

4527

₹ 4280

भारतीय गैर न्यायिक

पचास

रुपये

₹.50

भारत

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

वे.नं-659/17
21-6-17

S 493136

Q-213648

Certified that the document is admitted to registration. The signature sheet / sheets and the enforcement sheet / sheets attached with this document's are the part of this document.

Registrar U/S. 7(2)
North 24-Parganas
Barasat
(D.S.R.-1)

21 JUN 2017

23 JUN 2017

**POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS SHALL COME SRI GOBINDA SARKAR (PAN- GCKPS1772M), son of Late Premananda Sarkar, by faith-Hindu, by occupation-Service, by Nationality-Indian residing at 2, Motilal Colony,

5188

নম্বর -
তারিখ ও তারিখ -
ক্রেতার নাম -
স্বাক্ষর -
স্ট্যাম্প মূল্য -
ভেদার শ্রী -

2116/2017
M/S Aatreyee Nirman (P) Ltd
9/12 Lal Bazar St Unit

বারাসাত কোর্ট
উত্তর ২৪ পরগণা

[Handwritten signature]

টি. ডি. নং -
স্ট্যাম্প প্রদানের তারিখ - 14 JUN 2017
মোট স্ট্যাম্পের মূল্য - 400000
প্রজারী অফিস - বারাসাত
ভেদার শ্রী তাপন কুমার সাহ

[Handwritten signature]

(JAYANTI Roy)

NETO
1617

For Aatreyee Nirman Pvt. Ltd.

[Handwritten signature]
Director

(JAYANTI Roy)



NETO
1618



Gobindob Sarkar

Registrar U/S. 7(2)
North 24-Parganas
Barasat
(D.S.R.)

21 JUN 2017

Kamini Singh (Advocate)
9/12, Lal Bazar Street
Kolkata - 700001
w/o Santosh Singh
Occupation - Service
(Advocate)

Police Station-DumDum, P.O. Rajbari Colony, Kolkata – 700081, Dist. 24
Paraganas (North) hereinafter referred to as the **PRINCIPALS, SEND
GREETINGS;**

WHEREAS we are the joint owners of the immovable property more fully and particularly referred and explained under the **SCHEDULE** hereunder written and/or given being **1 chittack 15 sq feet out of** and as part of **10 Cottahs 05 Chittacks 36 Sq. ft more or less** comprised in **C.S. & R.S. Dag Nos. 2552, 2547 and 2551 under C.S. & R.S. Khatian Nos. 503, 402 at Mouza-Sultanpur, Police Station- Dumdum, Holding, No.76, Motilal Colony , Kolkata-700081, within the limits of Dumdum Municipality, Additional District-Sub Registration Office- Cossipore Dumdum and according to the Settlement Records of Rights finally published the plot is comprised at Pargana-Kalikata, J.L. No.10, R.S. No.148, Touzi No.173 in the District of 24 Parganas (North)** free from all sorts of encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and disturbance whatever from any person whomsoever and from any corner whatever in any manner whatever.

AND WHEREAS we are desirous of developing the aforesaid property but since I do not have the sufficient infrastructure to do so and as such We approached the Developer **M/S. AATREYEE NIRMAN (P) LTD.**, a Private Limited Company, registered under the Companies Act, 1956, having its Office at 9/12, Lal Bazar Street, Third Floor, Block-C, Post Office-Dum Dum, Police Station- Dum Dum, Kolkata-700001, represented by its Directors, **MRS. JAYATI ROY** wife of Mr. Indrajit Roy, having Income Tax Permanent Account No. (PAN) **"ACXPR9705L"**, by faith – Hindu, by Occupation – Business, residing at 50, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028 who agreed to such proposal and accordingly we have appointed the Developer to develop the schedule property on the terms and conditions as contained in the Development Agreement, executed and registered

on 21/06/2017 before the D.S.R-I North 24 parganas and recorded in Book No. I Volume No. — pages from — to —, being No. 4234 a part whereof is the instant Power of Attorney.

In furtherance of the terms and conditions of the said Development Agreement and the powers hereby granted shall be co-existent with the Development Agreement and in accordance therewith We are desirous of appointing and hereby do **NOMINATE APPOINT & CONSTITUTE** the said **AATREYEE NIRMAN (P) LTD AS OUR TRUE AND LAWFUL ATTORNEY** and/or agent in our names and on our behalf to do all acts, deeds and things related to development and Construction at or upon the **SCHEDULE PROPERTY** and also Further to **SELL, TRANSFER, CONVEY & ALIENATE** the constructed saleable area/space in the form of Flats/ Units/Apartments/Parking Spaces in the Project to be built, erected and constructed by the said **AATREYEE NIRMAN (P) LTD** at or upon the Land and premises morefully detailed and described in the **SCHEDULE** hereunder written and /or described and for us in our names and on our behalf solely to do and execute all or any of the following acts, deeds and things:

1. To manage, control, supervise, management of the said property.
2. To construct a building on the said property as described in the Schedule hereunder written as per terms and conditions of the Development Agreement.
3. To appoint architect or architects and to have survey of the property as described in the schedule hereunder written and to get the soil tested of the said Premises and for that make all correspondence with the authorities competent and to do all other acts and things ancillary to the same.
4. To appear and represent us before the required authorities including Dum Dum Municipality, PWD (if necessary), West Bengal, Fire Services, the

Gobindasosilkeat,

competent authority under the Urban Land (Ceiling & Regulation) Act, 1976, authorities under the Promoters' Act Pollution Control Board, Lands & Land Reforms Office, Land Records Department of the State of West Bengal, Notary Public, Concerned Registrar of Assurances, Additional District Sub-Register or District Sub-Register, Dum Dum Municipality, Metropolitan Magistrate and other Offices or Government Body or Department as the case may be and to make necessary compliance as if We are personally present in connection with any matter in respect of the property as described in the schedule hereunder written.

5. To sign and submit Building Plans, modified building plans, statements, undertakings and declarations and all papers and documents as may be required for construction of building or buildings in the property as described in the Schedule hereunder written before Dum Dum Municipality, PWD (if necessary) and other authorities competent therefore.
6. To pay all fees, obtain sanction and such other orders and permissions from the necessary authorities as may be expedient for modification and/or alteration of plans and to effect and facilitate the said development project, and also to submit and take delivery of title deeds concerning our said premises and other papers and documents as may be required by the necessary authorities.
7. To receive the refund of the excess amount of fee, if any, paid for the purpose herein stated and to deal with the authorities in all matters concerning the said premises.
8. To apply for and obtain electricity, gas water, sewerage, drainage, tube-well or other connections of other utilities concerning our said premises or to make alteration therein and to close down and/or have disconnection the same and for that to sign execute and submit all papers, applications,

documents and plans and do all others acts, deeds, declaration and things as be deemed fit and proper by our said Attorney.

9. To sign, issue, deliver, serve, receive and accept all notices, letters and correspondences as may be required from time to time in connection with all or any of the matter contained herein.
10. To sign, execute, affirm, verify, file or serve any undertaking, affidavit, bond, plaint, petition, application, written statement or any papers deeds or documents whatsoever and to depose on behalf of us to prove and support the pleadings, if necessary in any law suits and/or proceeding including appeal, tribunal and writ matters in all courts of India.
11. To obtain, hold, defend possession, manage and maintain the land equivalent to our said premises.
12. To ward off, prohibit and if necessary proceed against in due form of law against all trespassers of the said Premises and to take appropriate steps whether by lawful action like declaration suit, ejectment suit and/or otherwise.
13. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale the constructed saleable area/space to be constructed at or upon the Schedule land hereunder written and /or described to be built on the said premises before or after being developed or any part thereof to any intending Purchasers at such price which our said attorney, in his absolute discretion, thinks fit and proper and/or cancel and/or repudiate the same.
14. To sign, execute, present for registration and admit execution of Deeds of Conveyance/ Transfer / Sale/Lease/Tenancy/Mortgage before any financial institute and/or any Bank in respect of the constructed saleable area/space

in the new building to be erected on the schedule property hereunder written in terms of the development agreement before the concerned registrar, Sub registrar, registrar of Assurances office having jurisdiction of the said property except the Owners' Allocation.

15. To receive from the intending Purchasers of flats units and apartments and Car Parking Spaces as detailed in the Schedule hereunder written and described the Earnest money and/or advance and/or advances in respect of the constructed saleable area/space in the new Building to be erected in the schedule hereunder written and /or described and also the balance of purchase money and to give good and valid receipt and discharge for the same which will protect the Purchaser(s) except the Owners' Allocation.
16. To obtain permissions and clearances under any Act or Acts, as may be required for execution and/or registration of the conveyances and any documents of transfer in respect of our said premises and/or part thereof.
17. To execute Vakalatnama, powers and authorities or any of them or retain and appoint Advocates, Agents etc. and terminate their appointment from time to time authorities hereinabove conferred and to entrust all or any of the powers, authorities and liberties hereunder vested to any person and/or its substitute or substitutes in the event the attorneys assign their interest under the development agreement to such substitute in any manner as may be permitted by law.
18. To give undertakings, assurances and indemnities, as be required for the purpose aforesaid.
19. This Power of Attorney shall be co-existent with the Development Agreement.

AND GENERALLY to do all acts deeds and things concerning the powers and authorities hereby granted in respect of the developer's share in the building to be built on our aforesaid premises, which we could ourselves have done lawfully under our own hands and seal if personally present.

AND We do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done concerning the power and authority herein intended.

AND it is made clear that in the death or incapacity of the Principals and/or any one of them the Attorneys shall be and are duly authorized by the other surviving Principals to act on the basis of the powers hereby granted.

THE SCHEDULE ABOVE REFERRED TO:

(PREMISES)

ALL THAT THE piece and parcel of land measuring 1 chittack 15 sq feet out of and as part of 10 Cottahs 05 Chittacks 36 Sq. ft more or less comprised in C.S. & R.S. Dag Nos. 2552, 2547 and 2551 under C.S. & R.S. Khatian Nos. 503, 402 at Mouza- Sultanpur, Police Station- Dumdum, Holding No.76, Motilal Colony , Kolkata-700081, within the limits of Dumdum Municipality, Additional District- Sub Registration Office- Cossipore Dumdum and according to the Settlement Records of Rights finally published the plot is comprised at Pargana-Kalikata, J.L. No.10, R.S. No.148, Touzi No.173 in

the District of 24 Parganas (North) and is butted and bounded in the manner as follows :

ON THE NORTH : By House of Chandan Burman and Anju Burman;

ON THE SOUTH : By Block B of Rupadarshini

and Plot of Ram Lal Kirtonia;

ON THE EAST : By Road 4";

ON THE WEST : By House of subha Sen Gupta

IN WITNESS WHEREOF the Principal and the Attorney jointly subscribed their signatures on this 21st day of June, TWO THOUSAND SEVENTEEN

Gobindosoy Roy.

SIGNED, SEALED AND EXECUTED

In the presence of :

1. Bhaskar Debnath
S/o S. C. Debnath
48 Talashan Road
Ward - 28, Durgam

2. Swapan Saha
S/o Lakshman Saha
Birpara, Charanati, Purbas
N. N. N. N.

SIGNED, SEALED AND EXECUTED

In the presence of :

1. Bhaskar Debnath
2. Swapan Saha

For At Nirman Pvt. Ltd.

Jayati Roy
(JAYATI ROY)
Director

Drafted by me
Kamini Singh Adv.

High Court Calcutta

NB-1414/2003

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

(1) Name Gobindosarkar

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.					

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

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(2) Name Jayanti Roy

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



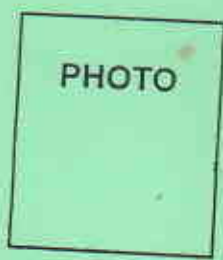
L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.					

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

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE
R.H.					

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

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

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

Major Information of the Deed

Deed No :	I-1501-04280/2017	Date of Registration	23/06/2017
Query No / Year	1501-1000218648/2017	Office where deed is registered	
Query Date	21/06/2017 4:22:06 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Biswas Barasat,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830754410, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,48,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 11/- (Article:E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150104234/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Motilal Colony, Mouza: Sultanpur, Holding No:76

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2547	RS-402	Bastu	Shali	1 Chatak 15 Sq Ft		1,25,000/-	Property is on Road
Grand Total :					.1375Dec	0 /-	1,25,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	25 Sq Ft.	0/-	23,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 25 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		25 sq ft	0 /-	23,750 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr GOBINDA SARKAR Son of Late PREMANANDA SARKAR 2, MOTILAL COLONY, P.O:- RAJBARI COLONY, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: GCKPS1772M, Status :Individual, Executed by: Self, Date of Execution: 21/06/2017 , Admitted by: Self, Date of Admission: 21/06/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/06/2017 , Admitted by: Self, Date of Admission: 21/06/2017 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AATREYEE NIRMAN PRIVATE LIMITED 9/12, LAL BAZAR STREET, P.O:- Lal Bazar, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAHCA1189Q, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs JAYATI ROY (Presentant) Wife of Mr INDRAJIT ROY 50, GORAKSHABASHI ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACXPR9705L Status : Representative, Representative of : AATREYEE NIRMAN PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Mr K Singh Wife of Mr S Singh 9/12 Lal Bazar St, P.O:- Lalbazar, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs JAYATI ROY, Mr GOBINDA SARKAR	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOBINDA SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-0.1375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GOBINDA SARKAR	AATREYEE NIRMAN PRIVATE LIMITED-25.00000000 Sq Ft

Endorsement For Deed Number : I - 150104280 / 2017**On 21-06-2017****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:35 hrs on 21-06-2017, at the Private residence by Mrs JAYATI ROY ..

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 1,48,750/-

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


Execution is admitted on 21/06/2017 by Mr GOBINDA SARKAR, Son of Late PREMANANDA SARKAR, 2, MOTILAL COLONY, P.O: RAJBARI COLONY, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Service

Indetified by Mr K Singh, , Mr S Singh, 9/12 Lal Bazar St, P.O: Lalbazar, Thana: Hare Street, , 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 21-06-2017 by Mrs JAYATI ROY, DIRECTOR, AATREYEE NIRMAN PRIVATE LIMITED, 9/12, LAL BAZAR STREET, P.O:- Lal Bazar, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr K Singh, , Mr S Singh, 9/12 Lal Bazar St, P.O: Lalbazar, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate


Supriya Chattopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 23-06-2017

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.


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11/- (E = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 11/-

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 5188, Amount: Rs.50/-, Date of Purchase: 21/06/2017, Vendor name: T K Saha


Supriya Chattopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2017, Page from 83053 to 83073

being No 150104280 for the year 2017.



Digitally signed by SUPRIYA
CHATTOPADHAY
Date: 2017.07.06 18:34:28 +05:30
Reason: Digital Signing of Deed.

(Supriya Chattopadhyay) 7/6/2017 6:34:27 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)