No. 1249 under L.R. Khatian Nos. 5533, 5534, 5535, 5536 & 5537, in total a demarcated plot of Bastuland measuring 27 (Twenty Seven) Decimals be the same a little more or less including cemented flooring Tiles Shed measuring 100 sq.ft, more or less comprised in R.S./L.R. Dag Nos. 1248 & 1249 under L.R. Khatian Nos. 5533, 5534, 5535, 5536 & 5537, lying and situate at Mouza - Reckjoani, J.L. No. 13, Re. Sa. No. 193, Touzi No. 341B/1, Pargana - Kalikata, P.S. Rajarhat, A.D.S.R.O. formerly Bidhannagar, Salt Lake City presently Rajarhat, within the local limits of Rajarhat Bishnupur I No. Gram Panchayat, in the District North 24 Parganas, West Bengal, more fully described in the Schedule hereinafter written, hereinafter called and referred to as the "Said Property".



no 13
3417

Barthelme

[Signature]

TITUBOSE ROY
S/o Ranjit Bose or
Ranjit Reckony
Ranjit kol-135
Business.

SOLMITA PROJECT

(AMITASH ROY)
2/5/14
Director

Identified by me -

[Signature]

Sarbojit yash.
Advocate.
High Court, Kolkata.



Additional District Collector
North 24 Parganas, West Bengal

07 MAY 2014

AND WHEREAS we, Landowners/Principals entered into a Registered Development Agreement in respect of the aforesaid land and more fully described in the Schedule hereinafter written, owned by us with the said SOUMITA PROJECTS PVT. LTD. (PAN NO. AAKC582650), 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 27-05-2014, in the office of the A.D.S.R., Rajshahi, New Town, and recorded as Deed No. 10536 for the year 2014.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our 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 Rajshahi Bishnupur I No. Gram Panchayat, CESC 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 our said premises before Rajshahi Bishnupur I No. Gram Panchayat or before any other statutory authorities for the

Continued

purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.

5. To pay all Panchayat/Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names 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 names 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 our 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 our 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 our said premises.

Contd.....5

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 Plea, 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 our 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 us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our 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 heretofore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

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

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney 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.

Continued

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring :-

19 (Nineteen) Decimals more or less of Bastu land comprised in R.S./L.R. Dag No. 1248 under L.R. Khatian Nos. 5533, 5534, 5535, 5536 & 5537,

And also

08 (Eight) Decimals more or less of Bastu land comprised in R.S./L.R. Dag No. 1249 under L.R. Khatian Nos. 5533, 5534, 5535, 5536 & 5537,

is total a demarcated plot of Bastu land measuring 27 (Twenty Seven) Decimals by the same a little more or less including cemented flooring Tiles Shed measuring 100 sq.ft. more or less comprised in R.S./L.R. Dag Nos. 1248 & 1249 under L.R. Khatian Nos. 5533, 5534, 5535, 5536 & 5537, lying and situate at Mouza - Reckjouni, J.L. No. 13, Re. Sa. No. 198, Touzi No. 341B/1, Pargana - Kalikata, P.S. Rajarhat, A.D.S.R.O. formerly Bidhanagar, Salt Lake City presently Rajarhat, New Town, within the local limit of Rajarhat Bishnupur I No. Gram Panchayat, in the District North 24 Parganas, West Bengal. The land is bettered and bounded as follows :-

ON THE NORTH	:	R.S. Dag No. 1248 (P) & 1249 (P) & 6 ft. Wide Passage.
ON THE SOUTH	:	R.S. Dag No. 1268 (P).
ON THE EAST	:	R.S. Dag No. 1268 (Land of Birwanath Roy Chowdhury & Others).
ON THE WEST	:	R.S. Dag No. 1252 (Land of Utpal Kumar Pal & Others).

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

Contd.....?

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 24th day of May, 2014 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of:

1. TITU DESE ROY
S/o Ranajit Bera Roy
Rajarhat Rectorate
Rajarhat kal-135

Pijus Pal
Pijus Pal

2. Purnima Das
D-302, Salt Lake
KOL - 700 064

Manjushri Pal
Manjushri Pal

Partha Pal
Partha Pal

Pappu Paul
Pappu Paul

Drafted By:

Amal Kumar Chatterjee
For Purnima Chattopadhyay & Associates,
Advocates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2575 8471.

Counselled By:

Gopa Dasgupta
Gopa Dasgupta,

Teghoria Main Road

Kolkata - 700 157.

Paritosh Pal
Paritosh Pal

Landowners/Principals

Amrita Roy

Soumitra Projects Pvt. Ltd.

Represented by its Director,

Amrita Roy

Attorney

SPECIMEN FORM FOR TEN FINGERPRINTS

4 Ry (Mistake Copy)

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Pygus Pol

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

5032 501-10000

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Partha Pol

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Right Hand

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

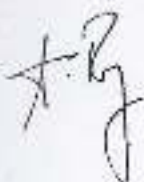
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

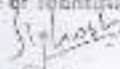
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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. D5854 / 2014, Book No. (Book - 1 , 08306/2014)

1. Signature of the person(s) adopting the Execution at Office.

Sl No. Admission of Execution By	Status	Photo	Finger Print	Signature
1. Anirban Roy Address - B-302, City Centre, Block - D.C., Salt Lake City, District North 24 Parganas, WEST BENGAL, India.	Self	 06/05/2014	 LTI 08/05/2014	

Name of Identifier of above Person(s)
S Ghosh
H.C. District-Kolkata, WEST BENGAL, India.

Signature of Identifier with Date
 3/5/2014

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

Endorsement For Deed Number : I - 05366 of 2014
(Serial No. 05854 of 2014 and Query No. 1523L000008851 of 2014)

On 07/05/2014

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

Presented for registration at 19.30 hrs on 07/05/2014, at the Private residence by Paritosh Pal, one of the Executants

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

Execution is admitted on 07/05/2014 by

1. Pijus Pal, son of Lt. Mahadeb Pal, Reckjuani, Kolkata, Thana-Rajarhat, District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession: Business
 2. Manushri Pal, wife of Lt. Mahadeb Pal, Reckjuani, Kolkata, Thana-Rajarhat, District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife
 3. Partha Pal, son of Lt. Mahadeb Pal, Reckjuani, Kolkata, Thana-Rajarhat, District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
 4. Pappu Pal, son of Lt. Mahadeb Pal, Reckjuani, Kolkata, Thana-Rajarhat, District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
 5. Paritosh Pal, son of Lt. Mahadeb Pal, Reckjuani, Kolkata, Thana-Rajarhat, District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
- Identified By Titu Bose Roy, son of Ranajit Bose Roy, Rajarhat Reckjuany, Kolkata, District-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 08/05/2014

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.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 08/05/2014

(Under Article : E = 21/- on 08/05/2014)

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.-75,57,256/-

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

(Debasish Dhar)
Additional District Sub-Registrar

08 MAY 2014

08/05/2014 14:30:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : 1 - 05366 of 2014
(Serial No. 05354 of 2014 and Query No. 1523L000008851 of 2014)

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

Execution is admitted on 08/05/2014 by

1. Amitabh Roy, son of Sunit Kumar Roy, B - 302, City Centre, Block - D C, Salt Lake City,
District-North 24-Parganas, WEST BENGAL, India, By Caste-Hindu, By Profession: Business
Identified By: S Ghosh, son of ... H C, District-Kolkata, WEST BENGAL, India, By Caste: Hindu, By
Profession: Advocate.

(Debasish Dhar)
Additional District Sub-Registrar

08 MAY 2014

Additional District Sub-Registrar
Jalpaiguri New Town, North 24 Parganas
(Debasish Dhar)
Additional District Sub-Registrar

08/05/2014 14:30:00

Endorsement Page 2 of 2

DATED THE DAY OF 2014

DEVELOPMENT POWER &
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

Pijus Pal

Manjushri Pal

Partha Pal

Pappu Paul

Parthosh Pal

Landowners/Principals

Soumita Projects Pvt. Ltd.,

Attorney

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 2370 8471

Composed By

Gopi Bagupta

Teghoria Main Road

Kolkata - 700 157

Certificate of Registration under section 68 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 12850 to 12865
being No 06366 for the year 2014.



(Debasish Dhar) 08-May-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal