

1712/16

I-1724/16



पश्चिम बंगाल WEST BENGAL

W 363598

1/355380/16

21/10/16  
13:50

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

21 OCT 2016

DEVELOPMENT POWER OF ATTORNEY



**POWER OF ATTORNEY** made this 21<sup>st</sup> day of October Two Thousand and sixteen (2016) **BY M/S. SHYAMA BIO-CONS PVT. LTD.** a Company, incorporated under the Indian Companies Act, 1956, having its Registered Office at Commerce House, 9th Floor, Room No. 5, 2A, Ganesh Chandra Avenue, Kolkata - 700 013, Dist. Kolkata, represented by its Managing Director - **SRI MAHESH KUMAR SINGHANIA**, son of Late Ram Gopal Singhania, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 20, Mande Villa Garden, 2nd Floor, Flat No. 2B, Kolkata - 700 019, Dist. South 24-Parganas, hereinafter referred to as the **OWNER IN FAVOUR OF MR. DEBASIS ROY**, son of Sri Sunil Kumar Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Vill: Panapukur, P.O. Bhangar, P. S. Kashipur, Dist. South 24-Parganas, Pin - 743 502 the sole proprietor of the Sun Construction a Proprietorship Concern, having its Principal Place of business at Merlin Matrix, DN-10, Sector - V, 2nd Floor, P. O. Bidhannagar East, P. S. Electronic Complex, Kolkata - 700 091, Dist. North 24-Parganas hereinafter referred to as the **ATTORNEY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective substitute or substitutes):

**WHEREAS :-**

A. The Owner is absolutely seized and possessed of and/or otherwise entitled to **ALL THAT** piece and parcel of a plot of land measuring an area of 12 (twelve) cottahs recorded as **VASTU** lying and situated under Mouza - MAHISHBATHAN. J.L No. 18. R.S No. 203. Touzi no. 145. Comprised in C. S. Dag No. 364, 365, R. S. & L. R. Dag No. 372 & 377, under C. S. Khatian No. 130, R. S. Khatian No. 122, within the jurisdiction of Bidhannagar East Police Station now known as Electronics Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, in the Dist of North 24 - Parganas as more fully and particularly described in the **Schedule** hereunder written [hereinafter referred to as the **said premises**].

B. By a Development Agreement dated 9<sup>th</sup> day of September, 2016 made between ourselves therein referred to as the Owners of the One Part and Sun construction the sole proprietorship concern represented through its sole proprietor **MR. DEBASIS ROY** son of Sri Sunil Kumar Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Vill: Panapukur, P.O. Bhangar, P. S. Kashipur, Dist. South 24-Parganas, Pin - 743 502 therein referred to as the Developer of the Other Part and registered with the Additional District Sub-Registrar at Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 1504-2016, Pages 55565 to 55601, Being No. 150401542, for the year 2016,



in after referred to as the **said Agreement**) the Owners have appointed the said developer to develop the said premises by construction of a multi-storied residential building thereon or on the part thereof in accordance with the terms and conditions therein contained and in pursuance to the building permit sanctioned by the Bidhannagar Municipal Corporation.

C. Pursuant to and in terms of the said Agreement We hereby intend to nominate, constitute and appoint the said **Mr. Debasis Roy** the sole proprietor of the proprietorship concern the **Sun Construction** to be our true and lawful Attorneys to act do and perform the following acts deeds and things.

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH** that we the **M/S. SHYAMA BIO-CONS PVT. LTD.** a Company, incorporated under the Indian Companies Act, 1956, having its Registered Office at Commerce House, 9th Floor, Room No. 5, 2A, Ganesh Chandra Avenue, Kolkata - 700 013, Dist. Kolkata, represented by its Managing Director - **SRI MAHESH KUMAR SINGHANIA** hereinafter referred to as the **OWNER**, do hereby nominate constitute and appoint the said **MR. DEBASIS ROY** son of Sri Sunil Kumar Roy, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at Vill: Panapukur, P.O. Bhangar, P. S. Kashipur, Dist. South 24-Parganas, Pin - 743 502 the **sole proprietor of the Sun Construction** a Proprietorship Concern, to be our true and lawful Attorney for ourselves, in our name and on our behalf to do, execute, perform and exercise all and any one of the following acts, deeds, matters and things that is to say:-

1. To look after and maintain the Schedule mentioned property.
2. To construct the multi-storied building upon the said land mentioned in the Schedule herein below in accordance with the ~~Sanctioned~~ <sup>to be sanctioned</sup> Plan in our names and to sign on our behalf in the proposed Site Plan, Building Plan, Revised Plan and / or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the Bidhannagar Municipal Corporation.
3. To negotiate on terms for and to agree and to enter into any agreement for sale to sell out different flats, garages, shops, spaces, units etc. and the part thereof in respect of the **DEVELOPERS ALLOCATION**
4. To allow the intending Purchaser or Purchasers to inspect the documents relating to the said property.
5. To receive from the intending Purchaser or Purchasers any earnest money and / or advances and also the balance of purchase money and to give good valid receipt and discharge for the same in respect of the **DEVELOPER'S ALLOCATION** which



shall be specifically demarcated with clear identification as per the clause 3 above of this presents.

6. Upon such receipt as aforesaid on our behalf, our attorney shall also sign, execute and deliver any conveyance or conveyances, Lease Deeds of the DEVELOPER'S ALLOCATION in the said proposed building in favour of the intending Purchaser or purchasers, Lessees, or their nominees in respect of the Developer's Allocated portions only.
7. To receive and accept any consideration in respect of the DEVELOPER'S ALLOCATION as aforesaid by cash or bank drafts, pay orders, cheques or in any other form whatsoever in **our attorneys** own name and to give receipt thereof in full or partial discharges of the receipt of such consideration in respect of the Developer's Allocation and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realisation of the money in respect of such instrument in respect of the DEVELOPER'S ALLOCATION only.
8. To do all acts, deeds, things and execute all deeds or assurances in respect of the Developer's Allocated portions as may be necessary in order to effectuate the aforesaid purpose and which **our** Constituted Attorney shall think best fit and proper.
9. To institute, commence, prosecute, carry on or defend, or resist of all suits and other actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the DEVELOPER'S ALLOCATION in the proposed building at the said property or any part thereof or concerning anything in relation to the DEVELOPER'S ALLOCATION in the proposed building at the property mentioned in the schedule hereunder, in which **We** may be parties in any court in Civil, Criminal, Revenue or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. and to sign and verify all plaints, written statements, Inventories to accept service of all Summons, Notice and Other Judicial process to execute any Judgement, Decree or Order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokatnama or any kind of Affidavit.
10. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, claims and disputes relating to the DEVELOPER'S ALLOCATION in the proposed building at the said property between ourselves and any other person or persons compounds or compromise the same.
11. To present any such conveyance or conveyances, Lease Deed, for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Calcutta having authority for unto have the said Conveyance





registered and to do all acts, deed and things which our said Attorney shall consider necessary for conveying against the DEVELOPER'S ALLOCATION in the proposed building on the said property to the intending purchaser or purchasers as fully and effectually in all respects as We could do the same ourselves.

12. To attend any Court of Law either Civil or Criminal and to represent us in all Government Offices on our behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below and to do all legal activities which may be or reasonably required for the smooth progress of the construction work of the proposed building.
13. To appoint Architect, Civil Engineer, Structural Engineer, labour, labour contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be require for the construction of the said proposed building at our Attorneys own cost and expenses.
14. To appear in any suit, proceedings, motion, L. A. Office, etc. on our behalf and to represent us before the B. L. & L. R. O. for mutation, conversion etc. and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule hereinbelow.
15. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as our Constituted Attorney shall think fit and proper for the purpose of the construction of the proposed building at the property mentioned in the schedule below.
16. To represent us before the concerned Bidhannagar Municipal Corporation for Site Plan, Building Plan, Revised Plan and / or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the concerned Bidhannagar Municipal Corporation and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on our behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on our behalf as our Constituted Attorney shall think fit and proper.
17. To represent us before the Competent Authority for connection of transformer, electric meter and for any other work or works and deposit money to the said Authority on our behalf and collect all receivables, vouchers etc. from it.
18. To enter upon the said premises as mentioned in the schedule written hereunder with men and material as may be required for the purpose of development work and erect the New Building as per the Building Plans to be sanctioned.





- To make deposits with the Planning Authorities and other authorities for the purpose of carrying out the development work and construction of the new building on the said premises mentioned in the schedule written hereunder and to claim refunds of such deposits and to give valid and effectual receipt and discharge for the same.
20. To apply for and obtain clearance certificate, if required, from the West Bengal Pollution Control Board for sanction of plan of the said premises mentioned in the schedule written hereunder.
  21. If anything may be done by our Constituted Attorney which shall be construed as illegal and malafide or not within the true sense of the meaning of any stipulations above or contrary to any provision of this present, in such event this Power of Attorney shall stand null and void automatically and we are not liable under Real Estate Regulation Act, 2015 or before any other legal Authority, for any acts, things or deeds done by our Constituted Attorney at any point of time.
  22. This POWER OF ATTORNEY is being given by us subject to the provisions of all prevailing Central and State Acts, concerning to the subject of promotion of land and building development including Real Estate Regulation Act, 2015 and any other Act prevailing at present or introduced in future.

**AND GENERALLY** to act as the Attorney in relation to the said developers allocation for and on my behalf to do and execute all instruments, acts, deeds, matters and things as fully and effectually as we could have done if personally present.

And we do hereby agree to ratify and confirm whatever the said Attorney shall do or purport to be done by virtue of these presents in or about the said premises as aforesaid.

The Attorney shall exercise its rights under this power in terms of the said Development Agreement without any liability on me of any nature whatsoever, financial, criminal, civil or otherwise.

**- THE SCHEDULE ABOVE REFERRED TO -**

**ALL THAT** piece and parcel of a plot of land measuring an area of 12 (twelve) cottahs recorded as VASTU lying and situated under Mouza – MAHISHBATHAN. J.L No. 18. R.S No. 203. Touzi no. 145. Comprised in C. S. Dag No. 364, 365, R. S. & L. R. Dag No. 372 & 377, under C. S. Khatian No. 130, R. S. Khatian No. 122, within the jurisdiction of Bidhannagar East Police Station now known as Electronics Complex Police Station, within



the local limits of Bidhannagar Municipal Corporation, in the Dist of North 24 - Parganas which is butted and bounded as follows:-

- ON THE NORTH :- R. S. Dag No. 285 (Partly) and thereafter 30' ft. wide Mahisbathan Metal Road
- ON THE SOUTH :- R. S. Dag No. 372 (Part)
- ON THE EAST :- R. S. Dag No. 372 (Part) & 377 (Part)
- ON THE WEST :- R. S. Dag No. 373 (Part)

IN WITNESSES WHEREOF We hereunto set and subscribed our hands and seals on the 21<sup>st</sup> day of October Two Thousand Sixteen.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of

following WITNESSES :-

1. *[Signature]*  
Advocate

2. Sunesh for Ghosh  
vill - Jirangachha  
P.O. - Hatigala  
P.S. - Kachipar  
Dist - 24 PWS (S)

SHYAMA BIO-CONS PRIVATE LIMITED

*[Signature]*  
Director

SIGNATURE OF THE EXECUTANTS

Prepared by :-

*[Signature]*  
Mr. Dilip Homchaudhury,  
Advocate.

*[Signature]*  
High Court Kolkata.








M/S. SUN CONSTRUCTION

*[Signature]*  
Proprietor

SIGNATURE OF THE ATTORNEY

OF THE  
 ANTANT/  
 ANT/SELLER/  
 ER/CAIMENT  
 WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908 N.B. - LH BOX- SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED :-

*Prakash*  
 7.10

 <i>Prakash</i>	LH					
	RH					

ATTESTED :-

*Prakash*

<div style="border: 1px solid black; padding: 10px; text-align: center;">             PHOTO           </div>	LH					
	RH					

ATTESTED :-

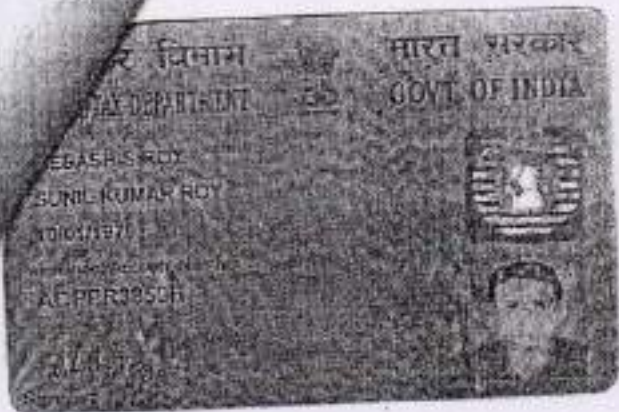




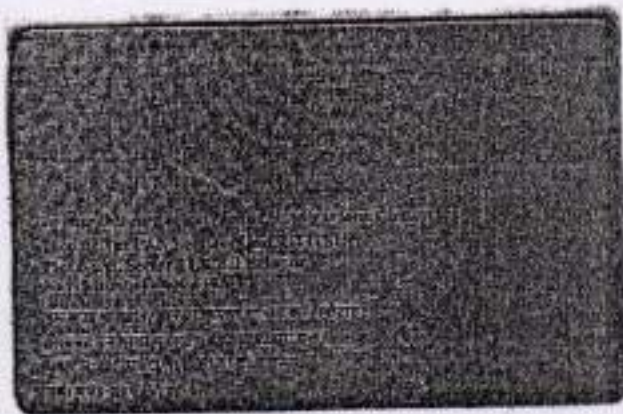
*Diagnosis*  
7/10







*Chakraborty*



*Chakraborty*





आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
SURESH KUMAR GHOSH		
ASHOK KUMAR GHOSH		
15/02/1993		
Permanent Account Number		
BLNPG0111M		31102013
<i>Suresh Kumar Ghosh</i>		
Signature		

*Suresh Kumar Ghosh*

इस कार्ड के साथ / कसेरा कृपया नुसिल कर / नोटिस  
 आयकर सेवा सेवा इकाई एन एस डी एस  
 5 वीं मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,  
 मोडल कॉलोनी, नज़्म-ए-मिल्ल, बीकानेर जिला,  
 पुणे - 411 016.

If this card is lost / someone's lost card is found,  
 please inform / return to:  
 Income Tax PAN Services Unit, NSDL,  
 5th floor, Matri Sterling,  
 Plot No. 341, Survey No. 997/8,  
 Model Colony, Near Deep Gangalwe Church,  
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
 e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)







*Diya*  
7.10





WILLIAM B. BROWN, JR., President  
WILLIAM B. BROWN, JR., President  
WILLIAM B. BROWN, JR., President  
WILLIAM B. BROWN, JR., President  
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WILLIAM B. BROWN, JR., President  
WILLIAM B. BROWN, JR., President



### Major Information of the Deed

No / Year	I-1504-01744/2016	Date of Registration	10/21/2016 2:36:37 PM
ry Date	1504-1000355380/2016	Office where deed is registered	
pplicant Name, Address & Other Details	26/09/2016 1:16:42 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Transaction	Dilip Hom Chaudhury Mahisgote, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN : 700102, Mobile No. : 9830645404, Status : Advocate		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction		
Set Forth value	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Rs. 2/-	Market Value		
Stampduty Paid(SD)	Rs. 3,30,00,006/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E)		
	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Mahisbathan, Mouza: Mahisbathan

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	LR-372	LR-122	Bastu	Bastu	6 Katha	1/-	1,65,00,003/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-377	LR-122	Bastu	Bastu	6 Katha	1/-	1,65,00,003/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>19.8Dec</b>	<b>2 /-</b>	<b>330,00,006 /-</b>	
		<b>Grand Total :</b>			<b>19.8Dec</b>	<b>2 /-</b>	<b>330,00,006 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>M/S SHYAMA BIO CONS PVT LTD</b> COMMERCE HOUSE 9TH FLOOR, ROOM NO 5, 2A GANESH CHA, P.O:- DHARMOTALA, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700013 Status :Organization, Executed by: Representative






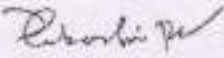
### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>M/S SUN CONSTRUCTION</b> MERLIN MATRIX D N 10 SECTOR V, 2ND FLOOR, P.O:- EAST BIDHANNAGAR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Status :Organization



**Identifier Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Shri MAHESH KUMAR SINGHANIA</b> Son of Late RAM GOPAL SINGHANIA Date of Execution - 21/10/2016, , Admitted by: Self, Date of Admission: Oct 21 2016 , Place of Admission of Execution: Office	 Oct 21 2016 2:37PM	 LTI Oct 21 2016 2:37PM	 Oct 21 2016 2:38PM
20 MANDE VILLA GARDEN 2ND FLOOR, FLAT NO 2B, P.O:- BULLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S SHYAMA BIO CONS PVT LTD (as MANAGING DIRECTOR)			
Name	Photo	Finger Print	Signature
<b>Shri DEBASHIS ROY</b> Son of Shri SUNIL KUMAR ROY Date of Execution - 21/10/2016, , Admitted by: Self, Date of Admission: Oct 21 2016 , Place of Admission of Execution: Office	 Oct 21 2016 2:38PM	 LTI Oct 21 2016 2:38PM	 Oct 21 2016 2:38PM
PANAPUKUR, P.O:- BHANGAR, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S SUN CONSTRUCTION (as PROPRIETOR)			

**Identifier Details :**

Name & address

SURESH KUMAR GHOSH  
 Son of Late ASHOK KUMAR GHOSH  
 JIRANGACHHA, P.O:- HATISALA, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri MAHESH KUMAR SINGHANIA, Shri DEBASHIS ROY

21/10/2016

Suresh Kumar Ghosh

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	M/S SHYAMA BIO CONS PVT LTD	M/S SUN CONSTRUCTION-9.9 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	M/S SHYAMA BIO CONS PVT LTD	M/S SUN CONSTRUCTION-9.9 Dec

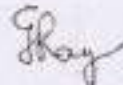


**Endorsement For Deed Number : I - 150401744 / 2016**

26-09-2016

**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 3,30,00,006/-



**Goutam Sinha Roy**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**

On 21-10-2016

**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 13:56 hrs on 21-10-2016, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri DEBASHIS ROY ..

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

Execution is admitted on 21-10-2016 by Shri MAHESH KUMAR SINGHANIA, MANAGING DIRECTOR, M/S SHYAMA BIO CONS PVT LTD, COMMERCE HOUSE 9TH FLOOR, ROOM NO 5, 2A GANESH CHA, P.O:- DHARMOTALA, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by SURESH KUMAR GHOSH, , Son of Late ASHOK KUMAR GHOSH, JIRANGACHHA, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Execution is admitted on 21-10-2016 by Shri DEBASHIS ROY, PROPRIETOR, M/S SUN CONSTRUCTION, MERLIN MATRIX D N 10 SECTOR V, 2ND FLOOR, P.O:- EAST BIDHANNAGAR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by SURESH KUMAR GHOSH, , Son of Late ASHOK KUMAR GHOSH, JIRANGACHHA, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

**Payment of Fees**

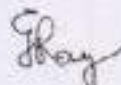
Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**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 4699, Amount: Rs.100/-, Date of Purchase: 26/09/2016, Vendor name: M Dutta



**Goutam Sinha Roy**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2016, Page from 62734 to 62751

being No 150401744 for the year 2016.



Digitally signed by GAUTAM SINHA RAY

Date: 2016.10.24 11:41:42 +05:30

Reason: Digital Signing of Deed.

*G. Ray*

(Goutam Sinha Roy) 24-10-2016 11:41:41  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)