

42

# DEVELOPMENT POWER OF ATTORNEY BETWEEN

PRINCIPAL – SRI DEBRAJ DE

AND

ATTORNEY – M/S. SHOVARA PROJECTS PVT. LTD.

DRAFTED BY :

Mr. Kalipada Charan,  
Advocate,  
1171, Purba Sinthee Road (Fakir Ghosh Place),  
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.

8329/16

~1~

7589/2016 (2-7589/16)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 179205

15059/35556/16

Certified that the document is identical in registration. The Signature Sheet and endorsement Sheet attached to the document are also in conformity.

Additional Director, Registration  
Complex, Dum Dum, 24 Parganas (North)

26 SEP 2016

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER REGISTRATION OF THE**  
**DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS** that I, **SRI DEBRAJ DE** (having Pan BZFPD9721C), son of Sri Dipak De, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 3, Shyamnagar Road, Post Office - Bangur Avenue, Police Station - Dum Dum, Kolkata - 700 055, District - North 24 Parganas, **SEND GREETINGS :-**

23 AUG 2016

SL. NO. 18968 DATE.....  
NAME.....  
ADD.....  
AMT. 1000

Kalipada Charan Adv  
Sealdah Court  
Kolkata

*Shosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



add. District Sub-Registrar  
Kolkata  
26 SEP 2016

**WHEREAS** I, the Principal herein, am the absolute Owner and seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of **11 (eleven) Cottahs 07 (seven) Chittacks 15 (fifteen) Sq.ft.** be the same a little more or less together with a **cemented flooring tile shed** structure thereon measuring an area of **1400 Sq.ft.** more or less as security room including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 242, Dum Dum Cossipore Road (old Holding No. 311, Dum Dum Cossipore Road), Kolkata - 700 074 presently known as Premises No. 225, Dum Dum Cossipore Road, Kolkata - 700 074 at Mouza - Bagjola, J. L. No. 21, R. S. No. 68, Touzi No. 182, Pargana - Kalikata comprised in C. S. Dag Nos. 638 & 639 appertaining to C. S. Khatian No. 184 corresponding to R. S. Dag No. 3173 appertaining to R. S. Khatian No. 184 corresponding to Modified Khatian No. 104 appertaining to New Khatian No. 1243 (Modified) under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 10 in the District of North 24-Parganas particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as the "**SAID PROPERTY**".

**AND WHEREAS** by virtue of a Development Agreement dated **26<sup>th</sup> day of September, 2016** duly registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum in **Book No. I, Being No. 150607562 for the year 2016** made between I, the Principal herein, therein referred to as the Owner of the One Part and **M/S. SHOVARA PROJECTS PVT. LTD. (having Pan AAVCS4201M)**, a Company incorporated under the Companies Act, 1956 having its office at Premises No. 37, Jessore Road, "Shovona Plaza", 3<sup>rd</sup> Floor, Post Office - Motijheel, Police Station - Dum Dum, Kolkata - 700 074, District - North 24 Parganas, being represented by its Director namely **SRI DIPAK DE (having Pan ADOPD0596R)**, son of Late Dilip Kumar Dey, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 3, Shyamnagar Road, Post Office - Bangur Avenue, Police Station - Dum Dum, Kolkata - 700 055, District - North 24 Parganas, therein referred to as the Developer of the Other Part, I, the Principal herein, desire to develop the said Property more particularly mentioned and described in the **First Schedule** hereunder written through the said Developer upon such terms and conditions as contained therein the said Development Agreement.

**AND WHEREAS** at the treaty of the said Development Agreement I, the Principal herein, have agreed to execute a Development Power of Attorney in favour of the Developer as it may direct in order to enable to get sanctioned site plan and/or the building plan/additional/revised/modified plan/completion certificate from the **South Dum Dum Municipality** and/or other concerned Authority and construction of the proposed **Commercial-cum-Residential multi storied Ownership Building**, booking and sale of the Developer's Allocation and all matters ancillary thereto and to sign on the site plan and the proposed building plan to be sanctioned from the said municipal authority, additional/revised/modified plan/completion certificate and all other



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Sd/- District Sub-Registrar  
Bangalore Dum-Dum 24 Ppt 00

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concerned documents as may be required for development of the said Property on my behalf and in my name and to sign on the sanctioned building plan/additional/revised/modified plan on my behalf and in my name and to do all other acts, deeds and things in relation to the development of the said Property and every part thereof and to receive the site plan and/or the sanctioned building plan from the South Dum Dum Municipality and/or any other authority/authorities on my behalf and in my name.

**AND WHEREAS** the Developer has requested me to grant the said Development Power of Attorney in favour of the said Developer and which I do hereby done and executed by these presents.

**NOW KNOW YOU AND THESE PRESENTS WITNESSETH** that I, the Principal herein, do hereby nominate, constitute and appoint the said **M/S. SHOVARA PROJECTS PVT. LTD.** a Company incorporated under the Companies Act, 1956 having its office at Premises No. 37, Jessore Road, "Shovona Plaza", 3<sup>rd</sup> Floor, Post Office - Motijheel, Police Station - Dum Dum, Kolkata - 700 074, District - North 24 Parganas, being represented by its Director namely **SRI DIPAK DE**, son of Late Dilip Kumar Dey, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 3, Shyamnagar Road, Post Office - Bangur Avenue, Police Station - Dum Dum, Kolkata - 700 055, District - North 24 Parganas, to be my true and lawful constituted Attorney for and on my behalf to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To hold, occupy, defend possession of the said Property or any part or parts thereof on my behalf as the said Attorney may deem fit and proper.
2. To prepare, sign and to get sanctioned building plan/additional/revised/modified plan/completion certificate from the **South Dum Dum Municipality** and/or any other appropriate authority for development of the said Property particularly mentioned and described in the **First Schedule** hereunder written and to amend or modify the same and to obtain the said plan from the **South Dum Dum Municipality** and other concerned authorities and further to submit proposals from time to time for the amendments of such Building Plan to the said Municipal Authority and other concerned authorities for the purpose of obtaining approval to such amendments and to sign on the said plan and any other documents as may be required for development of the said Property particularly mentioned and described in the **First Schedule** hereunder written on my behalf and in my name.
3. To enter upon the said Property or any part or parts thereof either alone or alongwith others for the purpose of commencing construction work on the said Property and erecting the proposed building thereon.



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Cannara, Bangalore 560001  
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4. To supervise the development work in respect of the said proposed Building on the said Property and to carry out and/or to get carried out through Contractors or Sub-Contractors and/or in such manner as may be determined by the said Attorney and to erect the construction of the said proposed building comprised of the said Property in accordance with the building plan to be sanctioned by the **South Dum Dum Municipality** and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West Bengal, **South Dum Dum Municipality**, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.
5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and in all its Departments, **South Dum Dum Municipality** and/or Town Planning Department and other concerned authorities in connection with the development of the said Property.
6. To appear before the **South Dum Dum Municipality** and/or any other concerned Government Office for any purpose in respect of the said Property and also the said proposed building, if required, on my behalf and/or in my name as may deem fit and proper by the said Attorney.
7. To appear and represent me before all concerned authorities and parties as may be necessary in connection with the development of the said Property as aforesaid.
8. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said Property as also construction of said proposed building thereon comprised of the said Property and to pay their fees, consideration moneys, salaries and/or wages.
9. To appoint any Agent to sell the Developer's Allocation and every part thereof particularly mentioned and described in the **Third Schedule** hereunder written on any terms and conditions as the said Attorney may deem fit and proper.
10. To pay various deposits to the **South Dum Dum Municipality** and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said Property and construction of the said proposed building thereon the said Property and to claim refund of such deposits so paid by the Attorney and to give valid and effectual receipts on my behalf in connection with the refund of such deposits.
11. To approach the officers of the **South Dum Dum Municipality** for the purpose of obtaining various permissions and other service





4801, District Sub-Registrar  
Dum Dum, West Bengal

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- connections including water connection for carrying out and completing the development of the said Property and construction of the said proposed multi storied ownership building thereon in the said Property and also to obtain water connection and all other service connections to the said proposed building to be constructed.
12. To make necessary applications to the Calcutta Electric Supply Corporation Ltd. (CESC Ltd) for obtaining electric power for the said Property and the said proposed building to be constructed thereon.
  13. To make necessary representations including filing of complaints and appeals before the Assessor and Collector of **South Dum Dum Municipality** and other concerned authorities in regard to the fixation of rateable value in respect of the said proposed building on the said Property and/or any portion thereof by the Assessor and Collector of **South Dum Dum Municipality**.
  14. To apply from time to time for modifications of the said proposed building Plan in respect of the said proposed building to be constructed on the said Property.
  15. To apply for and obtaining water connection for the said proposed building to be constructed on the said Property and/or Occupation and Completion Certificate in respect of the said building from the **South Dum Dum Municipality** and other concerned authorities.
  16. To give such letters and writings and/or undertakings as may be required from time to time by the **South Dum Dum Municipality** and/or other concerned authorities for the purpose of carrying out the development work in respect of the said Property.
  17. To give necessary letters, writings and undertakings to the **South Dum Dum Municipality**, Fire Brigade Department and/or any other Government authority for occupying the said building comprised in the said Property and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said proposed building to be constructed thereon the said Property.
  18. To do all other acts, deeds, matters and things in respect of the said Property described in the **First Schedule** hereunder written including to represent before and correspond with the **South Dum Dum Municipality** and other concerned authorities for any of the matters relating to the proposed building to be constructed on the said Property and any other matters pertaining to the said Property.
  19. To hold and defend possession, manage and maintain the said Property and the said proposed building or any part or parts thereof from time to time and conduct all correspondence



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Addl. District Supt. Registrar  
Jammu - Jammu - 24 P.O. 1

26 SEP 2016

relating to the said Property with any person or persons authority or authorities.

20. To enter into Agreement or Agreements for Sale of the flats, units, shops, car parking spaces and other areas togetherwith the undivided impartible proportionate share or interest in the land underneath the said building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation at the said building mentioned in the **Third Schedule** hereunder written to any intending Purchaser or Purchasers at such price which the said Attorney in **its** absolute discretion think fit and proper and/or to cancel and/or repudiate the same.
21. To receive from the intending Purchaser or Purchasers full consideration money and/or any earnest money and/or advance or advances and also the balance of consideration money at or before the completion of such sale of the flats, units, shops, car parking spaces and other areas togetherwith undivided impartible proportionate share or interest in the land underneath the said building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation and to give good, valid receipt and discharge for the same which will protect the Purchaser or Purchasers without seeing the application of the money.
22. Upon such receipt as aforesaid in my name and as my acts and deeds to sign, execute and deliver any Agreement for Sale, Conveyance or Conveyances in relation to the Developer's Allocation in favour of the said Purchaser or Purchasers or his/her/their nominees or assignees.
23. To sign and execute all other deeds, instruments and assurances which the said Developer shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Developer's Allocation or any part or parts thereof as I could do myself.
24. To present any such Agreement for Sale, Deed of Conveyance or Conveyances or any other Deeds or Documents for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Agreement, Conveyance etc. registered and to do all acts, deeds and things which the said Attorney shall consider necessary for conveying the Developer's Allocation at the said Property or any part or parts thereof particularly mentioned and described in the **Third Schedule** hereunder written to the said Purchaser or Purchasers save and except the Owner's Allocation particularly mentioned and described in the **Second Schedule**



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Addl. District Sub-Registrar  
Dum Dum

26 SEP 2016

hereunder written as fully and effectually in all respects as I could do the same myself.

25. To insure the property against all risks such as fire, tempest, riots, civil commotion, malicious acts, explosions, bombs, short circuits, bursting of gas cylinders, floods, earthquakes or otherwise causing any damage to the said proposed building or any portion thereof for the full value of the said building and other assets and lives therein as the said Attorney may think fit and proper.
26. To ask, receive and realize from all Occupiers or Purchasers of flats, units, shops, car parking spaces and other areas, charges, expenses, rates, cesses and other sums due or that might become due and payable by him/her/them and on non-payment to take appropriate steps for realization thereof.
27. To accept writ or summons or other legal processes or notices, to appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent me and in connection therewith file appeals or revision or representation and appoint Advocates and Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats, units, shops, car parking spaces and other areas or spaces pertaining to the Developer's Allocation.
28. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any Officer, Authority, Court, Tribunal, Magistrate or any other person for and on my behalf.
29. To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt therefor.
30. To mutate the retained portion of the Developer's allocation in the building, in its name, that is in the name of M/s. Shovona Projects Pvt. Ltd. in the record of rights of the concerned B. L. & L. R. office and in the office of South Dum Dum Municipality and to do all acts, deeds and things, instruments, mortgage deeds with respect to the retained portion of the building on my behalf and in my name in the said matters and to induct Tenant in a part or portion of the Developer's Allocation and to receive rent thereof at the sole discretion of the Attorney herein.
31. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
32. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.



*Handwritten signature*

Adl. District Sub- Registrar  
Coimbatore Dist-Sub-Reg. Office

26 SEP 2016

33. I, the Principal herein, do hereby agreed to ratify and confirm whatsoever the said Attorney shall do in relation to the said Property by virtue of these presents and I, the Principal do hereby further declare that I will not do anything inconsistent with this Development Power of Attorney.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(THE SAID PROPERTY)**

**ALL THAT** piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of **11 (eleven) Cottahs 07 (seven) Chittacks 15 (fifteen) Sq.ft.** be the same a little more or less together with a **cemented flooring tile shed** structure thereon measuring an area of **1400 Sq.ft.** more or less as **security room** including all easement rights and appurtenances thereto lying situate at and being Municipal Holding No. 242, Dum Dum Cossipore Road (old Holding No. 311, Dum Dum Cossipore Road), Kolkata - 700 074 presently known as Premises No. 225, Dum Dum Cossipore Road, Kolkata - 700 074 at Mouza - Bagjola, J. L. No. 21, R. S. No. 68, Touzi No. 182, Pargana - Kalikata comprised in C. S. Dag Nos. 638 & 639 appertaining to C. S. Khatian No. 184 corresponding to R. S. Dag No. 3173 appertaining to R. S. Khatian No. 184 corresponding to Modified Khatian No. 104 appertaining to New Khatian No. 1243 (Modified) under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 10, Additional District Sub Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and butted and bounded in the manner as follows :

- ON THE NORTH** : Partly by existing (G+IV) stored building and partly by existing - II storied building;
- ON THE SOUTH** : Partly by 65'-0" wide Dum Dum Cossipore Road and partly by others property;
- ON THE EAST** : By 18'-0" wide Road;
- ON THE WEST** : By 14'-10" wide Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

The Developer shall, at its own costs and expenses, construct, finish, complete and deliver to the Owner, undisputed possession of two self contained residential Flat one of which being No. "A" having a super built up area of **1430 Sq.ft.** more or less and another self contained residential Flat being No. "B" having a super built up area of **830 Sq.ft.** more of less both on the **Fifth Floor** of the said proposed Building comprised of the said Property, in habitable condition and according to the Plan (**Owner's Allocation**). It is clarified that the Owner's Allocation shall include proportionate undivided, impartible and indivisible share in (1) the common areas, amenities and facilities made available in the said Building such as paths, passages, stairway, electric meter room, pump room, underground reservoir, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Building and (2) the land contained in the said Property.

*Debaraj Das*





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Addl. District Sub- Registrar  
Dum Dum - Dum 24 Km (W)

26 SEP 2016

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

The Developer shall be fully and completely entitled to get the remaining constructed area of the said proposed Building comprised of the said Property after allocating the Owner's areas stated hereinabove and other common areas comprising of the said building and open spaces of the said Property (**Developer's Allocation**). It is clarified that the Developer's Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas (2) the land contained in the said Property.

**IN WITNESS WHEREOF** we the Principal and the constituted Attorney herein both have set and subscribed our respective hands and seals on this *26<sup>th</sup>* day of *September* Two Thousand and Sixteen (2016).

**SIGNED, SEALED AND DELIVERED**

by the Principal at Kolkata  
in the presence of :-

1. *Kalipada Charan*  
*Advocate*
2. *Biswajit Sarkar*  
*Law Clerk*  
*Sealdah Court*  
*Kol-700014*

*Debraj De.*

-----  
**Signature of the Principal**

**SIGNED, SEALED AND DELIVERED**

by the Attorney at Kolkata  
in the presence of :-

1. *Kalipada Charan*  
*Advocate*
2. *Biswajit Sarkar*  
*Law Clerk*

SHOVONA PROJECTS PVT. LTD.

*Sipak D.*  
*Director*

-----  
**Signature of the Attorney**

**Drafted by :-**

*Kalipada Charan*





















**(Kalipada Charan),**  
**Advocate,**  
**Erl. No. WB/881/86,**  
**1171, Purba Sinthee Road,**  
**(Fakir Ghosh Place),**  
**Sagarika Apartment,**  
**Flat No. 2, Dum Dum,**  
**Kolkata - 700 030.**



Addl. District Sub- Registrar  
Cantonment Dum-Dum 24 P.S. (B)

26 SEP 2016

TEN FINGER PRINT

 <i>Debraj De.</i>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
Thumb	Fore	Middle	Ring	Little	
Right Hand					
 <i>Debraj De.</i>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
Thumb	Fore	Middle	Ring	Little	
Right Hand					
					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
Thumb	Fore	Middle	Ring	Little	
Right Hand					



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Adm. District Sub- Registrar  
Gwalior Cum-Dum 24 Feb 19

26 SEP 2018

संस्कृत विभाग  
ENCOURAGEMENT DIVISION  
भारत सरकार  
भारत  
भारत सरकार  
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भारत  
भारत सरकार  
भारत

Subraj D.





SHOWOMA PROJECTS PVT. LTD.

*Richard*  
Director





Permanent Account Number  
ADDRESS  
NAME  
DIPAK DE  
DIP KUMAR DE  
23-10-1996  
SIGNATURE  
Dipak De  
DIPAK DE  
23-10-1996  
DIPAK DE

Dipak De



 ALL BENGAL PROGRESSIVE LAW OFFICERS  
AND IN-SERVICE WOMEN'S ASSOCIATION  
1201, VII FLOOR, SE ALLEN COURT COMPLEX  
1, Bala Saha Road, Kolkata - 700 014

**IDENTITY CARD**

NAME	: HISWAJIT SARKAR
S/O/W OF	: BALARAM SARKAR
ADDRESS	: 143, SURYA SEN NAGAR SOUTH DUM DUM (M), MOTILAL, 24 PGS WEST BENGAL, KOLKATA-700074
DATE OF BIRTH	: 25.11.1991
EC NO.	: 106
WORKING PLACE	: SEA, DAJ LORINAL COURT
DATE OF ISSUE	: 05/01/2016

  
*Signature of the Chairman*  
Signature of the Chairman

*Hiswajit Sarkar*



### Major Information of the Deed

Deed No :	I-1506-07589/2016	Date of Registration	9/26/2016 2:11:41 PM
Query No / Year	1506-1000355561/2016	Office where deed is registered	
Query Date	26/09/2016 1:44:27 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Biswajit Sarkar Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 8420429127, Status :Others		
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. 2/-	Rs. 4,85,45,009/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	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: SOUTH DUM DUM, Road: Dum Dum Road, Mouza: Bagjola, Premises No. 225, Ward No: 10, Holding No:242

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3173	RS-184	Bastu	Bastu	11 Katha 7 Chatak 15 Sq Ft	1/-	4,81,25,009/-	Width of Approach Road: 65 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>18.9063Dec</b>	<b>1 /-</b>	<b>481,25,009 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	1/-	4,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1400 sq ft</b>	<b>1 /-</b>	<b>4,20,000 /-</b>	

#### Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Shri DEBRAJ DE</b> Son of Shri Dipak De Executed by: Self, Date of Execution: 26/09/2016 , Admitted by: Self, Date of Admission: 26/09/2016 ,Place : Office			
		26/09/2016	LTI 26/09/2016	26/09/2016

3, Shyamnagar Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BZFPD9721C, Status :Individual

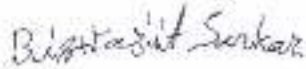
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S. SHOVARA PROJECTS PVT. LTD.</b> 37, Jessore Road, "Shovona Plaza", 3rd Floor, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 PAN No. AAVCS4201M, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri DIPAK DE</b> Son of Late Dilip Kumar Dey Date of Execution - 26/09/2016, , Admitted by: Self, Date of Admission: Sep 26 2016 , Place of Admission of Execution: Office			
		Sep 26 2016 3:32PM	LTI Sep 26 2016 3:32PM	Sep 26 2016 3:32PM
3, Shyamnagar Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADOPD0596R, Status : Representative. Representative of : M/S. SHOVARA PROJECTS PVT. LT				

**Identifier Details :**

Name & address	
BISWAJIT SARKAR Son of Balaram Sarkar 143 Surya Sen Nagar, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Shri DEBRAJ DE, Shri DIPAK DE	
	26/09/2016

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri DEBRAJ DE	M/S. SHOVARA PROJECTS PVT. LTD. -18.9063 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri DEBRAJ DE	M/S. SHOVARA PROJECTS PVT. LTD. -1400 Sq Ft

**Endorsement For Deed Number : I - 150607589 / 2016**

on 26-09-2016

**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 13:59 hrs on 26-09-2016, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri DEBRAJ DE ,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 4,85,45,009/-

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

Execution is admitted on 26/09/2016 by Shri DEBRAJ DE. Son of Shri Dipak De, 3, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055. by caste Hindu, by Profession Business

Identified by BISWAJIT SARKAR, , Son of Balaram Sarkar, 143 Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 26-09-2016 by Shri DIPAK DE.

Identified by BISWAJIT SARKAR, , Son of Balaram Sarkar, 143 Surya Sen Nagar, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074. by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**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 18968, Amount: Rs.100/-, Date of Purchase: 23/08/2016, Vendor name: M Ghosh

  
Mohul Mukhopadhyay

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2016, Page from 276862 to 276880

being No 150607589 for the year 2016.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY

Date: 2016.09.29 16:44:46 +05:30

Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 29-09-2016 16:44:46

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.

(This document is digitally signed.)

DATED THE 26TH DAY OF SEPTEMBER, 2016

**DEVELOPMENT POWER  
OF  
ATTORNEY  
BETWEEN**

**PRINCIPAL – SRI DEBRAJ DE  
AND  
ATTORNEY – M/S. SHOVARA PROJECTS PVT. LTD.**

DRAFTED BY :

Mr. Kalipada Charan,  
Advocate,  
1171, Purba Sinthee Road (Fakir Ghosh Place),  
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.