02584/16 (2) I-2425/2016

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL V 682160

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with this document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

05 AUG 2016

58.16

Q-1-29801/16

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I, SRI SATADAL RAY, (PAN-AFHPR2817J), son of Late Suresh Chandra Ray, by faith- Hindu, by Occupation – Retired Bank Employee, by Nationality – Indian, and residing at Ramakrishnagar, Post Office –Laskarpur, Police Station – Sonarpur, District South 24 Parganas, Pin-700153, hereinafter referred to as the **OWNER/PRINCIPAL** do hereby **SEND GREETINGS:**

For Ananda Neer Developers & Promoters Private Limited
Director

For Ananda Neer Developers & Promoters Private Limited
Director

For Ananda Neer Developers & Promoters Private Limited
Director

For Ananda Neer Developers & Promoters Private Limited
Director

01 JUL 2016

- 1921

No.....Rs. 100/- Date.....

Name:-.....

Address:-.....

Vendor:-.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

B. C. LAHIRI
Advocate
ALIPUR JUDGE COURT
KOL-27

Seal of the District Sub-Registrar-V, South 24 Parganas, Alipore, West Bengal

Rabindra Poddar
S/O Late A.K. Poddar
Village - Malancha,
P.O - Manikpur,
P.S - Ramnagar
Dist - South Medinipur
Pin - 721453
by occupation - Service

District Sub-Registrar-V
Alipore, South 24 Parganas
05 AUG 2016

WHEREAS I am the Principal/Owner herein, is seized and possessed of and/or otherwise sufficiently entitled **ALL THAT** the piece and parcel of Net land measuring about 5(Five) Cottahs 7(Seven) Chittaks 25(Twenty Five) Sq.ft. be the same a little more or less togetherwith Tiles shed structure standing thereon measuring about 200 Sq.ft. lying and situate at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No. 56, being appertaining R.S. Dag No.185, under R.S. Khatian No. 87, within the limits of the Kolkata Municipal Corporation Ward No. 109, being premises No. 369, Nayabad, P.S. – Purba Jadavpur, Kolkata, District South 24 Parganas, having Assessee No. 31-109-08-6615-5, together with all easement and other rights thereto as morefully described in the schedule hereunder written and hereinafter for the sake of brevity is referred to as the **"SAID PROPERTY".**

AND WHEREAS I, the principal/owner entered into a Development Agreement of the said Schedule mentioned property herein and the said Development Agreement registered on 05.08.2016 at D.S.R.- V, Alipore, District South 24 Parganas and recorded in Book No. I, being No 2423 for the year 2016.

AND WHEREAS I, due to busy schedule of work am unable to look after and manage the said property and that are why it have now become necessary for me to appoint a Constituted Attorney on behalf of my, who could be able to look after and manage the said property or any portion thereof for and on behalf of my, the said owner herein.

NOW KNOW YE ALL MEN BY these present witnessed that I, **SRI SATADAL RAY,** do hereby nominate constitute and appoint **SRI ARIJIT BANERJEE**, son of Late Sibananda Banerjee, **(PAN–AGGPB3896D)**, by faith – Hindu, by occupation Business, by Nationality – Indian, residing at 385, Madurdaha, P.O.- EKTP, P.S. Tiljala now Anandapur, Kolkata-700107, District South 24 Parganas, carrying out of business as a Managing Director of M/s. Ananda Neer Developers and Promoters Pvt. Ltd. **(PAN- AAMCA5737D)**,having its registered office at 385, Madurdaha, P.O.- E.K.T.P.,P.S.- Tiljala now, Anandapur, Kolkata-700107, for me and in my name as my

Satadal Ray

Satadal Ray

For Ananda Neer Developers
& Promoters Private Limited

Arijit Banerjee
Director

TRUE AND LAWFUL ATTORNEY for me and in my name and on my behalf to act, make, perform, execute and exercise all or any of the several acts, deeds, power, authorities, matters and things herein below mentioned that is to say:-

1) To enter upon any such understanding, agreement and/or arrangement with the other co-owners and/or co-sharers of the said property Developer Allocation as the said Attorney on my behalf may deem fit and proper.

2) To pay all rates, taxes, maintenance and other charges expenses and other outgoings whatsoever payable for and on account of the said Schedule property Developer Allocation of them and to claim, receive, refund, and reimburse any other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.

3) To ask, demand, sue for, recover, realize, claim, collect and receive further or other consideration from new buyers and also any other amounts receivable in respect of the said property of Developer's Allocation which are or may be due payable or recoverable from any person or persons or authority or authorities by Cheques or Pay Orders or Demand Drafts drawn in the name of the Attorney and/or in cash and to grant valid receipts and discharges therefore.

4) To sell, convey and transfer and/or complete the sale and transfer of the said property of the Developer's Allocation thereof to any new purchaser or purchasers and to do all acts deeds and things with regard to registration any of sale or transfer before the competent authority.

5) To produce and deliver all title deeds documents and papers relating to the said property to the buyers of the same and to answer and comply with all requisitions that may be made out by such intending buyers / transferees.

Satadal Ray

For Ananda Neer Developers & Promoters Private Limited

Arijit Banerjee
Director

6) To apply for, obtain and submit all clearances certificates forms declarations and/or permissions if so and as be required for or in relation to the otherwise transfer of the said property of the Developer's Allocation.

7) To enforce all or any of the terms and conditions or convenants of any agreement deed or document executed or that may be hereafter executed in respect of all or any of the affairs relating to the acquiring, holding, user, sale, transfer, of the said property of the Developer's Allocation any of them or any part or share thereof or in any other way relating to the said property or any of them or any part or share thereof and to exercise all my rights in respect thereof.

8) To appear, sign represent and submit the before the Kolkata Municipal Corporation, all papers including building plans applications and documents for having the said property of the any of them or any part or share thereof separately assessed and of obtaining the sanction building plan from the Kolkata Municipal Corporation and also sign and submit the Water connection, drainage, Completion Plan, and Occupation Certificate in the respect of the said Multi storied Apartments/Buildings, Electricity Connection water sewerage, water connection, plan and any other type of Municipal matter or of CESC on my behalf.

9) To sign execute and admit, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, sale agreements, sale deeds, documents of transfer, rectification's, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, application on my behalf., save and except Owner's Allocation.

10) To appear, Sign and represent the Principal before the Kolkata Municipal Corporation Collector, statutory bodies and government departments and/or any of their officers and also all other State Govt/Semi Govt Executives, Judicial or Quasi Judicial, and other authorities and also all Courts and Tribunals and also any person, or other persons and deal with them in all manner and sign execute deliver and submit all papers documents

Saladal Ray

For Ananda Neer Developers
& Promoters Private Limited
Aerint Banerjee
Director

applications objections notices etc. and also to submit and take delivery of and/or explain all documents of title, accounts, clearances, plan etc. and to do all acts deeds and things as may be required or found necessary or expedient by the said Attorney on my behalf.

11) To appear and sign, represent and submit and execute admit before any Registrar, Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, Registrar of Assurances, Kolkata and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney on my behalf by virtue of the power hereby conferred.

12) To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of Attorney, memorandum of appeal or any other document or Court paper in any proceeding as the occasions shall require and/or as the said Attorney on my behalf may think fit and proper.

13) To sign the Boundary Declaration, splay corner Gift, common passage in connection with the requisition of Kolkata Municipal Corporation on my behalf.

14) To appoint, engage, transfer, suspend, remove, at their discretion, any employee, and/or agent for or from temporary, permanent or special services and to settle the terms and conditions of such appointments/engagements to determine their respective duties and responsibilities as my said Attorney shall think fit and proper.

15) To negotiate with the intending purchaser or purchasers and to settle the price of any units and other spaces in the said property of the Developer's Allocation thereof required to be sold and to receive booking and consideration money as my said Attorney may deem fit and proper.

16) To appear and represent the Principal before any Notary Public, other Magistrates and other Govt/Semi Govt officer or officers and authorities in connection with affirmation or

Satadal Ray

For Ananda Neer Developers
& Promoters Private Limited
Amit Banerjee
Director

notarization of any deed instrument declaration or writing signed or made by the said Attorney on my behalf by virtue of the powers hereby conferred.

17) To file and submit all declarations, clearances, permissions, certificates, forms, statements, affidavits and undertakings for having the registration completed of all documents instruments and writings executed by the said Attorney by virtue of the power hereby conferred.

18) To accept notices summons and services of papers from any Court Tribunal postal authorities and / or other statutory authorities and/or persons.

19) Be it expressly stated that the said Attorney shall construct and/or develop the said Schedule mentioned property and the said Attorney shall sell the constructed building/Flat and Spaces or spaces of the Developer's Allocation to the intending purchaser or Purchasers and such attorney shall receive all the consideration money on behalf of the Principal.

20) I hereby declare that the powers and authorities hereby granted as per agreement for Development and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the land, buildings, flats are conveyed to the purchasers and Association of Apartment Owner is registered and starts functions.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of Net land measuring about 5(Five) Cottahs 7(Seven) Chittaks 25(Twenty Five) Sq.ft. be the same a little more or less togetherwith Tiles shed structure standing thereon measuring about 200 Sq.ft. lying and situate at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No. 56, being appertaining R.S. Dag No.185, under R.S. Khatian No. 87, within the limits of the Kolkata Municipal Corporation Ward No. 109, being premises No. 369, Nayabad, P.S. – Purba Jadavpur, Kolkata, District South 24 Parganas, having Assessee No. 31-109-08-6615-5, together with all easement and other rights thereto which is butted and bounded that is to say:-

Satadal Ray

For Ananda Neer Developers
& Promoters Private Limited

Aerut Banerjee
Director

ON THE NORTH	: Plot No. 2 & 3 ;
ON THE SOUTH	: 20'ft wide Road;
ON THE EAST	: Plot No. 13;
ON THE WEST	: Plot No. 16.

.. THE SCHEDULE ABOVE REFERRED TO

(OWNER ALLOCATION)

The Developer shall provide to the Owner **ENTIRE FIRST FLOOR** and 3(Three) Car Parking Space on the Ground Floor shall be provided to the Owner. The Developer shall also pay the total amount of **Rs.2,00,000.00 (Rupees Two Lakhs) only** as Forfeited/ Non-refundable money to the Owner.

THE SCHEDULE ABOVE REFERRED TO :

(DEVELOPER ALLOCATION'S)

Shall mean the remaining portion of the newly constructed proposed building after providing Owner's Allocation as aforesaid.

Satadal Roy

For Ananda Neer Developers & Promoters Private Limited

Amit Banerjee

Director

IN WITNESS WHEREOF the Principal have executed this Power of Attorney on this 5th day of August, 2016.

SIGNED, SEALED and DELIVERED

by the **EXECUTANT** within named in the presence of :-

WITNESSES:

1. Kalindra Pradhan
Village - Malancha,
P.S. Ramnagar, P.O
Mazikasaba, Dist
Purba Medinipur Pin
721 155

2. Raj Das.
A/37 Nandan Kanan
Santoshpur
Kol - 75

Satadal Roy
(EXECUTANT)

For Ananda Neer Developers
& Promoters Private Limited
Amit Banerjee
Director

(ACCEPTANT)

Prepared by me :

K. S. Mallick

Advocate,
High Court, Calcutta
Kolkata – 700 001.
WB632/75

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS

No.	Signature of the Executants / Presentants					
	 Satadal Ray	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	Satadal Ray					
	 Amit Banerjee	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	Amit Banerjee					
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD CJD1929925

পরিচয় পত্র

Elector's Name Rabindra Bhadhar

নির্বাচকের নাম রবীন্দ্র ভাদুর

Father's Name Abhoya

পিতার নাম অভিয়া

Sex M

লিঙ্গ পুং

Age as on 1.1.2001 24

১.১.২০০১-এ বয়স ২৪

Address

Mauja-Malanchha J.L.No.135 & No.Khata

Ramnagar Midnapore 721439

ঠিকানা

মৌজা-মালঞ্চা জে.এল.নং-১৩৫ ও নং-খতিয়ান

রামনগর মেদিনীপুর ৭২১৪৩৯

Facsimile Signature

Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

For 232-Ramnagar

Assembly Constituency

২৩২-রামনগর

বিধানসভা নির্বাচন কেন্দ্র

Place Midnapore

স্থান মেদিনীপুর

Date 24.03.2001

তারিখ ২৪.০৩.২০০১

Signature

Rabindra Bhadhar

Seller, Buyer and Property Details

Principal & Attorney Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Arijit Banerjee 385, Madurdaha, P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107	 05/08/2016 12:05:43 PM	 LTI 05/08/2016 12:05:46 PM
		Arijit Banerjee 05/08/2016 12:06:04 PM	

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Satadal Ray Son of Late Suresh Chandra Ray Ramakrishnagar, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AFHPR2817J,; Status : Individual; Date of Execution : 05/08/2016; Date of Admission : 05/08/2016; Place of Admission of Execution : Office	 05/08/2016 12:07:00 PM	 LTI 05/08/2016 12:07:03 PM
		Satadal Ray 05/08/2016 12:07:40 PM	

Attorney Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	M/s. Ananda Neer Developers And Promoters Pvt Ltd 385, Madurdaha, P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 PAN No. AAMCA5737D,; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Arijit Banerjee 385, Madurdaha, P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGGPB3896D,; Status : Representative; Date of Execution : 05/08/2016; Date of Admission : 05/08/2016; Place of Admission of Execution : Office	 05/08/2016 12:05:43 PM	 LTI 05/08/2016 12:05:46 PM
		Arijit Banerjee 05/08/2016 12:06:04 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Rabindra Pradhan Son of Late A K Pradhan Malancha, P.O:- Manikabasan, P.S:- Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN - 721453 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr Satadal Ray, Mr Arijit Banerjee	Rabindra Pradhan 05/08/2016 12:08:51 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 369, Ward No: 109		5 Katha 7 Chatak 25 Sq Ft	1,70,000/-	64,63,572/-	Proposed Use: Bastu, Width of Approach Road: 20 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	200 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	200 Sq Ft.	30,000/-	60,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	Rabindra Pradhan
Address	Thana : Ramnagar, District : Purba Midnapore, WEST BENGAL
Applicant's Status	Others

Office of the D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 163002425 / 2016

Query No/Year	16301000297801/2016	**Serial no/Year**	1630002564 / 2016
Deed No/Year	I - 163002425 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr Arijit Banerjee	**Presented At**	Office
Date of Execution	05-08-2016	**Date of Presentation**	05-08-2016

Remarks

On 05/08/2016

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 11:39 hrs on : 05/08/2016, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Arijit Banerjee ,.

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 65,23,572/-

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

Execution is admitted on 05/08/2016 by

Mr Satadal Ray, Son of Late Suresh Chandra Ray, Ramakrishnagar, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Retired Person
Indetified by Mr Rabindra Pradhan, Son of Late A K Pradhan, Malancha, P.O: Manikabasan, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721453, By caste Hindu, By Profession Others

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

Execution is admitted on 05/08/2016 by

Mr Arijit Banerjee Mr Arijit Banerjee, Son of Late Sibananda Banerjee, 385, Madurdaha, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, By caste Hindu, By profession Business
Indetified by Mr Rabindra Pradhan, Son of Late A K Pradhan, Malancha, P.O: Manikabasan, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721453, By caste Hindu, By Profession Others

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. Rs 100/- is paid on **Impressed type** of Stamp, Serial no 682160, Purchased on 01/08/2016,Vendor named Subhankar Das.

(Utpal Kumar Basu)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

icate of Registration under section 60 and Rule 69.

istered in Book - I

lume number 1630-2016, Page from 70258 to 70274

eing No 163002425 for the year 2016.

Seal of the District Sub-Registrar-V, Alipore, District South 24 Parganas

For Ananda Neer Developers & Promoters Private Limited
Director

For Ananda Neer Developers & Promoters Private Limited
Director

Digitally signed by UTPAL KUMAR BASU
Date: 2016.08.08 11:12:44 +05:30
Reason: Digital Signing of Deed.

UKBasu

(Utpal Kumar Basu) 08-08-2016 11:12:43
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

For Ananda Neer Developers & Promoters Private Limited
Director

(This document is digitally signed.)