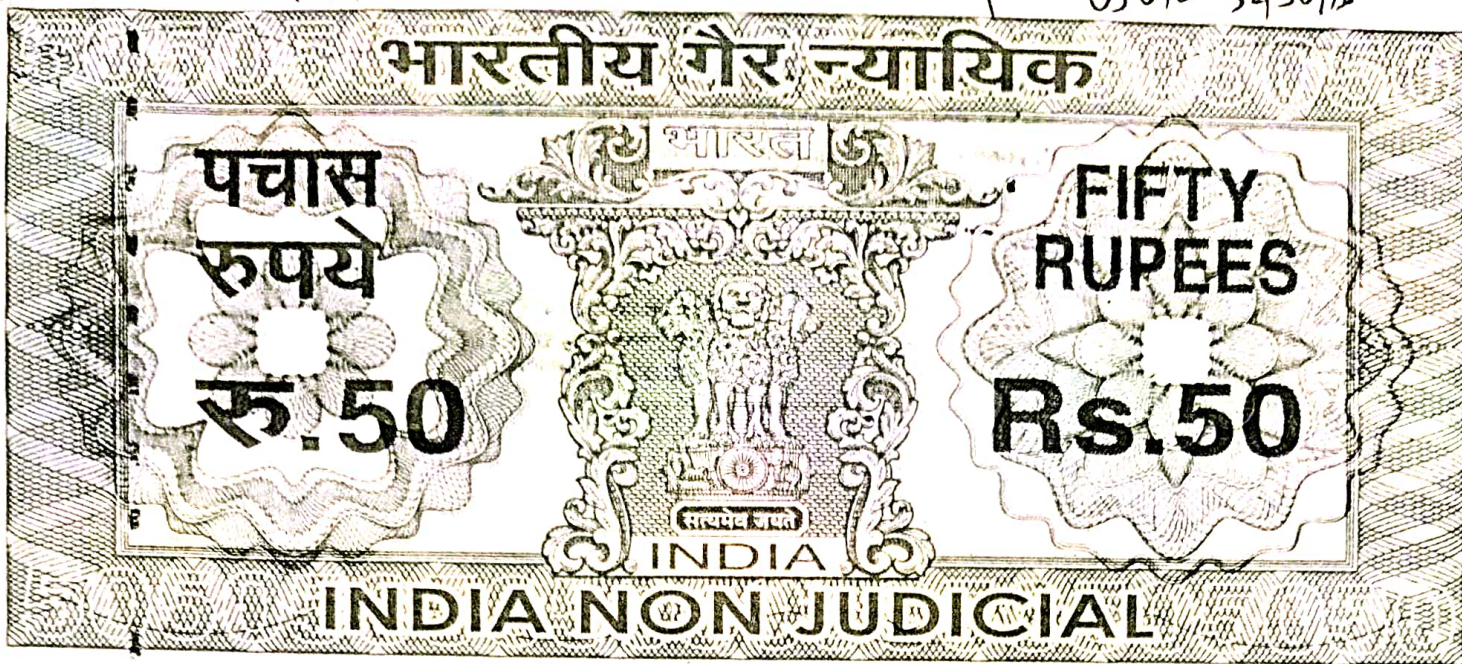


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 405517

Handwritten signature and date: 15/4/16

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

Handwritten signature and date: 15.04.16

District Sub-Register
Howrah

15 APR 2016



DEVELOPMENT POWER OF ATTORNEY

(after registered Development Agreement)

THIS DEVELOPMENT POWER OF ATTORNEY is made at Howrah, on this 14th day of April, 2016 A.D.

IN BETWEEN

ক্রমিক নং 1960 তারিখ 13/4/16
ক্রেতার নাম Ayoni Sankar Das
ঠিকানা Howrah
বল 50/

সৈকত মেডার
স্ট্যাম্প স্কেন্ডার
হাওড়া আদালত



District Sub Registrar
Howrah

15 APR 2016

DEVELOPMENT POWER OF ATTORNEY

(This document is subject to the provisions of the

THIS DEVELOPMENT POWER OF ATTORNEY IS

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL

ON THIS 15th DAY OF APRIL 2016

SHRI SOMNATH BASU, son of Swadesh Ranjan Basu, (PAN- BGXPB3901R) by Religion Hindu, Indian National, by occupation Business, residing at Village & P.O. Jhorehat, Police Station Sankrail, Dist. Howrah, PIN- 711302, hereinafter called the **FIRST PARTY/OWNER/ LANDLORD/ PRINCIPAL**

AND

MAA BATAI CONSTRUCTION a Proprietorship firm being represented by its sole Proprietor **SHRI SUSHIL KUMAR SHARMA** son of Late **OMPROKASH SHARMA**, (PAN BCLPS2701N), by Religion Hindu, Indian National, by occupation Business, resident of 65, Seikhpara Lane, P.O. Botanical Garden, P.S. Shibpur, Howrah- 711103, hereinafter called the **SECOND PARTY /DEVELOPER /ATTORNEY;**

KNOW ALL MEN BY THESE PRESENTS that I, **SHRI SOMNATH BASU**, son of Swadesh Ranjan Basu, residing at Village & P.O. Jhorehat, Police Station Sankrail, Dist. Howrah, PIN- 711302, hereinafter referred to as the **"PRINCIPAL /EXECUTANT/FIRST PART"**

WHEREAS I, the Principal / Executant/ First Party is the sole owner and occupier of ALL THAT the piece or parcel of demarcated **BASTU LAND** ("Riyati") measuring an area about **03 (Three) Cottahs** comprised in R.S. Dag No. 155 corresponding to L.R. Dag No. 169, appertaining to L.R. Khatian No. 4426, J.L. No. 30, within Mouza Jhorehat, Police Station Sankrail, District Howrah, which is more fully described in the **Schedule** herein below and hereinafter called the **"SAID PROPERTY"**;

AND WHEREAS I, the present Owner /Principal /First Part herein is the absolute Owner and Occupier of the said property and I am being the sole Owner of the said property has been enjoying and possessing the said property by paying all statutory

taxes, impositions and outgoings before the Concerned Departments, and desired to construct a multi storied building on my said property;

AND WHEREAS As I am not technically expert to undertake the proposed construction myself, I therefore resorted to take proper assistance of the Builder/ Developer having sound financial stability and technical knowledge regarding the Construction affairs.

AND WHEREAS the Developer namely **MAA BATAI CONSTRUCTION** a Proprietorship firm being represented by its sole Proprietor **SHRI SUSHIL KUMAR SHARMA** son of Late OMPROKASH SHARMA, resident of 65, Seikhpara Lane, P.O. Botanical Garden, P.S. Shibpur, Howrah-711103 has approached to me and made a proposal to develop the said property by way of construction of the said new building in accordance with the sanctioned plan by arranging financial resources from his own side;

AND WHEREAS I, the Principal herein has entered into a **Development Agreement** dated **15th April 2016**, with the Developer **MAA BATAI CONSTRUCTION** a Proprietorship firm being represented by its sole Proprietor **SHRI SUSHIL KUMAR SHARMA** son of Late OMPROKASH SHARMA, resident of 65, Seikhpara Lane, P.O. Botanical Garden, P.S. Shibpur, Howrah-711103 which was registered in the office of **D.S.R. Howrah**, West Bengal, being No. **0501-3446** for the year **2016** and by that Agreement the respective portions/Flat/areas of the said proposed building has been settled in between Land Lord/Principal and Developer/Attorney herein and in such effect the said Developer has already taken necessary steps for obtaining sanctioned Plan from the concerned authority. Now on terms of the said Development Agreement it has become necessary to make and execute a Development Power of Attorney wherein

Smriti Basu

and whereby I want to appoint the said Developer Firm as my lawful Constituted Attorney to do all acts, deeds, things and cause to be done and perform in respect of my said property in terms of the said Development Agreement on my behalf.

NOW KNOW ALL MEN by these presents that I, the above named Appointer/Owner/First Party do hereby nominate, constitute and appoint, **MAA BATAI CONSTRUCTION** a Proprietorship firm being represented by its sole Proprietor **SHRI SUSHIL KUMAR SHARMA** son of Late OMPROKASH SHARMA, resident of 65, Seikhpara Lane, P.O. Botanical Garden, P.S. Shibpur, Howrah-711103 as my true and lawful Attorney to do all acts, things, perform, execute and cause to be done, executed and performed in respect of my property more fully and particularly described in the Schedule hereunder written as mentioned below in my name and on my behalf that is to say:

- 1) To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Sub-Registrar Office, District Magistrate and Sub-Divisional Office, District Board, Municipal Board or any other local authority.
- 2) To sign, revised plans, to verify complaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any court of law such as any Civil Court, Criminal Court, or any of the office or offices.
- 3) To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
- 4) To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.

- 5) To file and receive back any documents, to deposit money by Chillan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgement receipt.
- 6) To accept service of any summons, notice, writ issued by any court and office against me.
- 7) To obtain, refund of stamp duty, court fees, to execute the decree or any decrees up to the amount of the decree.
- 8) To file suits, for damages and any kind of suit.
- 9) To apply to courts and offices for copies of documents and papers and to withdraw deeds, documents, papers from any court.
- 10) To apply for the inspection of and to inspect any judicial records any records of any office or offices.
- 11) To file any application before the Municipality/Zilla Parisad/Gram Panchayat or any board and to appear and also to do all acts which will be necessary to protect the interest at the property and also take any copies from the said authorities.
- 12) To carry on correspondence with all concerned authorities and bodies including the government of West Bengal and all its departments, Municipality/Zilla Parisad/Gram Panchayat, Police Authorities, Electricity Board for the time being in connection with the schedule property, and any other matters pertaining to the said property.
- 13) To deal and correspond with Municipality/Zilla Parisad/Gram Panchayat and all its department or officers or any other officers or authorities in connection with or relating to the said property hereunder and in particular to do the aforesaid acts, deeds, matters etc.

[6]

14) To deal with the Electricity Board for obtaining electric connection over the schedule property and to put up and erect an electric sub-station for the supply of electricity to the schedule property and for the purpose to sign all letters, applications undertaking, terms and conditions as may from time to time be thought necessary as may be required by concerned authorities.

15) To enter into an agreement for sale on my behalf and to do all acts which will be legal valid for completion of all agreement if required to appear before the registering authority and presenting the same and shall admit execution and registration. And to create mortgage over the Developer's allocation/portion to any Bank/ financial Organizations to avail loan/credit facilities to complete the said project.

16) To execute and register proper instrument of transfer on my behalf on duly stamped conveyance and any other kind of indenture like Gift, sale, mortgage or any things he likes and shall present the same before the Registering Authority and shall admit execution and registration and also shall complete and observe all formalities for completion of sale and shall deliver of possession of the Developer's allocation/portion (except Owner's allocated Flats) of the building and shall take all money and consideration and to grant receipt for acknowledge of payment.

17) To sign and execute and/or register all or any documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer the Flats/Units/Shop rooms/Garages out of Developer's allocation as mentioned herein before, and receive consideration thereof.

18) **AND GENERALLY** to Act as my Attorney or Agent in relation to all matters in respect of my schedule property which we are now or may hereafter be interested or concerned and on my behalf to execute and do all instruments, acts, matters and things as fully and effectually as we could do if personally present and we hereby agree to ratify and confirm whatsoever my said Attorneys shall lawfully do or purport to do by virtue of these presents.

19) **This Power of Attorney will be cancelled automatically after completion of the proposed building and also after sale of the entire Developer' portion and/or allocation as per the said Development Agreement and if the Developers sell out any portion of the Owner's allocation as per instruction of the Owner in that the case the said consideration money will be deposited with the Bank account of the Owners. All the receivable by or payable to the principals must be paid to the principals.**

20) **AND GENERALLY** to do all acts, deeds and things in any concerned Authority hereby granted in respect of the Schedule property which we ourselves could have done lawfully under our own hands if present personally.

SCHEDULE PROPERTY ABOVE REFERRED TO

ALL THAT the piece or parcel of demarcated **BASTU LAND** ("Riyati") measuring an area about **03 (Three) Cottahs** comprised in R.S. Dag No. **155** corresponding to L.R. Dag No. **169**, appertaining to R.S. Khatian No. **162**, L.R. Khatian No. **4426**, J.L. No. 30, within **Mouza Jhorehat**, Police Station Sankrail, District Howrah, the above land/composite block/premises is butted & bounded by :

- ON THE NORTH** : Land of Bimal Tarafdar;
- ON THE SOUTH** : 3 feet wide common passage;
- ON THE EAST** : 10 feet wide Road;
- ON THE WEST** : Drain ;

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Handwritten text in red ink, possibly a signature or stamp, partially obscured.

IN WITNESS WHEREOF the parties hereto subscribed their hands and seals on the day, month and year written hereinbefore.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES

(1) *S. Nandy*
Howrah

(2) *Bisanta Ghosh*
Howrah Court

Smita Banerjee

SIGNATURE OF THE EXECUTANT/PRINCIPAL

For MAABATAI CONSTRUCTION

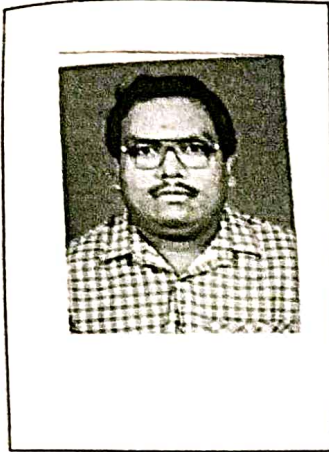
Sushil Kumar Sharma
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me and prepared in my office.

Chyng Sarwar
Advocate
Judges' Court Howrah
F-1782-2002

FINGER IMPRESSIONS

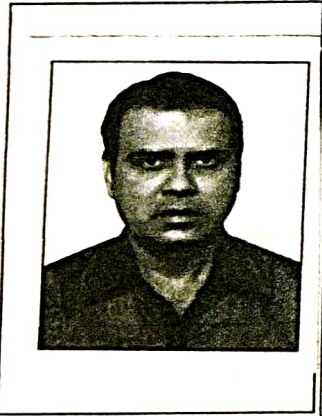


LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
LITTLE	RING	MIDDLE	FORE	THUMB

Smriti Basu

RIGHT



LEFT HAND



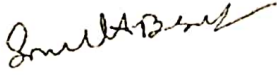
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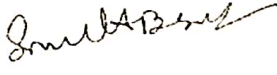
Sushil Kumar Sharma

RIGHT HAND



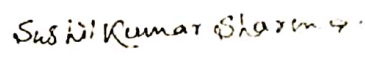
Seller, Buyer and Property Details

Principal & Attorney Details

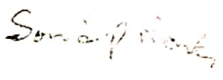
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Somnath Basu Son of Mr Swadesh Ranjan Basu Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, Howrah, District:-Howrah, West Bengal, India, PIN - 711302	 15/04/2016 3:35:40 PM	 LTI 15/04/2016 3:35:45 PM
		 15/04/2016 3:35:56 PM	

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Somnath Basu Son of Mr Swadesh Ranjan Basu Jhorehat, P.O:- Jhorehat, P.S:- Sankrail, Howrah, District:-Howrah, West Bengal, India, PIN - 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 14/04/2016; Date of Admission : 15/04/2016; Place of Admission of Execution : Office	 15/04/2016 3:35:40 PM	 LTI 15/04/2016 3:35:45 PM
		 15/04/2016 3:35:56 PM	

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Maa Batai Construction 65, Seikhpara Lane, P.O:- B Garden, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711103; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Sushil Kumar Sharma 65, Sk. Para Lane, P.O:- B Garden, P.S:- Sankrail, Howrah, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 14/04/2016; Date of Admission : 15/04/2016; Place of Admission of Execution : Office	 15/04/2016 3:34:58 PM	 LTI 15/04/2016 3:35:05 PM
		 15/04/2016 3:35:23 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Sandip Nandi Son of Mr S K Nandi Howrah Court, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Mr Somnath Basu, Mr Sushil Kumar Sharma	 15/04/2016 3:36:09 PM

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

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	District: Howrah, P.S:- Sankrail, Gram Panchayat: JHORHAT, Mouza: Jhorhat	LR Plot No:- 169, LR Khatian No:- 4426	3 Katha	1,00,000/-	14,37,911/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road Adjacent to Metal Road.

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Somnath Basu
Address	Thana : Howrah, District : Howrah, WEST BENGAL
Applicant's Status	Seller/Executant

Office of the D.S.R. HOWRAH, District: Howrah

Endorsement For Deed Number : I - 050103450 / 2016

Query No/Year	05011000151463/2016	Serial no/Year	0501003697 / 2016
Deed No/Year	I - 050103450 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr Somnath Basu	Presented At	Office
Date of Execution	14-04-2016	Date of Presentation	15-04-2016

Remarks

On 15/04/2016

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.

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

Presented for registration at 15:19 hrs on : 15/04/2016, at the Office of the D.S.R. HOWRAH by Mr Somnath Basu ,Executant.

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 14,37,911/-

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

Execution is admitted on 15/04/2016 by

Mr Somnath Basu, Son of Mr Swadesh Ranjan Basu, Jhorehat, P.O: Jhorehat, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, By caste Hindu, By Profession Business
Indetified by Mr Sandip Nandi, Son of Mr S K Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 15/04/2016 by

Mr Sushil Kumar Sharma Mr Sushil Kumar Sharma, Son of Late Omprakash Sharma, 65, Sk. Para Lane, P O B Garden, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, By caste Hindu. By profession Business
Indetified by Mr Sandip Nandi, Son of Mr S K Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, By caste Hindu, By Profession Law Clerk

Payment of Fees

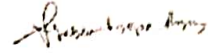
Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 1960, Purchased on 13/04/2016, Vendor named S Meyur.



(Sati Prosad Bandopadhyay)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 0501-2016, Page from 88167 to 88183
being No 050103450 for the year 2016.



Sati Prosad Bandopadhyay

Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2016.04.20 17:35:19 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 20-04-2016 17:35:19
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)