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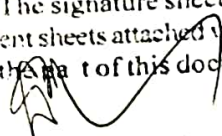


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 844210

15/12/17
1-32/17
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Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.


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

15 DEC 2017

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, **SMT. JHARNA DAS** (PAN - BNTPD1857K), daughter of late Kanailal Paul, wife of Sri Meghnath Das, by faith - Hindu, by nationality - Indian and

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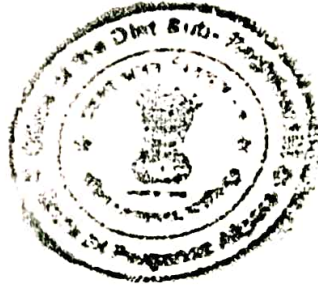
SI No. Sold to *prosenjit saha*
Address..... Advocate

A. K. Maity
(Govt.) Licensed Stamp Vendor High Court Cal.
10, Old Post Office Street
Kolkata - 700001
License No.1/2017-18

Rs. 100/- (Rupees One Hundred) only

Issue Date:..... Sign.....

15 DEC 2017



District Sub-Registrar-III
Alipore, South 24 Parganas

15 DEC 2017

Witnessed by me

Prosenjit Saha

Adv.

Slr - Late Nitai Dada Saha
High Court, Calcutta,

residing at 111/1, Kumurpara Lane, Ward No. 91, Post Office & Police Station - Kasba, Kolkata-700042, and I am the co-owner in respect of ALL THAT the undivided proportionate 1/4th share out of the total the piece and parcel of land measuring about 8 (Eight) Cottah 8 (Eight) Chittack 23 (Twenty three) Sq.ft. more or less together with 550 Sq.ft structure more or less which is equivalent to undivided proportionate 02 cottahs 02 chittaks 05 sq.ft. together with 138 sq.ft. tally shaded structure standing thereon lying and situated at 111/1, Kumar Para Lane, Ward No. 91, P.S. - Kasba, Kolkata - 700042, Dist- South 24-Parganas, within the limits of Kolkata Municipal Corporation (morefully and particularly described in the Schedule written hereunder) and have been possessing and occupying by exercising my right, title & interest therein without any interruption from any corner whatsoever.

WHEREAS I have entered into a Development Agreement on 15th December 2017 with **SRI THAKUR DAYAL SINGH** (PAN - ATCPS3492F), son of Sri Dharamanth Singh, by faith - Hindu, by occupation - Business, residing at 49/B, Swinhoe Lane, Post Office & Police Station - Kasba, Kolkata - 700042.

AND WHEREAS the said Development Agreement was duly registered on 15th December, 2017 at District Sub-Registrar-III, Alipore, South 24-Parganas, recorded in Book no.I, C.D. Volume No.....X....., Page No.....X..... to X....., being no. 1160305306 for the year 2017.

AND WHEREAS by virtue of the said Development Agreement I have engaged and/or appointed **SRI THAKUR DAYAL SINGH** (PAN - ATCPS3492F), son of Sri Dharamanth Singh, by faith - Hindu, by occupation - Business, residing at 49/B, Swinhoe Lane, Post Office & Police Station - Kasba, Kolkata - 700042 as the Developer to develop the property lying and situated at Premises No. 111/1, Kumar Para Lane, Ward No. 91, Assessee No. 210911003030, Police Station - Kasba, Kolkata - 700042, Dist- South 24-Parganas, within the limits of Kolkata Municipal Corporation (morefully and particularly described in the Schedule written hereinunder).

15/12/2017

Sri Thakur Dayal Singh

AND WHEREAS by virtue of the said Development Agreement the owners shall entitled to get "OWNERS' ALLOCATION" and the Developer shall entitled to get the "DEVELOPER'S ALLOCATION".

NOW BY THIS POWER OF ATTORNEY I, the Executant above-named, do hereby appoint, nominate and constitute **SRI THAKUR DAYAL SINGH** (PAN - ATCPS3492F), son of Sri Dharamanth Singh, residing at 49/B, Swinhoe Lane, Post Office & Police Station - Kasba, Kolkata - 700042 as the Developer to develop ALL THAT the undivided proportionate 1/4th share out of the total the piece and parcel of land measuring about 8 (Eight) Cottah 8 (Eight) Chittack 23 (Twenty three) Sq.ft. more or less together with 550 Sq.ft structure more or less which is equivalent to undivided proportionate 02 cottahs 02 chittaks 05 sq.ft. together with 138 sq.ft. tally shaded structure standing thereon lying and situated at 111/1, Kumar Para Lane, Ward No. 91, P.S. - Kasba, Kolkata - 700042, Dist- South 24-Parganas, within the limits of Kolkata Municipal Corporation as my TRUE AND LAWFUL ATTORNEY who will do and/or perform all the acts, deeds, and things as mentioned hereunder for me, in my name and on my behalf in respect of the schedule mentioned property as follows :-

1. To talk deal and negotiate with the existing tenants and/or occupiers of the said premises and to make a settlement of this shifting or eviction from the Schedule property while developing the said premises. As also to appropriate legal steps as my Attorneys may deem fit and proper at his discretion.
2. To enter into sale/lease or any agreement with any person in respect of the "Developer's Allocation" in my behalf.
3. To receive the booking and/or advance amount, Sale consideration amount from the intending purchaser or purchasers in respect of the "Developer's Allocation" as per the Development Agreement also to execute the Sale Deeds / Agreements / Assignment Deeds and to present the same for registration before the concerned Registrar of Assurances, Sub-Registrar Offices and to admit execution. Also to sign all forms, petitions, Affidavits and other documents necessary for completion of the

registration of the Sale Deeds, etc., and to receive the same back after registration.

4. To appear and act and give evidence in all the Courts, Civil, Revenue or Criminal whether Original or Appellate, Consumer Courts, Consumer State and National Commissions, in the Registration Offices or any other Office of Central and State Government, or District Board or any Revenue or any Local Authority, Kolkata Municipal Corporation, CESC, in any proceedings or matters as and when necessary.
5. To take / institute proceedings as and when necessary for all matters relating to the Schedule mentioned property. And to sign and verify Plaints, Vakalaths, Authorisation, Letters, Written Statements, Petitions or Claims and Objections, Memorandum of Appeal and Petitions, forms and Applications of all kinds and to file them in any such Court or Office, till a finality is reached. And also to correspond with the Electricity Board, City Municipal Corporation, Revenue Authorities, Panchayat Board Authorities and any other Local Bodies, and the Reserve Bank of India, and the Income Tax Authorities Constituted under the Income Tax Act, Central, State and Local Government Bodies / Departments.
6. To create construction and/or carryout development work by constructing multistoried building by demolishing the old structure standing thereon as per the plan approved by the appropriate authority.
7. To appoint any Advocate/s, Revenue Agent or any other Legal Practitioner or Auditor.
8. To file and receive back documents, to receive deposit and advance and to issue receipts therefor.
9. To obtain refund of Stamp duty or repayment of Court fees etc. if any.
10. To apply to courts and Government and other offices including Central and State Authorities and Tax Authorities for copies of documents and papers.

11. To apply for the inspection of and to inspect judicial and public records.
12. To accept service of any summons, notice or Writ issued by any Court or Officer against me.
13. To submit Income Tax, as and when necessary and appear before the Authorities concerned for the said purposes, including appointment of Auditors and Advocates.
14. To apply before the Kolkata Municipal Corporation for sanction of building plan and for mutation of the schedule mentioned property and to sign all necessary documents and forms for such mutation on my behalf. And also to sign the building plan and to submit the same before Kolkata Municipal Corporation on my behalf.
15. To apply before CESC Ltd., for new electricity connection including allied matter on my behalf.
16. To defend possession, manage and maintain as well as construction including contractor and suppliers.
17. To deposit and withdraw fees documents and moneys in any form any court or courts, and/or any other persons or authority and give valid receipts and discharges whereof.
18. For all or any of the purposes herein before stated to appear and represent me before the authorities having jurisdiction and to sign execute and submit papers and documents.
19. To obtain refund of stamp duty, court fees or repayment of stamp duty or court fees.
20. To apply before any authority for any purpose on my behalf and also to sign all necessary documents.
21. To execute the Sale Deed / Deeds or any other deed or deeds in respect of the "Developer's allocation" and present the same in my name and on my behalf before the concerned Registrar Office for registering the Sale

deeds. Also to admit execution in respect of any such documents before the Registrar for purposes of registration and to receive the sale price/consideration and to give effectual receipts therefore and to consent for change of Registry.

22. To do all such acts necessary to make the sale effective and to effect mutation of Government and Public records and accounts subsequent to the sale.
23. From time to time to appoint and remove at pleasure any substitute or substitutes as Attorney or Agent under him, in respect of all or any of the matters aforesaid, upon such terms and on such salaries or remuneration, as he shall think fit.
24. To Mortgage the said property before any bank or any financial institute and borrow loan for smooth construction of the proposed multi storied building.
25. GENERALLY to act as my ATTORNEY or AGENT in relation to the matters aforesaid and on my behalf to execute and do all deeds, acts or things as fully and effectually in all respects as I , myself would do, if personally present.
26. I , do hereby for myself, my heirs, executors, administrators and legal representatives, ratify and confirm whatsoever my said ATTORNEY shall do or purport to do by virtue of this POWER OF ATTORNEY.
27. The said Attorney shall obtain or have power to make any construction, Development work on the Schedule mentioned property.

AND to do and/or perform all other acts, deeds and things relating to the schedule mentioned property which my said Attorney in their absolute discretion think fit and proper as I could do in all respect if I personally present.

THE SCHEDULE ABOVE REFERRED TO**The Said Property**

ALL THAT the undivided proportionate 1/4th share out of the total the piece and parcel of land measuring about 8 (Eight) Cottah 8 (Eight) Chittack 23 (Twenty three) Sq.ft. more or less together with 550 Sq.ft structure more or less which is equivalent to undivided proportionate 02 cottahs 02 chittaks 05 sq.ft. together with 138 sq.ft. tally shaded structure standing thereon lying and situated at 111/1, Kumar Para Lane, Ward No. 91, P.S. - Kasba, Kolkata - 700042, Dist- South 24-Parganas, within the limits of Kolkata Municipal Corporation and is butted and bounded by-

- On the North** : Land/House of Biswanath Paul.
- On the South** : Land of Sumitra Paul.
- On the East** : House of Basanta Banerjee.
- On the West** : 18 feet wide Kumar Para Lane, Land of Bijon Kr. Paul & Balaram Paul.

IN WITNESSES WHEREOF I, the executants put my signature on this 15th day of December, 2017.

SIGNED AND DELIVERED by the Executants Abovenamed in the presence of :-

WITNESSES :

1) DIPIKA DAS

~~111 KUMAR~~
111 KUMAR Paro Lane
Kol-42

[Handwritten Signature]

EXECUTANT

2) Pradip Mondal

79/A/11 Kumar Paro Lane Kol-42

[Handwritten Signature]

ATTORNEY

Drafted by me:

[Handwritten Signature]

Prosenjit Saha
Advocate
High Court, Kolkata
Bar Association Room No.16.
Enrolment No. WB1790 of 2003

Major Information of the Deed

Deed No :	I-1603-05308/2017	Date of Registration	15/12/2017
Query No / Year	1603-1000412729/2017	Office where deed is registered	
Query Date	15/12/2017 1:54:56 PM	D.S.R. - III SOUTH 24-PARGANAS, District.	South 24-Parganas
Applicant Name, Address & Other Details	PROSENJIT SAHA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9433132848, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 36,23,067/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160305306/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



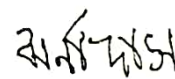
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kumar Para Lane, , Premises No. 111/1, Ward No: 91

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 2 Chatak 5 Sq Ft	80,000/-	35,81,667/-	Width of Approach Road: 18 Ft.
Grand Total :					3.5177Dec	80,000 /-	35,81,667 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	138 Sq Ft.	20,000/-	41,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 138 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		138 sq ft	20,000 /-	41,400 /-	



Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt JHARNA DAS Daughter of Late KANAILAL PAUL Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office			
		15/12/2017	LTI 15/12/2017	15/12/2017

20/12/2017 Query No:-16031000412729 / 2017 Deed No :- I - 160305308 / 2017, Document is digitally signed.
Query No. 1603-1-000412729 of 2017

111/1, KUMARPARA LANE, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BNTPD1857K, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admsslion: 15/12/2017 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Shri THAKUR DAYAL SINGH (Presentant) Son of Shri DHARAMNATH SINGH Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office</p>   <p><i>Thakur Dayal Singh</i></p> <p>15/12/2017</p>
<p>Son of Shri DHARAMNATH SINGH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATCPS3492F, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admsslion: 15/12/2017 ,Place : Office</p>	

Identifier Details :

Name & address
<p>Mr PROSENJIT SAHA Son of Late NITAI PADA SAHA HIGH COURT, CALCUTTA, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt JHARNA DAS, Shri THAKUR DAYAL SINGH</p> <p><i>Prosenjit Saha</i></p>
15/12/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA DAS	Shri THAKUR DAYAL SINGH-3.51771 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA DAS	Shri THAKUR DAYAL SINGH-138.00000000 Sq Ft

Endorsement For Deed Number : I - 160305308 / 2017

On 15-12-2017

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 13:32 hrs on 15-12-2017, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri THAKUR DAYAL SINGH, Claimant.

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 36,23,067/-

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

Execution is admitted on 15/12/2017 by 1. Smt JHARNA DAS, Daughter of Late KANAILAL PAUL, 111/1, KUMARPARA LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others, 2. Shri THAKUR DAYAL SINGH, Son of Shri DHARAMNATH SINGH, 49/B, SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Identified by Mr PROSENJIT SAHA, , Son of Late NITAI PADA SAHA, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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. Stamp: Type: Impressed, Serial no 090287, Amount: Rs.100/-, Date of Purchase: 15/12/2017, Vendor name: A K Maity



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2017, Page from 149932 to 149949
being No 160305308 for the year 2017.



Digitally signed by ASISH GOSWAMI
Date: 2017.12.20 16:27:50 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 20/12/2017 16:27:00
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)