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I-07495/15



7.7.15  
 10.00  
 8/154454

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 699199

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

*Kan*  
 Additional District Sub-Registrar  
 Rajarhat, New Town, North 24-Pgs.  
 08 JUL 2015

Sujay Mandal

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

**TO ALL TO WHOM THESE PRESENTS SHALL** I, the person hereinafter named **SEND GREETINGS.**

**MR. SUJAY MANDAL** holding PAN ANXPM5096N son of Late Manik Lal Mandal, aged about 41 years, by faith- Hindu, by nationality- Indian, by occupation- business, residing at Vill- Reckjoani, Police Station- Rajarhat, Post Office- Rajarhat, Kolkata- 700135, District- 24 Parganas North.

(hereinafter for the sake of brevity referred to as "**the said PRINCIPAL / OWNER**")



No. 13476 Date 29/6/15  
Sold to Soumita Realty and Infrastructure Pvt. Ltd.  
of P-35 Motihel Avenue Dnn Dnn Koll. 24  
Rupees 100/-

H.R. (SAMITASH ROY)

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27



9378

SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED

H.R. DIRECTOR



9379



Sujay Mandal.

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

07 JUL 2015

Identified by me

Sarbojit Ghosh  
Advocate  
High Court, Calcutta

**WHEREAS:**

A. The said **PRINCIPAL** have by the way of purchase from RABINDRA NATH PAL son of Kali Pada Pal on 29/11/1978 by way of Deed of Conveyance duly registered in the office A.D.S.R. - Cossipore, Dum Dum and recorded in Book- I, Volume- 164, Pages- 32 to 36, Being no- 6880 for the Year 1978 became the owner of ALL THAT pieces and parcels of land containing 0.80 Acres more or less, i.e. 0.29 Acres comprised in C.S Dag- 1197 corresponding to R.S. Dag no- 1263 corresponding to L.R. Dag no- 1263, 0.06 Acres comprised in C.S Dag- 1198 corresponding to R.S. Dag no- 1264 corresponding to L.R. Dag no- 1264, 0.26 Acres comprised in C.S Dag- 1199 corresponding to R.S. Dag no- 1265 corresponding to L.R. Dag no- 1265, 0.19 Acres comprised in C.S Dag- 1244 corresponding to R.S. Dag no- 1311 corresponding to L.R. Dag no- 1311, in Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas together with easements of all kinds, more fully described in the **SCHEDULE** hereunder written and are presently seized and possessed of and/or otherwise well and sufficiently entitled to as the full and absolute owner thereof.

B. Thus the said **PRINCIPAL** in the manner stated above become the absolute owner and are presently seized and possessed of the **SAID LAND**, containing 0.80 Acres, more or less, more fully described in the **SCHEDULE** hereunder written (hereinafter for sake of brevity referred to as "**the SAID PROPERTY**"):

C. The said Property is at present in peaceful possession of the said **OWNER** and he intends to develop it by constructing building/buildings thereon containing Residential self-contained flats/units, flats, Parking Space with intention to sell, lease, transfer or otherwise dispose of or to deal with the same to the interested parties/persons.

D. As it is not practically feasible for the said **OWNER** to be available at the time and participate in the development and construction activities of the said project, it has been felt imperative by the said **OWNER** to choose and appoint a person to execute the tasks of Project Development and Sales in his name and/or on his behalf as his Agent and/or Attorney.





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E. Hence, vide 01 (one) Development Agreement dated 30.06.2015 duly registered in the office of the A.D.S.R. Rajarhat, North 24 Parganas and duly recorded in Book- I, Being no- 152307315 for the Year 2015, I, the hereinabove named **PRINCIPAL** have authorized, appointed, constituted and empowered made in favour of **M/S SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED. [PAN. AAVCS8044E], (CIN. U45400WB2015PTC206452)** a private limited company duly incorporated under the provision of the Companies Act, 1956, having its registered office at P-35, Motijheel Avenue, Post Office- Motijheel, Police Station- Dum Dum, Kolkata- 700074, represented by its Director, **MR. AMITABH ROY** holding PAN **ACGPR3774E** son of Mr. Sunil Kumar Roy, working for gain at D-302, City Centre, DC Block, Post Office- Salt lake, Police Station- North Bidhan Nagar, Kolkata- 700 064 (hereinafter referred to as "**the said ATTORNEY**") who through its Directors has sufficient experience and knowledge in the work of Real Estate Development and Construction of Buildings and is capable of undertaking the Development of the said property and making Construction of the building/buildings; absolute authorized Agent and/or my true and lawful Attorney to look after, manage, control and deal on my behalf all matters connected with the development of the said Property and construction and completion of the building(s) thereon and sale/disposal of the constructed units/spaces, of Developer's allocation of 60% of the total sanctioned area in the new proposed building to be constructed i.e. habitable flat area, car parking space together with the proportionate share of common spaces, service area, open areas, together with the proportionate share in the land along with 60% car parking space and the said **M/S SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED** had also accepted such appointment on the terms and conditions more fully mentioned in such Agreement (hereinafter referred to as "**the said AGREEMENT**").

**NOW KNOW YE BY THESE PRESENTS I**, the within-named **PRINCIPAL** doth hereby constitute and appoint the said Attorney as the true and lawful attorney, agent of the **PRINCIPAL** in the name and on behalf of the **PRINCIPAL** and to do execute exercise and perform all or any of the following acts, deeds and things relating to the said Property in terms of the said Agreement i.e. to say:



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1. To look after, manage and assist the work of all Developments, Constructions, Marketing, etc. in the said Project and if necessary in respect thereof shall also obtain on behalf of the **OWNER** necessary permissions/sanctions from The Kolkata Municipal Corporation, Municipality, Panchayet, Zilla Parisad, Panchayet & Rural Development, B.L.&L.R.O, S.D.L.&L.R.O, D.L.&L.R.O., Urban Land Ceiling Department, Kolkata Improvement Trust, Microwave Division of the BSNL, West Bengal Fire and Emergency Services, Airport Authority of India, Land Acquisition Collector, SWID, KMC, KMDA, Kolkata Police, West Bengal Police, Pollution Control Board, PWD and/or other Govt. Departments wherever and whenever required, and shall be entitled to likewise apply for and obtain connections and utilities at the said property from CESC Ltd./W.B.S.E.D.C.L, Kolkata Telephones, Irrigation Department, Pipe Line Gas and other Authorities and put new lines of drains, water connections and other communications and install new Lifts, Elevators, Escalators, Generators and other utilities and facilities upon obtaining all necessary permissions, licenses and sanctions for the use and enjoyment thereof by the occupiers in the said Building/Buildings, on such terms and conditions as may be deemed reasonable by the said **ATTORNEY**:
2. To defend the possession granted as above and maintain, manage the affairs of the said property and protect the same in all manners;
3. The said Attorney shall take over the task of Construction at the said property.
4. The said Attorney shall carry on the said Construction in a lawful manner and shall abide by and comply with all formalities, legalities and other matters and shall not violate Building Rules, Regulations and laws and shall follow and observe the usual rules, procedures and practices in construction of the new Building or Buildings. The said Attorney shall always obtain necessary License(s)/ Permission(s)/Order(s) for storing the Building materials on foot paths or outside the said Premises, if so required to be stored for time being.
5. The said Attorney will employ its expertise and experience and look after the said work of Project execution in good substantial and workman like manner.



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6. To cause to be amalgamated the said property in the records of The Kolkata Municipal Corporation and other concerned authority as one single property and for that purpose to do all required acts deeds and things as may be required:
7. To take all steps relating to the assessment of The Kolkata Municipal Corporation taxes and/or the annual valuations of the said property and arrange for representation at all hearing and object to the assessments if unlawful or unreasonable or excessive and have the same finalized and completed;
8. To incur all rates, taxes, charges, expenses and other outgoings whatsoever (including The Kolkata Municipal Corporation rates and taxes, land revenue and other charges whatsoever) payable in respect of the said Property or the Building or Buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, from the concerned authorities and to grant receipts and discharges in respect thereof;
9. To have the said lands/property surveyed and measured and to have the soil testing done thereon for knowing the strength of the soil beneath the ground level so that the structure load bearing capacity can be ascertained and so that the structural design can be prepared on the reports of the soil strength and to appoint Consultants and Experts for such soil testing at the appropriate remuneration and incur the same;
10. To appoint and also to terminate the appointment of Architects, Engineers, Structural Engineers, MEP Consultant, Environmental Consultant, PHE Consultant, Drainage and Plumbing Engineers, Fire-Fighting consultants, Electrical Engineers and such other Consultants, Engineers or Agencies as may be necessary for developing the said Lands/Property in such manner as the said Attorney may deem necessary and in appointing such Architects, Consultants etc. the said Attorney will be entitled to fix their fees and/or Consultation charges:



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11. To appoint suitable number of Supervisors, Contractors, Workers or Labours that may be necessary for carrying out the work of Construction including but not limited to the appointment of Contractors for Civil Construction, Drainage, Plumbing, Interior and Exterior Decoration. Gardening/Landscaping around the building and/or on the roof, Electrification, Fire Fighting, Digging deep Tube-well, Sanitation and to enter into and sign the Agreements with them fixing the remuneration and agree to the detailed terms and conditions of work/duties and manner of payments as the Attorney think fit and proper.
12. To appoint various other types of persons e.g. experts, skilled and unskilled workers directly or indirectly for the development of the said property and construction of the buildings/constructions including swimming pool (if any), health club, general club, gymnasium on the roof and other amenities and also appoint if necessary supervisor, caretakers, canteen operators, peons, operators, security guards, electricians and other necessary staff and employees and persons for managing the affairs of construction, possession and smoothly running and carrying out the developmental work and constructional activities at the said property.
13. To have prepared finalized submit modify the building plans for development and construction of building/s at the said property with The Kolkata Municipal Corporation, Panchayet, Zilla Parisad, P&RD, MED, KMDA, NKDA and/or any other authority or authorities as may be necessary and to sign verify and re-verify all applications, forms, undertakings, declarations, papers and documents in this regard;
14. To gift any part or portion of the said property to the Authorities concerned, if the situation so demands for the purposes connected to sanctioning of the plan, and do all other necessary acts deeds and things as be expedient for sanctioning, revalidation, renewal, modification and/or alteration of plans;
15. To deposit all requisite charges, Sanction fees and Govt. fees that may be necessary for sanctioning of plan and development at the said property and also all other fees like mutation fee, amalgamation fee, drainage connection fees, electric deposit and



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charges, completion fees, inspection fee or any other fees and charges or monetary payment that may from time to time become payable for Development and Construction and completion of the Building at the said Property;

16. To appear and represent the said **OWNER** before any Registrar, Sub-Registrar, Additional Registrar and/or any other Registration Authorities, Collector, Commissioner, KMC or any other Municipality / Corporation, KMDA, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Kolkata Improvement Trust, Fire Brigade, Govt. or Semi-Govt. body or Private body in connection with the matters relating to the said Property and its Development and Construction and completion of the Buildings on the Land of the said Property and for all other purpose as contained herein, either in person or through appointed lawyers or authorized representatives and to furnish all papers, documents as may be required and do all acts, deeds and things that may be necessary;
17. To sign and apply for permission for Sewerage, Drainage, Water, Telephone, Gas connection and/or any other connection as may be required or thought fit and proper and obtain Commencement certificate, Completion certificate and/or Certificate or Fitness/Occupancy for the entire Construction or part thereof from the concern authorities The Kolkata Municipal Corporation and to sign and submit all such papers, applications, documents, letters that may be necessary for obtaining these certificates or any other certificate and to deposit necessary Charges, Fees in respect thereof;
18. To apply for and demolish the existing structures if any, and to level the land and erect boundary walls and take all security/protective measures;
19. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and to obtain all licenses and permissions under the said Act as may be required for Construction of Building/s at the said Property;



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Reginald L. M. M.

20. To purchase and acquire all good and standard quality of materials that may be required for the purpose of construction and to select the suppliers who will be supplying the materials at the rates to be fixed by the said Attorney and approve payment to the suppliers;

21. To insure and keep insured all or any Constructions Installations Utilities etc. at the said Property or any part thereof against loss or damage by Fire, Earthquake and/or other risks as be deemed necessary and/or desirable by the said ATTORNEY;

22. To negotiate for Sale, Leasing or otherwise Transfer of the Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces in the new Building or Buildings to be constructed at the said Property or any of them as per Developer's allocation of 60% of the total sanctioned area in the new proposed building to be constructed i.e. habitable flat area, car parking space together with the proportionate share of common spaces, service area, open areas, together with the proportionate share in the land along with 60% car parking space, to the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring the same together with or independent of or independently the land comprised in the said Property, or any of them at such consideration, premium, rent etc., and on such terms and condition as the said Attorney may deem fit and proper and to receive all proceeds, consideration and other amounts there from and grant valid receipts and discharges which shall fully exonerate the person paying the same;

23. To enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces and/or undivided share in the Land comprised in the sale of Developer's allocation of 60% of the total sanctioned area in the new proposed building to be constructed i.e. habitable flat area, car parking space together with the proportionate share of common spaces, service area, open areas, together with the proportionate share in the land along with 60% car parking space of the said Property or part thereof for and on-behalf of the said OWNERS and for that to sign execute and deliver all papers, deeds, cancellations documents instruments and



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writings and do all acts deeds and things, including to make refunds and payments to them on any account whatsoever and also to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper;

24. To ask, demand, sue for, recover, realize and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable/recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same;

25. To deliver possession and/or make over the constructed Flats/Units portions and issue letters of possession and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise;

26. To form and/or promote an Association, Co-operative Society, Limited Company for Maintenance of the Building/s at the said Property and so long as the same is not formed, to do maintenance work and realize statutory taxes impositions surcharge expenses maintenance charges fixed from time to time from the occupants for granting electricity, commercial facilities, water, lifts and other facilities to the occupants and to grant valid receipts in respect of the amounts so realized/received and to incur all costs in respect of such maintenance of the Building (s)/Premises there from;

27. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said Property or any of them or any part thereof or the Building or Buildings to be constructed on the said Property or any of them or any part thereof;

28. To file complaints with the concerned Police Department / Magistrate other authorities for protecting the said Property and each of them and/or the Buildings to be constructed thereon against all unlawful acts done by anybody and prosecute the same;

29. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent



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and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations deeds, sale deeds, transfer deeds, lease deeds, nominations assignments, cancellation deeds, rectifications deeds, declarations, affidavits, applications, undertakings, indemnities and other documents;

30. To commence prosecute enforce defend answer and oppose all actions suits, writs, appeals, revisions and other legal proceedings and demands civil criminal or revenue concerning the revaluation renewal modification and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or concerning the said Land/Property and/or relating to the sale or transfer of the Flats, Units, Car Parking spaces or rights, Servants Quarters and other Constructed areas or Saleable spaces in the new Building or Buildings to be constructed at the said property and/or touching any of the matters in which the OWNER in any way or manner now are or may hereafter be interested or concerned; And if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court or Tribunal, Civil or Criminal or Revenue, including the Municipal Tribunal Collector, Thika Controller etc;

31. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, Declarations, affidavit, undertakings, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said Attorney may think fit and proper:

32. To accept notices summons and services of papers from any Court, Tribunal/postal authorities and/or other authorities and/or persons.

33. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments;



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34. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said Attorney AND to appoint all or any of its officers with the powers and authorities hereby conferred on the said attorney.

35. The Developer shall be entitled to take loans and finance for development and construction of the said Project from any Financer including but not limited to Bank, Financial institutions or any other authority by way of creating mortgage in respect of Developer's Allocation without however creating any security over Owner' Allocation for which the Owner shall deposit title deeds of the Property with such Financer and same shall be returned to the Owner after the said Loans are duly paid off by the Developer leading to release of Title Deeds by the said Financer.

**AND IN GENERAL** to do all acts, things deeds etc in respect of the said property as also the development and construction thereof and/or the rights, authorities, benefits directly and or indirectly to and/or in relation to the said property and which I could do myself.

**AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the said Property or any part thereof and/or in the building to be constructed at the said Property which the Principal herself could have lawfully done under my own hand and seal, if personally present.

**AND** the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney has lawfully done and or cause to be done in or about the property aforesaid under these presents in terms of the said Agreement as my own acts deeds and things as if done by me personally AND that shall remain bound by the said acts deeds and things as if done by me personally.

**AND** to do each and every act strictly in total conformity with the terms and condition of the Development Agreement dated 30.06.2015 duly registered in the office of the A.D.S.R. Rajarhat, North 24 Parganas and duly recorded in Book- I, Being no- 152307315 for the Year 2015, by the Attorney.



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**SCHEDULE**

ALL THAT PIECE AND PARCEL OF LAND measuring 0.80 Acres lying and situated in Mouza- **Reckjoani**, J.L.no- 13, R.S no- 198, appertaining to C.S. Dag no- 1197, 1198, 1199 and 1244 under C.S Khatian- 1728 corresponding to R.S Dag no- 1263, 1264, 1265 and 1311 under R.S Khatian no- 1707, corresponding to L.R. Dag- 1263, 1264, 1265 and 1311 under L.R. Khatian- 1881, as follows-

| Sl. no. | C.S Dag | C.S. Khatian | R.S Dag | R.S. Khatian | L.R Dag | L.R Khatian | Land Area | Classification |
|---------|---------|--------------|---------|--------------|---------|-------------|-----------|----------------|
| 1.      | 1197    | 1728         | 1263    | 1707         | 1263    | 1881        | 0.29      | SALI           |
| 2.      | 1198    |              | 1264    |              | 1264    |             | 0.06      | DOBA           |
| 3.      | 1199    |              | 1265    |              | 1265    |             | 0.26      | BAGAN          |
| 4.      | 1244    |              | 1311    |              | 1311    |             | 0.19      | DOBA           |

Police Station- **Rajarhat**, under Rajarhat Bishnupur- 1 Gram Panchayet, within the limit of District- 24 Pargana (North) and delineated and demarcated on the Plan annexed hereto and bordered in colour Red thereon and butted and bounded as follows:

- On the North : Land Of R.S. Dag- 1267.  
 On the South : Land Of R.S. Dag- 1302, 1309 and 1310.  
 On the East : Land Of R.S. Dag- 1265 (P), 1266 and 1301.  
 On the West : Land Of R.S. Dag- 1312 and 1313.

**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.



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**IN WITNESS WHEREOF** the Principal have executed this Power of Attorney on this 7<sup>th</sup> day of July, 2015.

**SIGNED AND DELIVERED** by the within named **PRINCIPAL** at Kolkata in the presence of **WITNESSES-**

1. *Subrata Mandal*  
*Residence, Rajarhat*  
*Ap-135*

*Sujay Mandal*  
**SIGNATURE OF THE EXECUTANT**

2. *Samarjit Pal*  
*Naipukur, Rajarhat*  
*Kol-135.*

SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED

*S.R.*  
**DIRECTOR**

**SIGNATURE OF THE ATTORNEY**

Drafted by me

*Sarbojit Ghosh*  
*Adv.*  
**Sarbojit Ghosh**  
**Advocate**  
High Court, Calcutta

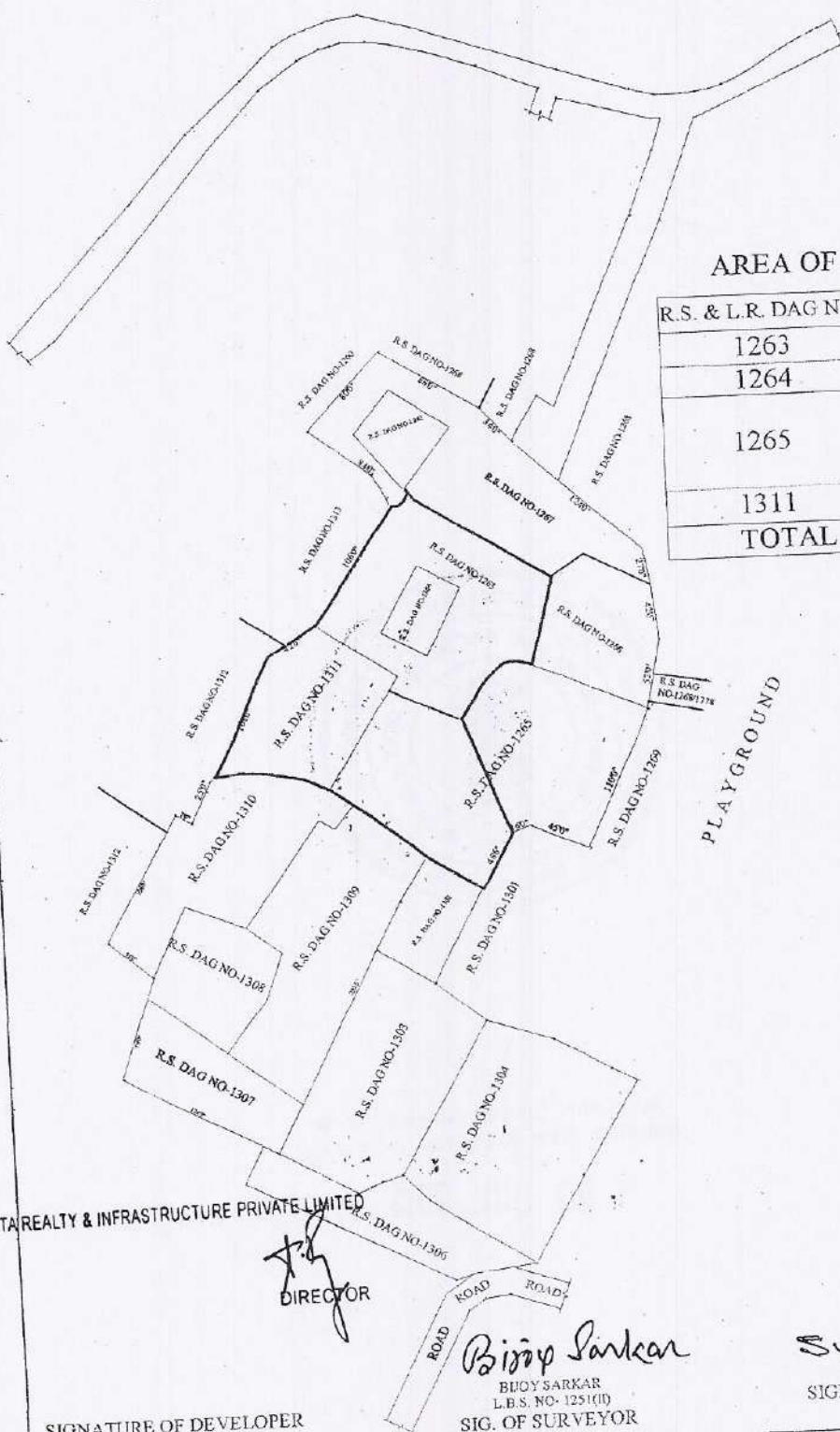


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SITE PLAN OF C.S. DAG NO. 1197,1198,1199 & 1244, UNDER C.S. KHATIAN NO. 1728, CORRESPONDING TO R.S. DAG NO. 1263,1264, 1265 & 1311 UNDER R. S. KHATIAN NO. 1707, CORRESPONDING TO L.R. DAG NO. 1263, 1264, 1265 & 1311 UNDER L.R. KHATIAN. NO. 1881 AT MOUZA - RECKJUANI, J. NO. 13, R.S. NO. 198, TOUZI NO- 2998, P.S. + P.O.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET. KOLKATA- 700 135, DIST. - NORTH 24 PARGANAS,

SCALE :- 1"= 3'



AREA OF LAND :-

| R.S. & L.R. DAG NO | AREA                               |
|--------------------|------------------------------------|
| 1263               | 0.29 Acres                         |
| 1264               | 0.06 Acres                         |
| 1265               | 0.26 Acres<br>out of<br>0.52 Acres |
| 1311               | 0.19 Acres                         |
| TOTAL              | 0.80 Acres                         |

SOMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED

*[Signature]*  
DIRECTOR

SIGNATURE OF DEVELOPER

*Bisoy Sarkar*  
BISOY SARKAR  
L.B.S. NO- 1251(11)  
SIG. OF SURVEYOR












*Sujay Mandal.*  
SIGNATURE OF OWNERS



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|   |            | Thumb   | 1st finger  | middle finger  | ring finger   | small finger  |
|---|------------|---|---|--|---|---|
|  | left hand  |  |  |  |  |  |
|   | right hand |  |  |  |  |  |

Name Amitabh Roy

Signature [Signature]

|  |            | Thumb   | 1st finger  | middle finger  | ring finger   | small finger  |
|--|------------|---|---|--|---|---|
|  | left hand  |   |   |   |   |   |
|  | right hand |  |  |  |  |  |

Name Sujay Mandal

Signature Sujay Mandal

|       |            | Thumb | 1st finger | middle finger | ring finger | small finger |
|-------|------------|-------|------------|---------------|-------------|--------------|
| PHOTO | left hand  |       |            |               |             |              |
|       | right hand |       |            |               |             |              |

Name .....

Signature .....



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## Seller, Buyer and Property Details

### A. Principal & Attorney Details

| Principal Details |  |
|-------------------|--|
| SL No.            | Name, Address, Photo, Finger print and Signature   |
| 1                 | <p>Mr Sujay Mondal<br/>Son of Late Manik Lal Mondal<br/>Vill- Reckjoani, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135<br/>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANXPM5096N,<br/>Status : Self<br/>Date of Execution : 07/07/2015<br/>Date of Admission : 07/07/2015<br/>Place of Admission of Execution : Pvt. Residence</p> |

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2015, Page from 43250 to 43272

being No 152307495 for the year 2015.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2015.07.16 12:25:59 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 16-07-2015 12:25:59  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.


(This document is digitally signed.)



### Attorney Details

| SL No. | Name, Address, Photo, Finger print and Signature   |
|--------|--|
| 1      | <p>Soumita Realty &amp; Infrastructure Private Limited<br/>                     P-35, Motijheel Avenue, P.O:- Motijheel, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074<br/>                     PAN No. AAVCS8044E,<br/>                     Status : Organization<br/>                     Represented by representative as given below:-</p>   |
| 1(1)   | <p>Mr Amitabh Roy<br/>                     Son of Mr Sunil Kumar Roy<br/>                     D-302, Bolck- DC, City Centre, P.O:- Salt Lake, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064<br/>                     Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACGPR3774E,<br/>                     Status : Representative<br/>                     Date of Execution : 07/07/2015<br/>                     Date of Admission : 07/07/2015<br/>                     Place of Admission of Execution : Pvt. Residence</p> |

### B. Identifire Details

| Identifier Details |   |                                 |  |
|--------------------|---|---------------------------------|--|
| SL No.             | Identifier Name & Address   | Identifier of                   | Signature  |
| 1                  | <p>Mr Sarbojit Ghosh<br/>                     Son of Late Jyoti Brata Ghosh<br/>                     High Court, Kolkata, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001<br/>                     Sex: Male, By Caste: Hindu,<br/>                     Occupation: Advocate, Citizen of: India,</p> | Mr Sujay Mondal, Mr Amitabh Roy | <br><br>7/8/2015 4:37:26 PM hrs |

### C. Transacted Property Details

| Land Details |  |  |              |                        |                      |   |
|--------------|--|--|--------------|------------------------|----------------------|---|
| Sch No.      | Property Location  | Plot No & Khatian No/ Road Zone  | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details   |
| L1           | <p>District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani</p> | <p>RS Plot No:- 1263<br/>                     , RS Khatian No:- 1707</p> | 0.29 Acre    | 3,00,000/-             | 58,10,991/-          | <p>Proposed Use: Bastu,<br/>                     ROR: Shali,<br/>                     Property is on Road</p> |

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 08/07/2015

**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 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 13476, Purchased on 29/06/2015, Vendor named S Das.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal



| Land Details |  |   |              |                        |                      |  |
|--------------|--|---|--------------|------------------------|----------------------|--|
| Sch No.      | Property Location  | Plot No & Khatian No/<br>Road Zone                | Area of Land | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details  |
| L2           | District: North 24-Parganas, P.S:-<br>Rajarhat, Gram Panchayat:<br>RAJARHAT BISHNUPUR-I,<br>Mouza: Rekjoyani | RS Plot No:-<br>1264<br>, RS Khatian<br>No:- 1707 | 0.06 Acre    | 50,000/-               | 11,27,130/-          | Proposed<br>Use: Doba,<br>ROR: Doba,<br>Property is on<br>Road   |
| L3           | District: North 24-Parganas, P.S:-<br>Rajarhat, Gram Panchayat:<br>RAJARHAT BISHNUPUR-I,<br>Mouza: Rekjoyani | RS Plot No:-<br>1265<br>, RS Khatian<br>No:- 1707 | 0.26 Acre    | 8,00,000/-             | 52,09,854/-          | Proposed<br>Use: Bastu,<br>ROR: Bagan,<br>Property is on<br>Road |
| L4           | District: North 24-Parganas, P.S:-<br>Rajarhat, Gram Panchayat:<br>RAJARHAT BISHNUPUR-I,<br>Mouza: Rekjoyani | RS Plot No:-<br>1311<br>, RS Khatian<br>No:- 1707 | 0.19 Acre    | 3,50,000/-             | 35,69,245/-          | Proposed<br>Use: Doba,<br>ROR: Doba,<br>Property is on<br>Road   |

| Transfer of Property from Principal to Attorney |                       |  |                  |                        |
|---|-----------------------|--|------------------|------------------------|
| Sch No.   | Name of the Principal | Name of the Attorney                               | Transferred Area | Transferred Area in(%) |
| L1  | Mr Sujay Mondal       | Soumita Realty & Infrastructure<br>Private Limited | 29               | 100                    |
| L2  | Mr Sujay Mondal       | Soumita Realty & Infrastructure<br>Private Limited | 6                | 100                    |
| L3  | Mr Sujay Mondal       | Soumita Realty & Infrastructure<br>Private Limited | 26               | 100                    |
| L4  | Mr Sujay Mondal       | Soumita Realty & Infrastructure<br>Private Limited | 19               | 100                    |

#### D. Applicant Details

| Details of the applicant who has submitted the requisition form |   |
|---|---|
| Applicant's Name  | SARBOJEET GHOSH   |
| Address   | OLD COURT HOUSE, Thana : Hare Street, District : Kolkata, WEST BENGAL |
| Applicant's Status  | Advocate  |



Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152307495 / 2015

|                    |   |                      |                   |
|--------------------|---|----------------------|-------------------|
| Query No/Year      | 15231000154454/2015   | Serial no/Year       | 1523007883 / 2015 |
| Deed No/Year       | I - 152307495 / 2015  |                      |                   |
| Transaction        | [0138] Sale, Development Power of Attorney after Registered Development Agreement |                      |                   |
| Name of Presentant | Mr Amitabh Roy  | Presented At         | Private Residence |
| Date of Execution  | 07-07-2015  | Date of Presentation | 07-07-2015        |

Remarks

On 03/07/2015

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 1,57,17,220/-



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 07/07/2015

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

Presented for registration at 22:00 hrs on : 07/07/2015, at the Private residence by Mr Amitabh Roy .

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

Execution is admitted on 07/07/2015 by

Mr Sujay Mondal, Son of Late Manik Lal Mondal, Vill- Reckjoani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business  
Indetified by Mr Sarbojit Ghosh, Son of Late Jyoti Brata Ghosh, High Court, Kolkata, P.O: GPO, 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 07/07/2015 by

Mr Amitabh Roy, , Soumita Realty & Infrastructure Private Limited , P-35, Motijheel Avenue, P.O: Motijheel, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074  
Indetified by Mr Sarbojit Ghosh, Son of Late Jyoti Brata Ghosh, High Court, Kolkata, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate