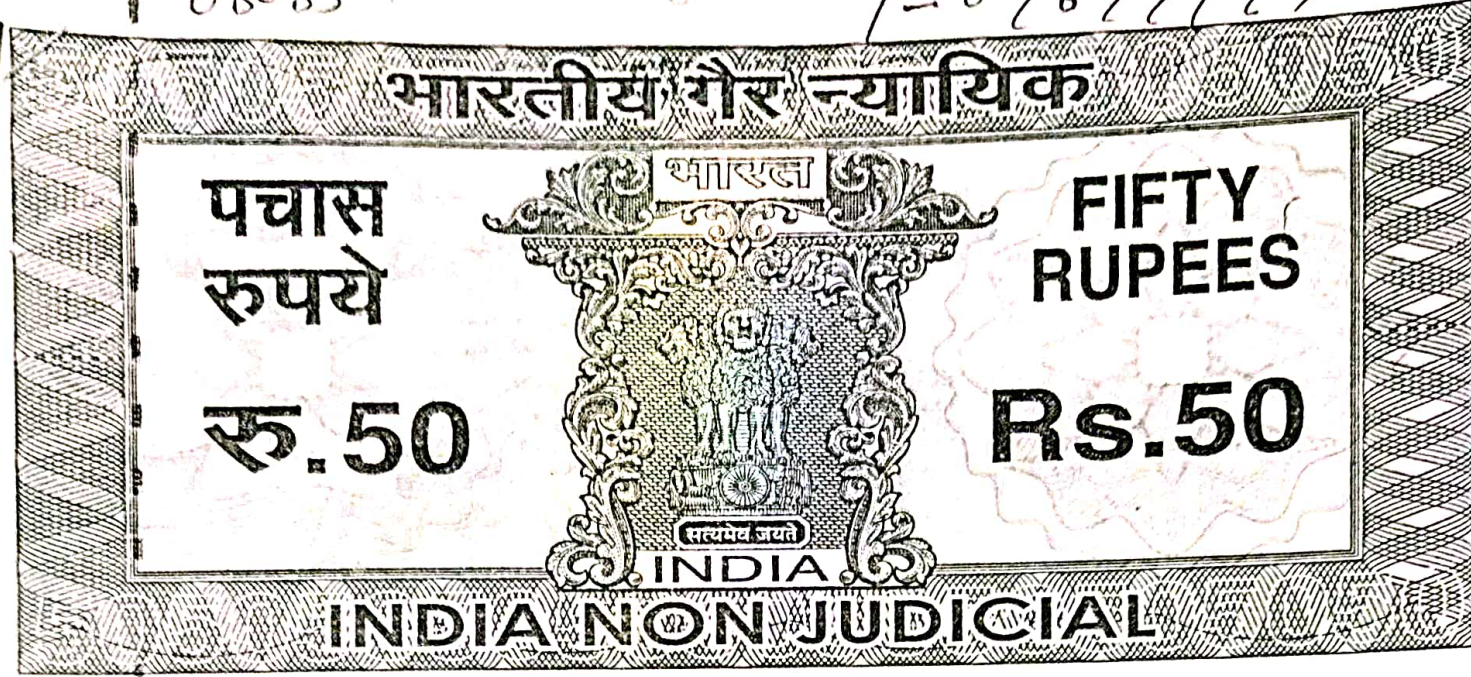


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(11)

1-07699/119



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 630907

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

District Sub-Register-III
Alipore, South 24-parganas

26 SEP 2014

GENERAL POWER OF ATTORNEY

[After Registration of Development Agreement]

KNOW ALL MEN BY THESE PRESENTS THAT I, BOFAN VYAPAAR PVT. LTD. having its registered office 237, Dharmatala Road, P.O. and P.S. Budge Budge, Kolkata - 700 137, District South 24 Parganas, represented by its **Managing Director SRI SATYENDRA GUPTA** son of Sri Harish Chandra Gupta, by faith - Hindu, by Occupation - Business, by Nationality - Indian, and residing at 237, Dharmatala Road, P.O. and P.S. Budge Budge, Kolkata - 700 137, **SEND GREETINGS.**

Cont'd....P/2

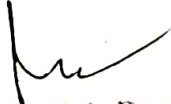
104019

Sl. No.
Name : **SOMNATH PAL**, Advocate
Address : High Court, Kolkata
Rs.
Kolkata Collection No.
11, Netaji Subhas Road, Anand Kr. Saha
Kolkata - 1, Licensed Stamp
Date Vendor.

21 JUL 2014



Identified by
Arbinda Khan Das.
Advocate
177/11/8, Picnic Garden Road,
P.S. Karba, Kolkata-700039.


District Sub-Registrar-III
Alipore, South 24 Parganas

26 SEP 2014

Office of Registrar
Registrar

WHEREAS Sri Satyendra Gupta Managing Director of **BOFAN VYAPAAR PVT. LTD.** is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sall land measuring 3(Three) Cottahs 0(Zero) Chittak 0(Zero) Sq. ft. be the same little more or less alongwith 200 Sq. ft. Tile Shed structure standing thereon, lying and situates at and comprised in R.S. Dag No.344 under Sebak Khatian No.150, Hal Khatian No.220, in Mouza – Laskarhat, J.L. No.11, R.S. No. 151, under Collectorate Touzi No.2998, P.S. Tiljala now Kasba, being Municipal Premises No.1415, Laskarhat, Kolkata – 700 039, within the local limits of the Kolkata Municipal Corporation under Ward No. 107, being Assessee No.31-107-08-1415-1, registering jurisdiction A.D.S.R. Sealdah in the District of South 24 Parganas hereinafter referred to as the "OWNER".

AND WHEREAS the said Sri Satyendra Gupta Managing Director of BOFAN VYAPAAR PVT. LTD. has entered into a registered Development Agreement on 25.09.2014 with **M/S. BARUN NIRMAAN**, a Partnership Firm having its office at 385, Madurdaha, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata – 700107, represented by its Partners (1) **SRI ARIJIT BANERJEE** son of Late Sibananda Banerjee, by faith – Hindu, by Occupation - Business, by Nationality – Indian, and residing at 385, Madurdaha, P.S. – Tiljala now Anandapur, Kolkata-700107, District South 24 Parganas, (2) **SRI UJJAL KUMAR DEY** son of Late A.K. Dey, by faith – Hindu, by Occupation – Business, by Nationality – Indian, and residing at 28/9, New Ballygunge Road, P.O. – Tiljala, P.S.- Kasba, Kolkata – 700 039, (3) **SRI BIPLAB KUMAR SAHA** son of Late Kishori Mohan Saha, by faith- Hindu, by Nationality – Indian, by Occupation – Business and residing at 635, Naskarhat, Tagore Park Main Road, P.O. Tiljala, P.S.- Kasba, Kolkata – 700 039, District South 24 Parganas, (4) **SRI NILIMESH ROY** son Nitya Ranjan Roy, by faith- Hindu, by Nationality – Indian, by Occupation – Business and residing at C-

40, Kalika Place, Naskarhat, P.O. Tiljala, P.S.- Kasba, Kolkata – 700 039, District South 24 Parganas and (5) **SRI RAAJ DAS** son of Sri Sudhir Kumar Das, by faith – Hindu, by Occupation – Business, by Nationality – Indian, and residing at A/37, Nandan Kanan, Santoshpur, P.S. Survey Park, Kolkata – 700075, hereinafter referred to as the Developer, which has been registered in the office of the D.S.R. III, Alipore, South 24 Parganas and has been recorded in Book No.I, Deed No..... for the year 2014 (hereinafter referred to as the said "DEVELOPMENT AGREEMENT") and have entrusted and granted the sole, exclusive and absolute right for development of the said property by constructing a multi storied building thereon and for commercial exploitation of the same on such consideration and on the terms conditions and stipulations mentioned in the said Development Agreement.

AND WHEREAS in terms of the said Development Agreement, the said Owner of the said land desirous to nominate, constitute, authorize and appoint (1) **SRI ARIJIT BANERJEE**, (2) **SRI UJJAL KUMAR DEY**, (3) **SRI BIPLAB KUMAR SAHA**, (4) **SRI NILIMESH ROY** and (5) **SRI RAAJ DAS** all Partners of **M/S. BARUN NIRMAAN** as lawful constituted **ATTORNEY** of myself who will act on behalf of me and to do inter-alia all or any of the following acts, deeds, matters and things for the purpose mentioned hereinafter.

NOW KNOWN BY THIS PRESENTS WITNESSETH:

That with effect from this day, I do hereby nominate, constitute and appoint said (1) **SRI ARIJIT BANERJEE**, (2) **SRI UJJAL KUMAR DEY**, (3) **SRI BIPLAB KUMAR SAHA**, (4) **SRI NILIMESH ROY** and (5) **SRI RAAJ DAS** all Partners of **M/S. BARUN NIRMAAN** as my true and lawful attorney for me to do inter alia or any of the following deeds and things concerning the said premises that is to say : -

Bofan Vyapaar Pvt. Ltd.

Satyendra Kumar
Director

-:: [4] ::-

- [1] To look after, manage, control and supervise the management of the said property mentioned in the Schedule hereunder written.
- [2] To sign for sanctioning building plan in respect of the property / premises mentioned in the schedule below.
- [3] To appear before the Kolkata Municipal Corporation relating to the sanctioning, amending, modifying the plan and to apply water connection and other connection from the competent authority and sign all papers or documents relating thereto in respect of the schedule mentioned property.
- [4] To apply before the Kolkata Municipal Corporation for water connection and to apply before the CESC Limited for temporary connection and thereafter new connection and to sign necessary papers and documents.
- [5] To appoint Architect or Architects, contractor or contractors, supervisors and security guards and any other person as may be deemed necessary by the Developer for construction of the said building.
- [6] To work, manage, control and supervise construction of the said building in accordance with the rules and regulations of Kolkata Municipal Corporation and to hold, defend possession and maintain the said property till completion of construction of the said building in all respects.
- [7] To sign, execute and submit all papers, documents, statements, undertakings, declarations, plans and to appear for and represent me for obtaining sanction / modification / alteration of building plan, completion / occupancy / mutation and / or assessment / valuation certificates and such others in respect of the said property and the said building from the Kolkata Municipal Corporation and / or from other competent authorities.

Cont'd....P/5

[8] To apply for and obtain electricity, water sewerage, drainage, gas, telephone or connections for any other utilities in the said building and / or to close down and / or to make alterations therein and / or to have the same disconnected 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 necessary, fit and proper by the Developer.

[9] To apply for and obtain building materials from the concerned authorities for construction of the building or buildings on the said premises.

[10] Till the time of completion of the said building and handing over possession of the Owner's Allocation to the Owner, to pay for all statutory fees, rates, taxes, charges fees, expenses and other outgoing whatsoever payable for and on account of the said property and / or the said building or any part thereof and similarly to receive all refunds of any excess amount paid on account of any such expense relating to the said property and / or the said building or any part thereof.

[11] At any time henceforth as per terms of Development Agreement to sell, transfer, dispose of and / or use any unit, flat, space or portion of the said building on the said premises out of the portions earmarked exclusively as **DEVELOPERS' ALLOCATION** together with undivided proportionate share in the said property hereditaments and premises, common right and privileges, easements appurtenances in favour of the intending purchaser or purchasers desirous of acquiring the same at such price, consideration, terms and conditions, as the Developer may deem fit and to enter into agreement for sale in respect of those flats/space or any portions of the said building or part thereof out of the portions earmarked exclusively as **DEVELOPERS' ALLOCATION**

(save and except the portion earmarked as **OWNER'S ALLOCATION**) and for that purposes to sign, execute, enter into modify and cancel all agreements, contracts, statements, declaration, assurances and other papers, documents and to receive advance / earnest money and / or consideration money / rent / security deposit from the intending purchaser or purchasers and other occupiers at its own discretion and without involving myself in any financial and / or legal obligations whatsoever.

[12] To negotiate terms and enter into agreement or agreements for sale or sales in respect of Developers' allocation with the intending purchaser or purchasers and / or to cancel and / or repudiate the same.

[13] To receive any earnest money and / or advance or advances either any cash, cheque, bank draft, demand draft, pay order etc. from the intending purchaser or purchasers of the Developers' allocation and to grant necessary receipt/s and acknowledge/s.

[14] To execute and present for registration of agreement for sale in respect of **DEVELOPERS' ALLOCATION** of intending purchaser / purchasers or their nominee / nominees or assignee / assignees before the District Sub Registrar at Alipore or Additional District Sub Registrar at Sealdah or Registrar of Assurances at Kolkata having authority to do so and to appear before such authority and admit execution thereof and do other things and acts that may be necessary for the registration of the said deed/s.

[15] To receive balance or all consideration money/s either in cash, in cheque, Bank Draft, Demand Draft, Pay Order etc. from the intending purchaser or purchasers of the Developers' allocation and to grant necessary receipt/s and acknowledge/s.

[16] After delivery of possession of the Owner's allocation in favour of me the Developers shall execute and present for registration of Deed of Conveyance/s in favour of the intending purchaser/s or their nominee/s or Assignee/s in respect of **DEVELOPERS' ALLOCATION** before the District Sub Registrar at Alipore or Additional District Sub Registrar at Sealdah or Registrar of Assurances at Kolkata having authority to do so and to appear before such authority and admit execution thereof and do other things and acts that may be necessary for the registration of the said deed/s.

[17] To sign and submit all declarations statements applications and / or returns to the concerned authority or authorities in connection with the construction of the said building on the said premises.

[18] To sign, receive and acknowledge all letter / notices and summons in respect of the said property.

[19] To appear for and represent myself before any notary public, Judge and / or Magistrate, income tax and / or sales tax authorities, and or other government officer and / or authority in respect of the said premises or part thereof.

[20] To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning the said property and / or the said building or any parts thereof in any court of law and before Income Tax and other authorities and to sign all complaints, returns, written statements notices in connection thereof and to accept service of judgment, decree or order and to appoint and engage any solicitor, counsel or advocate and to sign and execute any Vakalatnama or other documents to act and plead.

-:: [8] ::-

[21] To sign execute admit and present any deed of declaration / deed of rectification for construction purpose only which they shall consider necessary before the registering authority for the same.

[22] And Generally to do, exercise, execute and perform any other act or acts, deed or deeds matter or things in connection with the development, management and commercial exploitation of the said property in accordance to the terms of the said Development Agreement.

[23] An I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which may be done by them for the interest and purpose of development and commercial exploitation of the said property.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring or containing 3(Three) Cottahs 0(Zero) Chittak and 0(Zero) square feet be the same a little more or less alongwith 200 sq. ft. Tile shed structure, lying and situates at and comprised in R.S. Dag No.344 under Sebak Khatian No.150, Hal Khatian No.220, in Mouza – Laskarhat, J.L. No.11, R.S. No.151, Touzi No.2998, P.S. Tiljala now Kasba, being the Municipal Premises No.1415, Laskarhat, Kolkata – 700 039, within the local limits of the Kolkata Municipal Corporation under Ward No.107, registering jurisdiction A.D.S.R. Sealdah in the District of South 24 Parganas being Assessee No.31-107-08-1415-1, butted and bounded by :

ON THE NORTH :: BY LAND OF S. SHAW ;
ON THE SOUTH :: BY LAND OF ASHIMA DAS ;
ON THE EAST :: BY 12' FEET WIDE K.M.C ROAD ;
ON THE WEST :: BY OTHER'S LAND ;

Cont'd....P/9

IN WITNESS WHEREOF we have hereunto set and subscribed our hand on the
...26th day of September 2014.

SIGNED SEALED AND DELIVERED
At Kolkata in the presence of :

[1]

Bofan Vyapaar Pvt. Ltd.

Satyendra Kumar
Director

SIGNATURE OF THE EXECUTANT

[2]

অমিত মল্লিক
পার্টনার
২৬/৯-২০১০

We Accept the Power

FOR BARUN NIRMAAN
Amit Banerjee
Partner

Ujjalkumar Dasgupta
Partner

FOR BARUN NIRMAAN
Prityab Kr. Saha
Partner



Nitish Roy
Partner

FOR BARUN NIRMAAN
R. Dasgupta
Partner









Signature of the Constituted Attorney

Drafted by: *Shabinda Khan Dasg.*
Advocate
177/11/8, Picnic Garden Road,
Kolkata 700071

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - III SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08085 / 2014, Deed No. (Book - I , 07699/2014)
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Satyendra Gupta 237, Dharmatala Road, Kolkata, Thana:-Budge Budge, P.O. :-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137	 26/09/2014	 LTI 26/09/2014	<i>Satyendra Gupta</i> 26/9/14

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






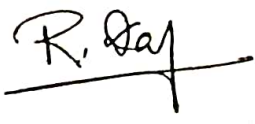
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Satyendra Gupta Address -237, Dharmatala Road, Kolkata, Thana:-Budge Budge, P.O. :-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137	Self	 26/09/2014	 LTI 26/09/2014	<i>Satyendra Gupta</i>
2	Arijit Banerjee Address -385, Madhurda, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107	Self	 26/09/2014	 LTI 26/09/2014	<i>Arijit Banerjee</i>
3	Ujjal Kumar Dey Address -28/9, New Ballygunge Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039	Self	 26/09/2014	 LTI 26/09/2014	<i>Ujjal Kumar Dey</i>
4	Biplab Kumar Saha Address -Tagore Park M Ain Road, 635, Naskar Hat, Kolkata, Thana:-Kasba, P.O. :-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039	Self	 26/09/2014	 LTI 26/09/2014	<i>Biplab K. Saha</i>



Rajendra Prasad Upadhyay
District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - III SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08085 / 2014, Deed No. (Book - I , 07699/2014)

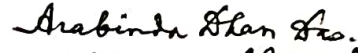
Signature of the person(s) admitting the Execution at Office.

Admission of Execution By	Status	Photo	Finger Print	Signature
5 Nilimesh Roy Address -C - 40, Kalika Place, Naskar Hat, Kolkata, Thana:-Kasba, P.O. :-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039	Self	 26/09/2014	 LTI 26/09/2014	
6 Raaj Das Address -A / 37, Nandankanan, Santoshpur, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075	Self	 26/09/2014	 LTI 26/09/2014	

Name of Identifier of above Person(s)

Arabinda Dhan Das
 177/11/8, Picnic Garden Road, Kolkata, Thana:-Tiljala,
 District:-South 24-Parganas, WEST BENGAL, India, Pin
 :-700039

Signature of Identifier with Date


 26/09/2014 *Advocate*



District Sub-Registrar-III
 Alipore, South 24 Parganas
 (Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
 Office of the D.S.R. - III SOUTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07699 of 2014
(Serial No. 08085 of 2014 and Query No. 1603L000015779 of 2014)

On 26/09/2014

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 : 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 26/09/2014

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 26/09/2014)

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.-57,60,000/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as:
Impresive Rs.- 50/-

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

Presented for registration at 13.53 hrs on :26/09/2014, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Sri Satyendra Gupta ,Executant.

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

Execution is admitted on 26/09/2014 by

1. Sri Satyendra Gupta
Managing Director, Bofan Vyapaar Pvt Ltd, 237, Dharmatala Road, Kolkata, Thana:-Budge Budge, P.O. :-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137.
, By Profession : Business
2. Sri Arijit Banerjee
Partner, M /s Barun Nirmaan, 385, Madhurdah, Kolkata, Thana:-Tiljala, P.O. :-E K T P, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.
, By Profession : Business
3. Sri Ujjal Kumar Dey
Partner, M /s Barun Nirmaan, 385, Madhurdah, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.
, By Profession : Business
4. Sri Biplab Kumar Saha
Partner, M /s Barun Nirmaan, 385, Madhurdah, Kolkata, Thana:-Tiljala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039.
, By Profession : Business



District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07699 of 2014
(Serial No. 08085 of 2014 and Query No. 1603L000015779 of 2014)

5. Sri Nilimesh Roy
Partner, M /s Barun Nirmaan, 385, Madhurdah, Kolkata, Thana:-Tiljala, District:-South 24-Parganas,
WEST BENGAL, India, Pin :-700107.
, By Profession : Business
6. Sri Raaj Das
Partner, M /s Barun Nirmaan, 385, Madhurdah, Kolkata, Thana:-Tiljala, P.O. :-E K T P, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700107.
, By Profession : Business
- Identified By Arabinda Dhan Das, son of . . ., 177/11/8, Picnic Garden Road, Kolkata, Thana:-Tiljala,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700039, By Caste: Hindu, By Profession:
Advocate.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III
Alipore, South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANA
EndorsementPage 2 of 2

Seal of Registration under section 60 and Rule 69.

Registered In Book - I
CD Volume number 19
Page from 1381 to 1397
being No 07699 for the year 2014.



(Rajendra Prasad Upadhyay) 21-October-2014
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal District Sub-Registrar-III
Alipore, South 24 Parganas