





DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, We, (1) SAKUNTALA JAISWAL (@ SAKUNTALA DEBI JAISWAL (PAN AQFPJ8013M) wife of Debi Prasad Show, daughter of Late Durga Prasad Shaw @ Late Durga Prasad Jaiswal & Late Sudama Devi, by occupation Housewife,

Continued Page...

residing at 70/1A, Diamond Harbour Road, Post Office Khidirpur (Babu Bazar). Police Station Watgunge, Kolkata - 700023, District South 24 Parganas, West Bengal AND (2) SARDA BHAGAT @ SARADA RANI BHAKAT (PAN BBQPB7722Q) wife of Bharat Chandra Bhagat @ Bharat Bhakat, daughter of Late Durga Prasad Shaw @ Late Durga Prasad Jaiswal & Late Sudama Devi, residing at 10/8, R. G. M. Teghoria, Post Office Hatiara, Police Station Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, both by faith Hindu, by occupation Housewife, by nationality Indian, both hereinafter jointly called and referred to as the "LANDOWNERS/ PRINCIPALS/EXECUTANTS' do hereby jointly and severally nominate, constitute and appoint JPK ENCLAVE PVT. LTD. (PAN AABCJ7421N), a Pvt. Ltd. Company, incorporated under the provisions of the Companies Act, 1956, having its registered office at 19, Cotton Street, Post Office and Police Station Burrabazar, Kolkata - 700007, District Kolkata, West Bengal, represented by its Director, ARUN HUMAR REDIA (PAN AFVPK4354H) son of Jagadish Prasad Kedia, by faith Hindu, by occupation Business, by nationality Indian, residing at BF-18, Salt Lake City, Sector-I, Post Office Mayukh Bhawan, Police Station Bidhan Nagar, Kolkata - 700064, District North 24 Parganas, West Bengal, hereinafter called as the "POWER OF ATTORNEY HOLDER" as our true, authorised and lawful Attorney for us in our names on our behalf and to do exercise and perform all and every/any of the acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of ALL THAT piece and parcel of Sali land measuring:

C.S Dag	RS/	C.S Khatian	R.S Khatian	L R Khatian No.	Nature of	1	roper	ΙΥ
No.	Dog No.	No.	No.		Land	Ж	CH	SFL
3892	2909	361	491, 3186	10347, 10349	Sali	03	10	00
3894	2911	361	491, 3186	10347, 10349	Sali	00	06	00
				Total		04	00	00

In total a demarcated vacant plot of Sali land measuring 4 (Four) Cottahs be the same a little more or less, comprised in C S Dag Nos. 3892 and 3894, R S/L R Dag Nos. 2909 and 2911, C S Khatian No. 361, R S Khatian No. 491 and 3186, L R Khatian Nos. 10347 and 10349, lying and situated at Mouza Gopalpur, J L No. 2, R S No. 140, Touzi No. 2998 & 125B/1, Hal Touzi No. 10, Pargana Kalikata, P S Airport, ADSR Bidhan Nagar, formerly within the limits of Rajarhat Gopalpur Municipality, presently within Ward No. 4 of Bidhannagar Municipal Corporation [Post Office R. Gopalpur, Kolkata – 700136], in the District North 24 Parganas, West Bengal, morefully described in the Schedule hereinafter written, hereinafter called the SAID PROPERTY/SAID PREMISES.

AND WHEREAS we, the Landowners/Executants herein, jointly entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by us with the said JPK ENCLAVE PVT. LTD. (PAN AABCJ7421N), a Pvt. Ltd. Company, incorporated under the provisions of the Companies Act, 1956, having its registered office at 19, Cotton Street, Post Office and Police Continued Page...

Station Burrabazar, Kolkata - 700007, District Kolkata, West Bengal, represented by its Director, ARUN KUMAR KEDIA (PAN AFVPK4354H) son of Jagadish Prasad Kedia, by faith Hindu, by occupation Business, by nationality Indian, residing at BF-18, Salt Lake City, Sector-I, Post Office Mayukh Bhawan, Police Station Bidhan Nagar, Kolkata - 700064, District North 24 Parganas, West Bengal. The said Development Agreement 12.04.2017 and registered on 21.04.2017 in the office of the ARA-IV Kolkata and recorded in Book No. 1, being Deed No. 3596 of 2017.

AND WHEREAS referencing the above Registered Development Agreement and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

Municipal/Corporation Authority, CESC Ltd./WBSEDCL, Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.

Continued Page...

- (2) To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
- (3) To manage and maintain the said premises including the building/s to be constructed thereon.
- (4) To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
- (5) To pay all Municipal/Corporation and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
- (6) To enter into any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instruments and deeds &

Continued Page...

documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his/their name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance and/or any other instruments and documents in respect of sale of flat/s, shop/s, unit/s and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement. To execute Deed of Amalgamation with neighbour's plot of land of the schedule property.

- (7) To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.
- (8) To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/ contact for sale of flats, garages, covered spaces and car parking spaces with the Developer's Allocation.

- (9) To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
- (10) To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
- (11) To sign, declare and/or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vokalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to my said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
- (12) That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deed of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.

- (13) For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
- (14) The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as our Attorney in relation to all matters touching my said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Development Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali land measuring :

C.S			L R Khatian	Nature of		Property		
No.	L R Dag	Khatian No.	Khatian No.	1102	Land.	K	CH	SFL
3892	No. 2909	361	491, 3186	10347, 10349	Sali	03	10	00
3894	2911	361	491, 3186	10347, 10349	Sali	00	06	00
(f) (a)				Total		04	00	00

In total a demarcated plot of land measuring 4 (Four) Cottahs be the same a little more or less, comprised in C S Dag Nos. 3892 and 3894, R S/L R Dag Nos. 2909 and 2911, C S Khatian No. 361, R S Khatian No. 491 and 3186, L R Khatian Nos. 10347 and 10349, lying and situated at Mouza Gopalpur, J L No. 2, R S No. 140, Touzi No. 2998 & 125B/1, Hal Touzi No. 10, Pargana Kalikata, P S Airport, ADSR Bidhan Nagar, formerly within the limits of Rajarhat Gopalpur Municipality, presently within Ward No. 4 of Bidhannagar Municipal Corporation [Post Office R. Gopalpur, Kolkata – 700136], in the District North 24 Parganas, West Bengal. The land is butted and bounded as follows:-

On the North

Dag No. 2909 & 2911.

On the South

: Star Green.

On the East

: Nirmal Ghosh.

On the West

16' 6" Jagardanga.

Continued Page...

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the /2 0, day of April, 2017 [Two Thousand Seventeen) in presence of witnesses.

SIGNED SEALED AND DELIVERED by the parties at Kolkata in the presence of:

PO' R. Gofal Pur 11 Endel Wardi Kal 700136 (P.S Bir Abot LANDOWNERS/PRINCIPALS

Shakuntala jaiswal @ Shakurtala Debi jaisush

Earrada Blockot a

5 any Gup &

(SANJAY GUPTA)

FOLIA D. H. ROAD KOL-23

PS . WATGUNGE

20. Babu Bazar KNIdleypure

ATTORNEY

Drafted by me

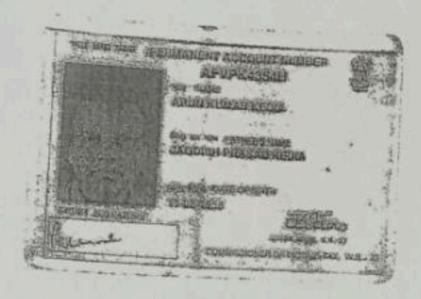
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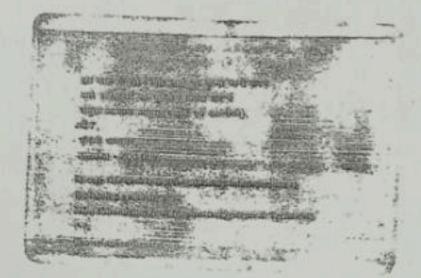
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ভারতের নির্বাচন কমিশন ELECTION COMMISSION OF INDIA

WB/20/091/162715

শিৰ্বাচৰের নাম

: वामन मन्द्री

Elector's Name : Badal Nandi

नियात नाम

: अपूना नभी

Father's Name

: Amulya Sandi

PN/Sex

: WM

Date of Birth : 15/05/1550

Badal Nonedi

WB/20/091/162715

বিশ্বরূপ শর্মী, শ্রেমনার্থার সংশালপুর, এয়াংশেরী, উত্তর ১৬ শরণান, সমান্তর

Address:

NIRANJAN PALLY, RAJARHAT GOPALPUR, AIR PORT, NORTH 24 PARGANAS-700136

Date: 21/11/2012

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115-Rajarhat New Town Constituency

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ভারতের নির্বাচন কমিশন পরিচয় পত্র ELECTION COMMISSION OF INDIA IDENTITY CARD

FSZ0467407

নির্বাচকের নাম : সাকুগুলা দেবী অযুস্ত্রথান

Elector's Name ; Sakuntala Debi Jaiswal

: দেবীপ্রসাদ শাউ

Husband's Name : Debiprasad Show

श्रमीत नाम

লিঙ্গ / Sex : স্ত্রী / F জন্ম তারিখ Date of Birth : XX / XX / 1957

FSZ0467407

রিকানা:

70-14 চাহত হাত্বার তোড, একবাদপুর, কলকারা 700023

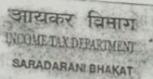
Address:

70/1A Diamond Harbour Road, EKBALPORE, Kolkata 700023



Date: 05/08/2007 147-কবিতার নিবাচন ক্ষেত্রের নিবাচন নিবাচন আবিকারিকের স্থাক্তরে অনুকৃতি Facsimile Signature of the Electoral Registration Officer for (147-Kabititha Constituency

টিকানা শরিবর্তন হলে নতুন উজ্ঞানাত কোটার নিটে নাম তোলা ও একই নামজের নতুন সভিত্র পরিচয়পত্র পাত্রহার জন্য নিটিই কর্মে এই শরিচয়পত্রের নাম্বাটি উল্লেখ করুন। in case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with carie number.

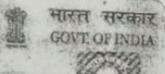


DURGA PRASAD JAISWAL

08/08/1957 Chargedons Account Number BBOPB77220

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Signature

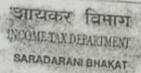






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भारत सरकार GOVT OF INDIA

DUHGA PRASAD JAISWAL

08/08/1957 Investigat Account Number BBQPB7722Q

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Signature

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Tel 91-20-2721 5000, Fax 91-20-2721 8081 c radii limafaarhadi.co m



ELECTION COMMISSION OF INDIA ভারতের নিবচিন কমিশন IDENTITY CARD WB / 29 / 198 / 441279 পরিচয় পত্র



Elector's Name ः निर्वाहरकत नाम

: Saradarani Bhakat : সারদারানী ভকত

Father / Mother / Husband's Name : Bharat Bhakat শিতা/মাতা/প্রমীর নাম : ভরত ভকত Sex

Female

निक Age as on 1,1,1995; 38 ५० : माक के अदहर. ८.८

Address Mouza : Uttarbar G.P. : Kheput : Daspur P.S. Block : Daspur-II Dist : Midnapur ঠিকানা যৌজা : উত্তরবাড় গ্র. প. : ক্ষেপুত : मात्रशूब থানা द्भवः : नामश्रेव २ व्यक्ताः : स्मृतिमीश्रुव Lin

Facsimile Signature 'Electoral Registration Officer নিৰ্বাচক - নিবন্ধন অধিকারিক For 198 - Daspur Assembly Constituency ১৯৮ - বাসপুর বিধানসভা নির্বাচন ক্ষেত্র

Place ; Ghatal স্থান : ঘটাল Date : 8,4.1995 ভারিখ : ৮.৪.২৯১৫

आयकर विभाग INCOMETAX DEPARTMENT



भारत सरकार GOVT. OF INDIA

SAKUNTALA DEBI JAISWAL

DURGA PRASAD SHOW

01/01/1957 Permanent Account Number

AQFPJ8013M

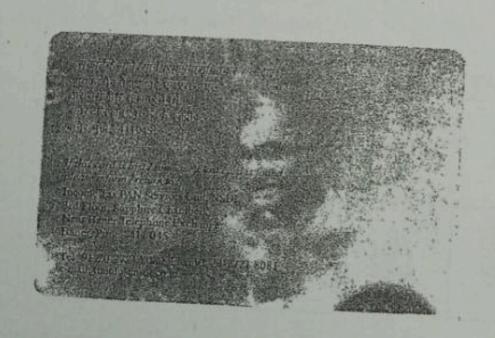
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Signature

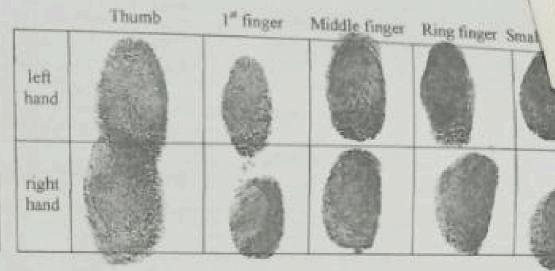




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Name Signature Shakuntafa jaiswal @ Shakumtala Debi Jaiswal Thumb



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	left hand		0	0		-
	right hand			0		-

Name SARDA BHAGAT @ SARADA PART BHAKAT Symature Basada Bhakat Fooda Ravid Bhakat



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	left hand					
	right hand					

Name Army Kuck Karly

Query No / Year	1903-02098/2017	Date of Registration	24/04/2017	-1		
Query Date	1903-1000116065/2017	Office where deed is registered				
Applicant Name, Address & Other Details	THE PART OF THE PA	A.R.A III KOLKATA, District Kolkata				
Transaction		District Kolkata, WEST BENGAL, Mobile No.				
[4002] Power of Attorney, C	General Power of Attorney	Additional Transaction				
Stampduty Paid (50)		Market Value Registration Fee Paid				
Rs 501/ (Article 46/2))						
Remarks		Rs. 7:- (Article E)				

Principal Details:

Name	Photo	Fringerprint	Signature
Sakuntala Jaiswal, (Alias: Sakuntala Debi Jaiswal) (Presentant) Wife of Mr. Debi Presad Show Executed by: Self, Date of Execution: 24/04/2017 Admission: 24/04/2017 Place Office			Shakuth gain wid B. Shakuth Dabi jamed
	20042077	LOS.	AMMATENT.

70/1A, Diamond Harbour Road, P.O.- Khidirpur, P.S.- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AQFP38013MStatus: Individual

-	Name	Photo	Fringerprint	Signature
	Sarda Bhagat, (Alias: Sarada Rani Bhakat) Wife of Mr. Bharat Chendra Bhagat Alias Bharat Bhakat Executed by: Self, Date of Execution: 24/04/2017 Admission: 24/04/2017 Place Office	A		Scraph Sheket Scraph Sheket
		person to	L/R Sette terr	between

10/8. R G M Teghoria, P.O.: Hatlara, P.S.: Baguisti, District -North 24-Parganas, West Bengal, India, PIN - 700059. Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BBQPB7722QStatus: Individual

SI No	Name, Address, Photo, Finger p	rint and Signatur	•	
14	PAN No. AABCJ7421NStatus Or	ar, P.S Burrobaza ganization	r, Kolkata, District	:-Kolkata, West Bengal, India, PIN - 70000
Repr	resentative Details:		1	
Si No	Name, Address, Photo, Finger p	orint and Signatur	e	
1	Name	Photo	Finger Print	Signature
	Mr Arun Kumar Kedia Son of Mr Jagadish Prasad Kedia Date of Execution - 24/04/2017, Admitted by: Self, Date of Admission: 24/04/2017, Place of Admission of Execution: Office			Non-Keen Wahen
16		Apr 24 2017 1.81PM	LTI peneratit	SANAGEST
	The first control for the first of the first control of the first contro	igal, India, PiN - i N No.: AFVPK43	CONTRACTOR OF THE PROPERTY OF	Bidhannagar, Bidhannagar, District:- le, By Caste; Hindu, Occupation: presentative, Representative of : J P K
Iden	itifier Details :			
		Name	& address	
Course.	day N Ghosh of Mr X	7		est Bengal, India, PIN - 700001, Sex: Mi

High Court Cal. P.O. G.P.O. P.S. Hare Street, Kelkata, District -Kelkata, West Bengal, India, PIN - 700001, Sex: Male, By Caster Hindu, Occupation: Advocate, Citizen of India, Identifier Of Sakuntala Jaiswal, Sarda Bhagat, Mr Arun Kumar

24/04/2017

Kedia

why N & do the

Executive admised on 24/04/2017 by 1. Saxuntala Jaiswal, Alias Sakuntala Debi Jaiswal. Wife of Mr Debi Prasad. Show, 70/1A, Diamond Harbour Road, P.O. Knidirpur, Thana, Wattgunge., South 24-Parganas, WEST BENGAL, Indian PIN - 700023. by caste Hindu. by Profession House wife, 2. Sarda Bhagat, Alias Sarada Rani Bhakat. Wife of Mr. Bharat Chandra Bhagat Alias Bharat Bhakat, 10/8, R G M Teghona, P.O. Hatlara, Thana: Bagulati, , North 24-Pargurias, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

indetfied by Mr Uday N Ghosh, .. Son of Mr X , High Court Cal. P.O. G.P.O. Thana. Hare Street . City/Town KCEKATA 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 24-04-2017 by Mr Arun Kumar Kedia. Director, J.P.K. ENCLAVE PVT LTD, 19 Cotton Street P.O. Burrobazar, P.S. Burrobazar, Kolkata, District - Kolkata, West Bengal, India, PIN - 700007

indefined by Mr Uday N Shosh. . . Son of Mr X. High Court Cal. P.O. G.P.O. Thana. Hare Street. . City/Town. KOLKATA, 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 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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. Stamp: Type: Impressed, Serial no 1026, Amount: Rs 501-, Date of Purchase: 11/04/2017, Vendor name: Mousumi **Ghosh**

Malay Kanti Das ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - III KOLKATA Kolkata, West Bengal

being no 190302090 for the year 2017.





Digitally signed by MALAY KANTI DAS Date 2017 04 26 14 48 14 +05 30 Reason: Digital Signing of Deed.

(Malay Kanti Das) 26/04/2017 14:48:13 ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - III KOLKATA West Bengal.