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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

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26/10/16
13:27

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)

26 OCT 2016

DEVELOPMENT POWER OF ATTORNEY

4700 26.9.16 100/-

নং _____
ক্রেতার নাম _____
ক্রেতার ঠিকানা _____
ক্রেতার পেশা _____
ক্রেতার বর্তমান ঠিকানা _____
ক্রেতার মোবাইল নং _____
ক্রেতার ই-মেইল আইডি _____
ক্রেতার স্বাক্ষর _____
ক্রেতার ছাপ _____

D. HOM CHOWDHURY
Advocate
High Court Calcutta

21 SEP 2016

998000



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

26 OCT 2016

Advocate
S/o Late D. Anurag
Mishra, P.O. Kisanapali
P.S. Kisanapali, K-1-102

THIS POWER OF ATTORNEY made this day of Two Thousand Sixteen (2016) BY SRI KHITISH MONDAL, son of Sadhan Mondal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Mahisbathan, P. O. Krishnapur, P. S. Electronic Complex, Kolkata - 700 102, Dist. North 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 7 (seven) 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. 366, R. S. Dag No. 373, under C. S. Khatian No. 50, R. S. Khatian No. 48, L. R. Khatian No. 966, 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 9th day of August, 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. , Volume No. 1504-2016, Pages 49631 to 49660, Being No. 150401383, for the year 2016, (herein 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



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*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. Debasia 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 I SRI KHITISH MONDAL son of Sadhan Mondal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Mahisbathan, P. O. Krishnapur, P. S. Electronic Complex, Kolkata - 700 102, Dist. North 24-Parganas, 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 Vilt 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 Plan} ~~Sanctioned Plan~~ in my name and to sign on my 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.

Khiti Mondal





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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 my 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 my 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 I 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 Vakalatnama 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 my said Attorney shall consider




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26 OCT 2016

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 I could do the same myself.

12. To attend any Court of Law either Civil or Criminal and to represent me in all Government Offices on my 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 my 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 my 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 me 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 my behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on my behalf as my Constituted Attorney shall think fit and proper.
 17. To represent me 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 my 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.
- 

1. The entire document with the necessary supporting documents shall be submitted to the Registrar of the District Sub-Registrar, Bidhannagar, Salt Lake City, for the purpose of registration.
2. The Registrar of the District Sub-Registrar, Bidhannagar, Salt Lake City, shall be responsible for the registration of the document.
3. The Registrar of the District Sub-Registrar, Bidhannagar, Salt Lake City, shall be responsible for the registration of the document.
4. The Registrar of the District Sub-Registrar, Bidhannagar, Salt Lake City, shall be responsible for the registration of the document.
5. The Registrar of the District Sub-Registrar, Bidhannagar, Salt Lake City, shall be responsible for the registration of the document.



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

26 OCT 2016

The Registrar of the District Sub-Registrar, Bidhannagar, Salt Lake City, shall be responsible for the registration of the document.

19. 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 7 (seven) 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. 366, R. S. Dag No. 373, under C. S. Khatian No. 50, R. S. Khatian No. 48, L. R. Khatian No. 966, 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:-

<u>ON THE NORTH</u>	:-	R. S. Dag No. 373 (Part)
<u>ON THE SOUTH</u>	:-	R. S. Dag No. 373 (Part)
<u>ON THE EAST</u>	:-	R. S. Dag No. 372 (Part)
<u>ON THE WEST</u>	:-	R. S. Dag No. 374 (Part)

IN WITNESSES WHEREOF I hereunto set and subscribed my hand and seal on the
26th day of October Two Thousand Sixteen.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of

following WITNESSES :-

1.

Dilip Homchaudhary
Advocate

2. *Pranab Chakrabarti*

Mission Nagar
Krishnapur, K-102

Kritish Mondal

SIGNATURE OF THE EXECUTANT

Prepared by :-

Dilip Homchaudhary
Mr. Dilip Homchaudhary
Advocate

(Per M. N. S. 712/78)
High Court Kolkata.

M/S. SUN CONSTRUCTION

Pranab Chakrabarti
Proprietor

SIGNATURE OF THE ATTORNEY

	LH				
	RM				

Kuldeep Patel

ATTESTED: *Kuldeep Patel*

	LH				
	RM				

Rajesh



ATTESTED: *Rajesh*








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

26 OCT 2016

	LH				
	RM				

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
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

 Khudib Mondal	LH					
	RH.					

ATTESTED :- Khudib Mondal ✓

 Bhabhi Pr	LH					
	RH.					

ATTESTED :- Bhabhi Pr ✓

PHOTO	LH					
	RH.					

Major Information of the Deed



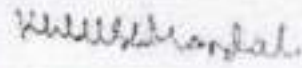
Deed No :	I-1504-01764/2016	Date of Registration	10/26/2016 1:31:02 PM
Query No / Year	1504-1000355278/2016	Office where deed is registered	
Query Date	26/09/2016 1:00:52 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dilip Horn Chaudhury Mohishgote, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700102, Mobile No. : 9830645404, Status : Advocate		
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. 1/-		Rs. 1,75,00,006/-	
Stampduty Paid (SD)		Registration Fee Paid	
Rs. 100/- (Article:46(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment 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-373	LR-966	Bastu	Bastu	7 Katha	1/-	1,75,00,006/-	Property is on Road
Grand Total :					11.55Dec	1/-	175,00,006/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri KHITISH MONDAL Son of SADHAN MONDAL Executed by: Self, Date of Execution: 26/10/2016 , Admitted by: Self, Date of Admission: 26/10/2016 ,Place : Office			
		26/10/2016	26/10/2016	26/10/2016
	MAHISBATHAN, P.O:- KRISHNAPUR, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIIPM3788P, Status :Individual			

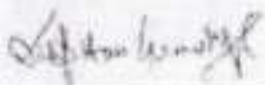
Attorney Details :

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

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Shri DEBASHIS ROY Son of Shri SUNIL KUMAR ROY Date of Execution - 26/10/2016, , Admitted by: Self, Date of Admission: Oct 26 2016, , Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Oct 26 2016 1:35PM	Oct 26 2016 1:35PM	Oct 26 2016 1:35PM	
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	
Mr Dilip Hom Chaudhury Son of Late B Hom Chaudhury Mahisgot, P.O:- Krishnapur, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri KHTISH MONDAL, Shri DEBASHIS ROY	
	26/10/2016

Endorsement For Deed Number : I - 150401764 / 2016

On 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 1,75,00,006/-



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

On 26-10-2016

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 13:27 hrs on 26-10-2016, 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)

Execution is admitted on 26/10/2016 by Shri KHITISH MONDAL, Son of SADHAN MONDAL, MAHISBATHAN, P.O; KRISHNAPUR, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India. PIN - 700102, by caste Hindu, by Profession Business

Identified by Mr Dilip Hom Chaudhury, . . Son of Late B Hom Chaudhury, Mahisgot, P.O; Krishnapur, Thana: New Town, . North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-10-2016 by Shri DEBASHIS ROY, PROPRIETOR, M/S SUN CONSTRUCTION, MERLIN MATRIX, D N 10 SALT LAKE CITY, 2ND FLOOR, S, P.O:- BIDHANNAGAR EAST, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091

Identified by Mr Dilip Hom Chaudhury, . . Son of Late B Hom Chaudhury, Mahisgot, P.O; Krishnapur, Thana: New Town, . North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Advocate

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 4700, 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 63313 to 63329
being No 150401764 for the year 2016.



Digitally signed by GAUTAM SINHA RAY
Date: 2016.10.27 11:26:49 +05:30
Reason: Digital Signing of Deed.

G Roy

(Goutam Sinha Roy) 27-10-2016 11:26:48
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)