

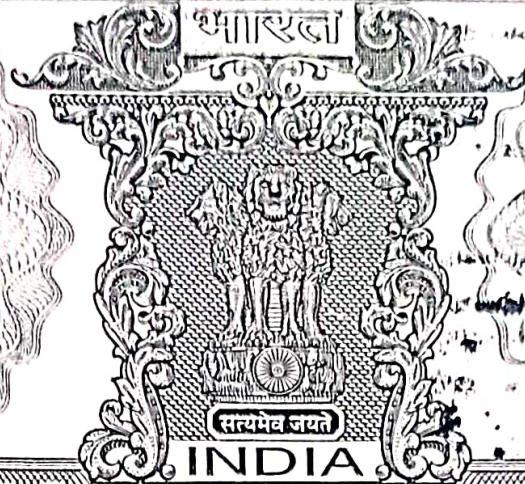
3073/13

1.03372

भारतीय गैर न्यायिक

पचास  
रुपये

रु. 50



FIFTY  
RUPEES

Rs. 50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 215461

3356/13  
27/5

Registered under the Development Agreement Act, 1974  
The document is registered at  
Barasat, North 24 Parganas.  
Date of registration is 27.5.2013

*C. S. M.*  
Additional District Sub-Registrar  
Barasat, North 24 Parganas.  
27 MAY 2013

### DEVELOPMENT POWER OF ATTORNEY

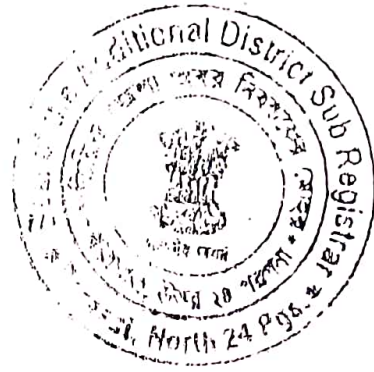
After Registration of Development Agreement

KNOW ALL MEN BY THESE PRESENT THAT I, **SMT. MAMATA MAITRA**, wife of Swapan Kumar Maitra, daughter of Late Sunil Kumar Sardar, by nationality – Indian, by faith – Hindu, by occupation – Housewife, residing at Saroj Park, P.O. & P.S. – Barasat, District – North 24 Parganas, do hereby stated as follows :-

207  
27/05/2013  
Muzamil Rahman Adhocali  
Borasat (North)  
50/...  
ডেপুটি ডি

বার শ্রী কোর্ট  
ডিক্টেট  
তারিখ 19/2/13  
মোট মূল্য 1,50,000/-

ডেপুটি অফিস, বারাসাত  
ডেপুটি ডি মুরত চ্যাটার্জী



P

Additional District Sub-Registrar  
Borasat, North 24 Parganas.

27 MAY 2013



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

66AA 251558

WHEREAS being the lawful owners of the below Schedule mentioned property I have decided to construct the new residential/commercial buildings over the said property or premises by way of demolition of the existing old structures standing thereon.

AND WHEREAS as I have no practical experience and sufficient fund for construction of the proposed new buildings, hence by an **Agreement for Development**, dated 27/05/2013, being No. - 0 3371, for the year 2013, which was registered in Book No. - I, C.D. Volume No. - \_\_\_\_\_, pages from 1 to 20 before the A.D.S.R. - Barasat, North 24 Parganas, I have appointed (1) **SRI SAILEN GUHA**, son of Late Kalipada Guha, by religion- Hindu, by occupation- Business, residing at Pioneer Park, P.O. & P.S.- Barasat, Kolkata- 700124, District- North 24 Parganas, (2) **SRI SHYAMAL KANTI SAHA**, son of Late Haridas Saha, by religion - Hindu, by

*[Handwritten Signature]*

[Page 2 of 7]

Manojita Maity

by Occupation- Business, residing at 3 No. Bangur Avenue Block-C,P.O.- Bangur, Kolkata – 700055, District- North 24 Parganas as **BUILDERS / DEVELOPERS** for the purpose of construction of the proposed new buildings over the said premise or property on the basis of Building Plan which is to be approved by the Barasat Municipality and as per Agreement for Development with other terms and conditions will be evident thereat.

AND WHEREAS for the purpose of proposed new construction various acts, deeds and things to be done by my said **Builder/Developer** and also to represent me every where in my name and on my behalf.

AND WHEREAS in terms of the said agreement for construction in respect of the proposed new building I have agreed to grant this **Power of Attorney** unto and in favour of my said **Developers** to enable various acts, deeds and things for the said proposed project.

AND WHEREAS by these presents and I do hereby nominate constitute and appoint **SRI SAILEN GUHA**, son of Late Kalipada Guha, aged about 49 years, by religion- Hindu, by occupation- Business, residing at Pioneer Park, P.O. & P.S.- Barasat, Kolkata- 700124, District- North 24 Parganas and **SRI SHYAMAL KANTI SAHA**, son of Late Haridas Saha, aged about 50 years, by religion- Hindu, by Occupation- Business, residing at 3 No. Bangur Avenue Block-C,P.O.- Bangur, Kolkata- 700055, District- North 24 Parganas as my lawful **AGENTS / ATTORNEYS** to do the acts, deeds and things in my name and on my behalf as follows :-

1. To look after manage and control my said property or premises together with the proposed new buildings.
2. To appoint Engineer / Architect / L.B.S. for preparing and/or for making building plan or plans or drawing for the proposed new buildings over



my aforesaid property and to submit the same to the Barasat Municipality to have the sanction of the same and to submit and deposit all fees to the Authority concerned and to endorse or sign on the said plan or plans and drawing as my lawful **Agents / Attorneys** and also to sign all papers, application, petitions, affidavit etc in my name and on my behalf.

3. To take delivery of the said sanction building plan or plans from the building department of the Barasat Municipality.
4. To represent me all other Govt. Offices, departments, Local Police Station in connection with my aforesaid property and to defend me every where to protect my interest and to do everything in my name and on my behalf as the said **Agents / Attorneys** think fit and proper for my benefit and interest.
5. To make, file all suit or suits, plaints, written statements before any competent Court of law or to file any appeal out of any suit and /or to defend me everywhere and to appoint any Advocate or Advocates in my name and on my behalf.
6. To make the new building as per proposed building plan or plans which to be approved by the Barasat Municipality over the said property or premises as per instruction of the appointed Engineer / Architect / L.B.S.
7. To apply for new electric connection and electric meter to the Electricity Board in my name and on my behalf.
8. For construction of the said new buildings and for arrangement of construction firm my appointed **Agents / Attorneys** or their Firm shall negotiate with the intending buyers, suppliers, transferee or transferees for transfer of certain unit or units / flat or flats and together with



proportionate share of land of the said property except Owner's allocated portion in terms of **Agreement for Development** dated 27.5.2013, and in this connection my appointed Agent shall be entitled to make any short of agreement such as short term and long term lease, tenancy or to assign any part or portion or whole of the builder's own allocation to any intending person or persons and to receive any amount of advance from the transferee or transferees as my said **Attorneys / Agents** think fit and proper without making me liable in any way.

9. To power and authorities for sale of the Units/Flats of the proposed building along with proportionate share of land in the proposed Residential/Commercial Buildings to be constructed over the Schedule mentioned property as defined in the said Development Agreement.
10. My said **Agents / Attorneys** shall be at liberty to **sell** their **Allocated Portion** as per Development Agreement to any intending buyer or buyers and to make agreement for sale and or to execute and register the same or subsequent deed of conveyance or conveyances unto and in favour of the intending buyer or buyers in my name and on my behalf **after giving the physical possession of the Owner's allocated portion to me** simultaneously giving the formal possession by executing the Letter of Possession in my favour and submit the said instrument, and all kinds of Deeds before the registration authority such as DSR-II, North 24 Parganas, ADSR – Kadambagachi, and A.R.A.-II, Kolkata to sign, execute and sign on the Deed return receipt to have the registration in my name and on my behalf.
11. And for the purpose of transfer of any unit or units to any intending buyers, assignee or transferee in respect of Builder's own allocation shall execute and register any instrument or instruments by way of lease or tenancy basis together with option of renewal or sub-lease or sub-tenancy in my name and on my behalf and shall produce the same



before any registering authority in my name and on my behalf as my said Agent think fit and proper.

12. To give inspection of all documents of title and other connecting documents to the intending transferee or assignee or assignees in my name and on my behalf.
13. To demolish existing building and structure on the said property and to construct temporary sheds and godown for storage of building materials and to construct new Residential Building and/or any other structure on the said property, in accordance with the said Development Agreement and also as per the Building Plan to be sanctioned by the Barasat Municipality.
14. And generally to do every thing in my name and on my behalf and my **Agents / Attorneys** act to be treated my own acts and I do hereby agree to ratify and confirm all lawful acts done by my said **Agents / Attorneys**.

### SCHEDULE

**ALL THAT** piece and parcel of demarcated plot of **Bastu Land** measuring about 8.25 decimal or **5 cottah** corresponding to R.S. Khatian No. – 474; 464; 469 & 459, L.R. Khatian No. – 2502, **R.S. Dag No. – 717**, L.R. Dag No. – 3353, at **Mouza – Banamalipur**, J.L. No. 80, P.S. – Barasat, within the jurisdiction of Barasat Municipality, Ward No. – 10, Holding No. 11 Taki Road (North), District – North 24 Parganas.



The aforesaid land which is denoted herein as entire land is butted and bounded by :-

On the North : 12' wide Municipal Road;  
On the South : R.S. Dag No. - 715;  
On the East : 12' wide Municipal Road;  
On the West : R.S. Dag No. - 717 (P).

IN WITNESS WHEREOF we the PARTIES have hereunto set and subscribed my respective hands and seals on this 27<sup>th</sup> day of <sup>May</sup> ~~January~~, 2013.

*Sairam Gupta*

**WITNESSES :**

1. *Debashis Das*  
c/o Smt Biva Rani Das  
Aurobindo Nagar,  
Andal South Barasat  
Po: Andal  
Dist - Burdwan.  
Pin- 713321

*Mamata Maitra*  
Signature of the EXECUTOR

*Sairam Gupta*  
*Sujamal Kanti Saha*  
Signature of the ATTORNEY

2. *Swapan (V.B) Maitra*  
Saroj Park, Barasat.  
Kot - 700124.

**Drafted by :**

*Mijanur Rahaman*

**Mijanur Rahaman**  
Advocate,  
Regd. No. : WB 910/2000  
District Judges' Court,  
Barasat, North 24 Pgs.

Computer Composed by :

*Biplab Goswami*  
(Biplab Goswami)  
Barasat Court, Barasat.





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

Endorsement For Deed Number : I - 03372 of 2013  
(Serial No. 03073 of 2013 and Query No. 1503L000007356 of 2013)

On 27/05/2013

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 48(g) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 14.00/-, on 27/05/2013

( Under Article : ,E = 14/- on 27/05/2013 )

**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.-38,25,004/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impressive Rs.- 60/-

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

Presented for registration at 12.15 hrs on :27/05/2013, at the Office of the A.D.S.R. BARASAT by Mamata Maitra ,Executant.

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

Execution is admitted on 27/05/2013 by

1. Mamata Maitra, wife of Swapan Kumar Maitra , Saroj Park, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
2. Sailen Guha, son of Late Kalipada Guha , Pioneer Park, Kolkata, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700124, By Caste Hindu, By Profession : Business
3. Shyamal Kanti Saha Saha, son of Late Haridas Saha , 3 No Bangur Avenue, C, Kolkata, Thana:-Barasat, P.O. :-Bangur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-70055, By Caste Hindu, By Profession : Business

Identified By Sujay Maitra, son of Swapan Kr. Maitra, Saroj Park Vivekananda Road, Kolkata, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700124, By Caste: Hindu, By Profession: Business.

( Gautam Ghosh )

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT



Mamata Maitra

Additional District Sub-Registrar  
Barasat, North 24 Parganas  
( Gautam Ghosh )







ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 1

Government of West Bengal  
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
 Office of the A.D.S.R. BARASAT, District- North 24-Parganas  
 Signature / LTI Sheet of Serial No. 03073 / 2013, Deed No. (Book - I , 03372/2013)  
 Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Mamata Maitra Saroj Park, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India,	 27/05/2013	 LTI 27/05/2013	Mamata Maitra 27.5.13

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


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mamata Maitra Address -Saroj Park, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India,	Self	 27/05/2013	 LTI 27/05/2013	Mamata Maitra
2	Sailen Guha Address -Pioneer Park, Kolkata, Thana:-Barasat, P.O. :-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700124	Self	 27/05/2013	 LTI 27/05/2013	Sailen Guha
3	Shyamal Kanti Saha Saha Address -3 No Bangur Avenue, C, Kolkata, Thana:-Barasat, P.O. :-Bangur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-70055	Self	 27/05/2013	 LTI 27/05/2013	Shyamal Kanti Sa

Name of Identifier of above Person(s)

Sujay Maitra  
Saroj Park Vivekananda Road, Kolkata,  
Thana:-Barasat, District:-North 24-Parganas, WEST  
BENGAL, India, Pin :-700124

Signature of Identifier with Date

Sujay Maitra  
27/05/2013












  
Additional District Sub-Registrar  
Barasat, North 24 Parganas.

(Gautam Ghosh)  
**ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT**  
 Office of the A.D.S.R. BARASAT

# UNDER RULE 44A OF THE I.R. ACT 1908












(1) Name .....

*Shyamal Kant Saha*

	L.H. বাম হাত	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H. ডান হাত	THUMB	FORE	MIDDLE	RING	LITTLE
						

*Shyamal Kant Saha*  
**Signature of the Presentant**  
 Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name ..... *Sailun Gaha* .....












	L.H. বাম হাত	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H. ডান হাত	THUMB	FORE	MIDDLE	RING	LITTLE
						

All the above fingerprints are of the above named person and attested by the said person

*Sailun Gaha*  
**Signature of the Presentant**

(3) Name .....

*Mamala Maitya*

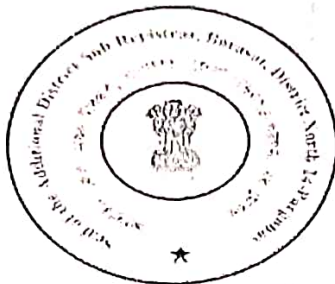
	L.H. বাম হাত	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H. ডান হাত	THUMB	FORE	MIDDLE	RING	LITTLE
						

*Mamala Maitya*  
**Signature of the Presentant**

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

Certificate of Registration under section 60 and Rule 60.

Registered in Book - I  
CD Volume number 13  
Page from 768 to 780  
being No 03372 for the year 2013.



*Gm*

(Gautam Ghosh) 28-May-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT  
Office of the A.D.S.R. BARASAT  
West Bengal