



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement / Endor's attached with this document's are the part of this document

513286
 Registrar U/S 7(2)
 District Sub Registrar II
 24 Pgs (N) Barasat

09 NOV 2015

After registration of Development Agreement
DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS :

We, 1. ZAHID HOSSAIN, having PAN ABJPH3916Q, Son of Abdul Aziz, 2. PARVEEN BEGUM, having PAN AITPB8057H, Wife of Zahid Hossain, both are formerly resident of 84/5, Narkeldanga North Road, PS. - Narkeldanga, Kolkata - 700011, at present residing at Bangalaxmi Abasan, Dashadrone, P.O. & P.S. - Rajarhat, Kolkata - 700136, District - North 24 Parganas, both are by faith - Islam, by Nationality - Indian, by occupation

- Business and Housewife respectively, hereinafter jointly called and referred to as the "EXECUTANTS/OWNERS".

WHEREAS one Nibaran Chandra Maji, Gour Chandra Maji and Netai Chandra Maji, were jointly seized and possessed of ALL THAT piece and parcel of land measuring an area of 4.63 Acres, be the same a little more or less, comprising in Sabek Dag Nos. 225, 226, 227, 228 and 229, under Sabek Khatian No. 105, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re.Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas under the Zaminder Khetra Gopal Roy and Gopi Jiban Roy and absolutely seized and possessed the same.

AND WHEREAS said Zaminders Khetra Gopal Roy and Gopi Jiban Roy, filed a Suit before the Ld. 1st Munsif Court at Sealdah against the said Proja Nibaran Chandra Maji and others, for recovery of arrears of rent, being Rent Suit No. 391/1930 and accordingly the Ld. Court pleased to pass a decree in favour of Zaminders vide Rent Decree Execution No. 948/1933 and therefore the said entire land measuring an area of 4.63 Acres, more or less, purchased by one Sri Surendra Nath Roy, by an auction Sale dated 08/01/1934 in pursuance of said

Order passed by the Ld. Court.

AND WHEREAS after purchasing the aforesaid land measuring an area of 4.63 Acres, said Surendra Nath Roy, became the sole and absolute owner of the said land and mutated his name in the R.S. R.O.R. vide R.S. Khatian No. 187 and thereafter his name also recorded in the then Krishi Khatian No. 470 and since then he absolutely seized and possessed of ALL THAT piece and parcel of land measuring an area of 4.63 Acres, be the same a little more or less, comprising in Sabek Dag Nos. 225, 226, 227, 228 and 229, corresponding to R.S. Dag Nos. 88, 89, 90, 91 and 109, under Sabek Khatian No. 105, corresponding to R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, peacefully free from all encumbrances.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Surendra Nath Roy, died intestate leaving behind his wife Smt. Nirmla Roy, only son Sri Prodip Kumar Roy and two daughters namely Smt. Reba Maity and Smt. Rekha Mondal, as his only legal heirs and successors,

who jointly inherited the aforesaid property, according to Hindu Succession Act and jointly seized and possessed the same.

AND WHEREAS while being in joint peaceful possession over the aforesaid property, said Smt. Nirmala Roy, Sri Prodip Kumar Roy, Smt. Reba Maity and Smt. Rekha Mondal, jointly sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of 4.63 Acres (1.75 Acres + 1.57 Acres + 1.31 Acres), be the same a little more or less, comprising in Sabek Dag Nos. 225, 226, 227, 228 and 229, corresponding to R.S. Dag Nos. 88, 89, 90, 91 and 109, under Sabek Khatian No. 105, corresponding to R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in three separate Sale Deed, being Nos. 4313, 4312 and 8621 for the year 1989, duly registered before the A.D.S.R.O. Bidhannagar (Salt Lake City) in favour of three persons namely Sri Tarak Nath Maji (1.75 Acres), Biswanath Maji (1.57 Acres) and Sri Sambhu Nath Maji (1.31 Acres) and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over

the aforesaid property, said Sri Tarak Nath Maji, sold, transferred and conveyed his respective property, i.e. ALL THAT piece and parcel of land measuring an area of 1.75 Acres, be the same a little more or less, comprising in Sabek Dag Nos. 226 and 227, corresponding to R.S. Dag Nos. 89 and 90, under Sabek Khatian No. 105, corresponding to R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of M/s. Banga Lakshmi Abasan Parsad, having its registered office at 617, Jessore Road, Kolkata - 700074, by virtue of two separate Sale Deeds, being Nos. 4317 for the year 1989 and 1559 for the year 1990, duly registered before the A.D.S.R.O. Bidhannagar (Salt Lake City) and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Sri Biswanath Maji, sold, transferred and conveyed a portion out of his respective property, i.e. ALL THAT piece and parcel of land measuring an area of (1.05 + 0.3550) Acres = 1.405 Acres, be the same a little more or less, out of 1.57 Acres, comprising in Sabek Dag No. 225, corresponding to R.S. Dag No. 88, under Sabek Khatian No.

105, corresponding to R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of M/s. Banga Lakshmi Abasan Parsad, having its registered office at 617, Jessore Road, Kolkata - 700074, by virtue of two separate Sale Deeds, being Nos. 4316 for the year 1989 and 3351 for the year 1990, duly registered before the A.D.S.R.O. Bidhannagar (Salt Lake City) and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the aforesaid property, said Sri Sambhu Nath Maji, sold, transferred and conveyed a portion out of his respective property, i.e. ALL THAT piece and parcel of land measuring an area of 87 Decimals, be the same a little more or less, out of 1.31 Acres, comprising in Sabek Dag Nos. 228 and 229, corresponding to R.S. Dag Nos. 91 and 109, under Sabek Khatian No. 105, corresponding to R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar

(Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of M/s. **Banga Lakshmi Abasan Parsad**, having its registered office at 617, Jessore Road, Kolkata - 700074, by virtue of a Sale Deed, being No. 8620 for the year 1989, duly registered before the A.D.S.R.O. Bidhannagar (Salt Lake City) and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over the remaining property, said **Sri Sambhu Nath Maji**, further sold, transferred and conveyed a portion out of his respective property, i.e. ALL THAT piece and parcel of land measuring an area of **40.70 Decimals**, be the same a little more or less, out of 1.31 Acres, comprising in R.S. Dag No. 109, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of M/s. **Banga Lakshmi Abasan Parsad**, having its registered office at 617, Jessore Road, Kolkata - 700074, by virtue of a Sale Deed, being No. 7794 for the year 1991, duly registered before the A.D.S.R.O. Bidhannagar (Salt Lake City) and delivered the peaceful possession over the same.

AND WHEREAS by virtue of the aforesaid purchase, through several deeds, the aforesaid M/s. Banga Lakshmi Abasan Parsad, having its registered office at 617, Jessore Road, Kolkata - 700074, while being in peaceful possession over the aforesaid property, they prepared a Master Plan by dividing the entire land into several small plots of land by showing 20', 14' and 12' wide Roads for egressing and ingressing the said plots.

AND WHEREAS by virtue of a registered Deed of Agreement, being No. 9098 duly registered on 15/12/1989 before the A.D.S.R.O. Bidhannagar (Salt Lake City), it was agreed that the said 20' wide Road has made its way of Rajarhat Bishnupur Road, by adding another 20' wide Road, briefly mentioned in the said Master Plan of Mahindra Kanan, lying on the eastern side of the entire plots of land. The said 20' wide Mahindra Kanan's Road shall be considered at the Approached Road and for the said M/s. Banga Lakshmi Abasan Parsad.

AND WHEREAS while being in peaceful possession over the aforesaid property, said M/s. Banga Lakshmi Abasan Parsad, having its registered office at 617, Jessore Road, Kolkata - 700074, represented by Sri Tapas Kumar Panti, Motiar Rahaman Mondal and Sri Mrinal Banerjee, sold, transferred and conveyed a plot, i.e. ALL THAT piece and parcel of land measuring an

area of 02 (Two) Cottahs 09 (Nine) Chittacks 27 (Twenty Seven) Sq.ft. be the same a little more or less, being Scheme Plot No. 85, comprising in R.S. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of Sri Kusholesh Roy Chowdhury and Sri Karunesh Roy Chowdhury, by virtue of a Sale Deed, duly registered on 22/02/1993 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 27, pages from 63 to 74, being No. 1245 for the year 1993 and delivered the peaceful possession over the same.

AND WHEREAS said M/s. Banga Lakshmi Abasan Parsad, having its registered office at 617, Jessore Road, Kolkata - 700074, represented by Sri Tapas Kumar Panti, Motiar Rahaman Mondal and Sri Mrinal Banerjee, also sold, transferred and conveyed another plot, i.e. ALL THAT piece and parcel of land measuring an area of 03 (Three) Cottahs 03 (Three) Chittacks 32 (Thirty Two) Sq.ft. be the same a little more or less, being Scheme Plot No. 84, comprising in R.S. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re.

Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of **Sri Shankar Basak**, by virtue of another Sale Deed, duly registered on 03/07/1992 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 148, pages from 99 to 110, being No. 6726 for the year 1992 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over their purchased property, said **Sri Kusholesh Roy Chowdhury** and **Sri Karunesh Roy Chowdhury**, jointly sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of **02 (Two) Cottahs 09 (Nine) Chittacks 27 (Twenty Seven) Sq.ft.** be the same a little more or less, being **Scheme Plot No. 85**, comprising in R.S. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of the OWNERS herein, by virtue of a Sale Deed, duly executed on 24/03/1999 and registered on 22/04/1999 before the A.D.S.R.O. Bidhannagar

(Salt Lake City) and recorded in Book No. I, Volume No. 23, Pages from 55 to 64, being No. 1135 for the year 1999 and delivered the peaceful possession over the same.

AND WHEREAS while being in peaceful possession over his purchased property, said Sri Shankar Basak, also sold, transferred and conveyed the same, i.e. ALL THAT piece and parcel of land measuring an area of 03 (Three) Cottahs 03 (Three) Chittacks 32 (Thirty Two) Sq.ft. be the same a little more or less, being Scheme Plot No. 84, comprising in R.S. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, in favour of the OWNERS herein, by virtue of a Sale Deed, duly executed on 06/08/1999 and registered on 10/08/1999 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, being No. 3151 for the year 1999 and delivered the peaceful possession over the same.

AND WHEREAS by virtue of aforesaid two separate Sale Deed, the OWNERS herein, became the joint absolute owners of ALL THAT piece and parcel of land measuring an area of

05 (Five) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) Sq.ft., equivalent to 09 Decimals, be the same a little more or less, being Scheme Plot Nos. 84 and 85, comprising in R.S. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality, Police Station - Airport, A.D.S.R.O. Bidhannagar (Salt Lake City), Pargana - Kalikata, District - North 24 Parganas, morefully and particularly described in First Schedule hereunder written and mutated their names in the present L.R. R.O.R. vide L.R. Khatian Nos. 981 and 982 respectively, under L.R. Dag No. 90 and also in the records of Rajarhat-Gopalpur Municipality and constructed dwelling house and since then the owners have every right, title and interest over the said property free from all encumbrances, liens, charges and mortgages whatsoever.

AND WHEREAS the Land Owners herein assure the Promoter/ Developer herein to deliver the original papers in respect of the said land to the Promoter / Developer herein at the time of execution of these presents without being provoked and / or influenced by any third parties and the Promoter / Developer will start construction of the said proposed multi-storied building at his own costs and expenses immediately

after the sanction of the said proposed sanctioned plan from the local Municipal authority concern in the name of the Owner, upon handing over peaceful vacant possession of the land by the Land Owner herein to the Promoter / Developer herein along with signing of Possession Letter in favour of the Promoter / Developer herein.

AND WHEREAS we are the Owners of the immovable properties, more fully and particularly referred and explained under the SCHEDULE hereunder written and/or given and intending to sale, convey, transfer, alienate, grant, give, demise, devise and provide and ultimately dispose of and till the date of its ultimate disposal in the manner aforesaid to have better management, preservation, security, use, occupation, possession and enjoyment of the same.

AND WHEREAS we are the executants herein already entered into a Development Agreement on 28 / 10/2015 with the Developer MESSRS UMA BUILDERS, a Proprietorship firm, having its office at, 73, Bangur Avenue, Block C, P.S. - Lake Twon, Kolkata - 700055, District - North 24 Parganas, represented by its Sole Proprietor SRI NILESH ROHRA, having PAN ARUPR3837P, son of Sri Ashok Rohra, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 73, Bangur Avenue, Block C, P.S. - Lake Twon, Kolkata -

Nilesh Rohra


700055, District - North 24 Parganas, under certain terms and conditions, briefly mentioned therein, which was duly registered before the D.S.R.-II, North 24 Parganas at Barasat being No. 150203164 for the year 2015.

AND WHEREAS according to the said Development Agreement, the EXECUTANTS herein shall entitled to get 45% (Forty Five) area, out of the proposed multi-storied building, alongwith the proportionate right, title and interest and common facilities attached with the proposed construction of the new building thereon, from the Developer as their own allocation, i.e. Owner's Allocation, which was briefly mentioned in the said Development Agreement.

AND WHEREAS since it is necessary and expedient for us immediately, so as to have convenient and effectual management of all the works and affairs relating to the said sale, convey, transfer, alienate, grant, give and ultimately dispose off and till the date of its ultimate disposal in the manner aforesaid for the better management, preservation, security, use, occupation, enjoyment and possession and for the others, morefully and particularly referred hereunder, on behalf of ourselves, we are desirous to appoint attorneys.

NOW BY THESE PRESENTS We, THE EXECUTANTS HEREIN, do hereby nominate, constitute and appoint to SRI

Attested
Pawzen Begum

NILESH ROHRA, having PAN ARUPR3837P, son of Sri Ashok Rohra, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 73, Bangur Avenue, Block C, P.S. - Lake Twon, Kolkata - 700055, District - North 24 Parganas, as the Proprietor of the said Developer Firm namely MESSRS UMA BUILDERS, as our Lawful Constituted Attorney in our names, on our behalf to do, exercise, execute and perform the following acts, deeds, matter and things which as are follows :-

1. To enter into, hold and defend possession of the said property and also to manage, maintain and administer the said land and every part thereof.
2. To sign, execute and submit plan, documents, statements, undertaking, declaration as may be required for having the plan sanctioned, modified and/or alter by the local Municipal Authority or any other authorities.
3. To appear and represent me before the necessary authorities including the Municipality, Fire Brigade, W.B. Police, W.B. Pollution Control Board, the Competent Authority under the Urban Land (Ceiling and Regulation) Act., 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanction plans or before any other authorities in this regard in respect of the aforesaid property, schedule mentioned hereunder.

4. To pay fees, obtain such other order or permission from the necessary authorities and to engage Engineers, Architects, Expert and other Agents, Contractors, Sub-Contractors for the aforesaid purpose of development as our said Attorneys shall think proper.

5. To receive the excess amount or fees if any paid for the purpose of sanction, modification and/or alteration of the Development Plans to any authority or authorities.

6. To Develop the said premises by construction of building thereon after obtaining Building sanction plan of the local Municipality or any other authority.

7. For all or any of the purpose stated hereinbefore to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and the said Attorneys can act as they will deemed fit and proper.

8. To present any sale deed or deeds of conveyances in respect of the Developer's Allocation before the concerned A.D.S.R. or District Sub-Registrar or R.A. Kolkata for getting such deeds registered in our name and on our behalf.

9. To apply for and obtain electricity, gas, water connection, swerage, drainage, telephone and other connections of any other utilities to the said premises and/or have disconnected the same and for that purpose to sign, execute and submit all papers,

applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorneys.

10. To utilize or shift or have connected the existing electricity connection, if any, in the proposed premises in such manner as the said Attorneys may think fit and proper.

11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof.

12. To appear and represent me before all authorities including those under the local Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and to do all other acts, deeds and things as the said Attorneys may deem fit and proper.

13. To enter into any agreements for Sale of Flats and other units except Owner allocation with the intending Purchaser and to receive the earnest money and full amount of consideration from the intending Purchaser. The said Attorneys are also empowered or authorized to dispose of or sell out the Flats and other units (except the Owner allocation) and to receive the total consideration from them and in that case no permission is required from me and we shall have no objection

for the same.

14. To apply for mutation and to record the name of the respective Flat Owner of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

15. To file and submit the declarations, statements, applications and/or returns to the competent authority or any other authority or authorities in connection with the matters herein contained.

16. To commence, procure, enforce, answer or oppose all actions and other legal proceedings and demands, touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or in respect of the said premises in which the said estate is now or may hereafter be interested or concerned and if think fit to compromise, settle, referred to arbitration in any such action or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

17. To advertise in the Newspaper or through any other for procuring purchaser for selling the Flats and all other units in the proposed building except the Owner Allocation out of the proposed building, as described in the said Development Agreement.

18. To file and defend suits, cases, appeals and whatsoever nature for and on our behalf or to be instituted preferred by or against me by any person or persons in respect of the said proposed premises and also to present and prosecute wrote application in respect thereof.

19. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or another authority whatsoever and to sign and verify applications thereof.

20. To sign, declare and/or affirm any plaint, written statements, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

21. To deposit and withdraw fees, documents and moneys in and from the Court or Courts and/other person or persons or authority and give valid receipt and discharge there for.

22. To enter into agreement for Sale for the proposed Flats and all other units except Owner allocation as per agreement and/or to receive advance/earnest money or total consideration in respect of the Flats and the proportionate share of the land or in any portion thereof for transferring and conveying the proportionate right, title, interest out of the under mentioned schedule of land and to hand over the copies of the relevant documents in regard to our title of the land

to such intending purchaser or purchasers as the case may be. It is further noted that in such case the advance receivable by our Attorneys will not be claimed or demanded by me and at the same time we shall not be liable for any transaction. But the said Attorneys are absolutely entitled and empowered to dispose off all the Flats and other units except the Owner allocated Flats, mentioned in the said Development agreement at their own discretions without taking any permission from me.

23. To do all other acts in respect of Development, Sale, Transfer of the said Units which required to do and cost of selling flats and other units and/or give rent, lease, mortgage etc.

And we do hereby ratify and confirm and agree or undertake to ratify and confirm all acts, deeds, matters and things whatsoever our said Attorneys shall lawfully do or cause to be done or perform under or by virtue of these presents including in such confirmation and other works will be completed or the whole deal/transaction as per the said agreement notwithstanding no expenses power is given herein.

And, in short our abovenamed Attorneys shall be entitled and/or hereby empowered to do all the above deeds and things for and on behalf of me in our name as required for the purpose of development and to dispose of in respect of the

said property in terms of the said registered Development Agreement. *Vide being no- 3164/15.*

And the Power of Attorney will under no circumstances be revocable, as long as both the parties abide by the conditions of the said registered development agreement.

THE SCHEDULE ABOVE REFERRED TO

(The existing Property)

ALL THAT piece and parcel of land measuring an area of 05 (Five) Cottahs 13 (Thirteen) Chittacks 14 (Fourteen) Sq.ft., equivalent to 09 Decimals, be the same a little more or less, being Scheme Plot Nos. 84 and 85, along with dwelling house erected thereon, comprising in R.S. & L.R. Dag No. 90, under R.S. Khatian No. 187, corresponding to Kri. Khatian No. 470, Present L.R. Khatian Nos. 981 and 982 (recorded in the name of the OWNERS herein), lying and situated at MOUZA - DASADRONE, J.L. No. 4, Re. Su. No. 150, Touzi No. 2998, within the local limits of Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, Police Station - Airport now Baguiati, A.D.S.R.O. Bidhannagar (Salt Lake City) now Rajarhat, Pargana - Kalikata, District - North 24 Parganas, which is butted and bounded by : -

Zabid Hussi
Parveen Begum

Ritika Sharma

ON THE NORTH : 14' wide Road.

ON THE SOUTH : Dag Nos. 410 & 92.

ON THE EAST : 12' wide Common Passage &
Scheme Plot No. 85/A.

ON THE WEST : Scheme Plot No. 83.

Zahid Hussain
Parveen Begum

IN WITNESS WHEREOF we, the executants herein, signed
and executed this Development Power of Attorney on this *06th*
day of ~~November~~, 2015. *06th*

WITNESSES :

1. *Johirul Haque*
Kanjialpam
Rajasthan
2. *Suman May*
Dr. Kishab Ch. Sem. of.
Kol-9.

1. *Zahid Hussain*

2. *Parveen Begum*

SIGNATURE OF THE EXECUTANTS

Drafted by :

Biswajit Poddar

SIGNATURE OF THE ATTORNEY

Biswajit Poddar
N.B. 11/04/99
Advocate.

Dist. Judges' Court,
Barasat, North 24 Pgs.

Letter Settings :

KS
(Kuntal Singha Roy)
Barasat Court

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left Hand

Right Hand



Name

Signature



Left Hand

Right Hand



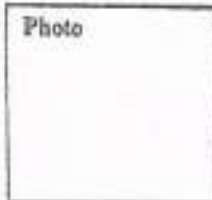
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Signature



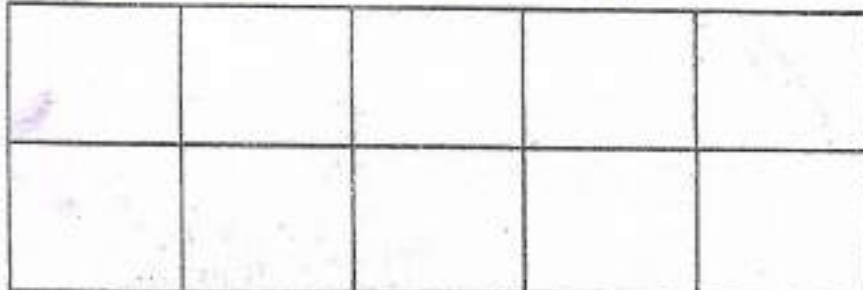
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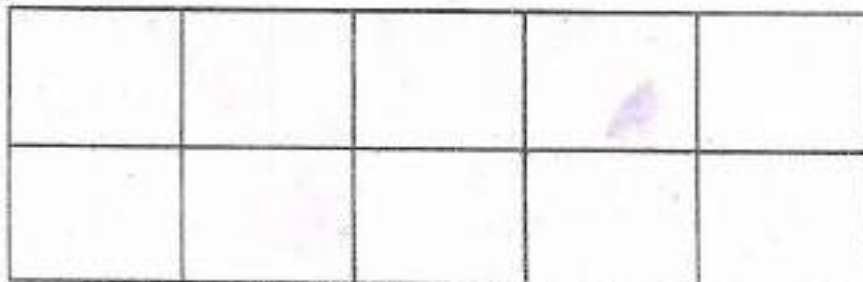
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Signature



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Name

Signature



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15021000327676/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Zahid Hossain Bangalaxmi Abasan, Dashadrone, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700136	Principal			<i>Zahid Hossain</i> 06/11/2015
2	Parveen Bugum Bangalaxmi Abasan, Dashadrone, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700136	Principal			<i>Parveen Bugum</i> 06/11/2015
3	Shri Nilesh Rohra 73, Bangur Avenue, Block/Sector: C, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055	Represent ative of Attorney [Messrs Uma Builders]			<i>Nilesh Rohra</i> 06/11/15



Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Johirul Haque Son of Late Sirajul Haque Kanjialpara, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India. PIN - 700135	Zahid Hossain, Parveen Bugum, Shri Nilesh Rohra	Johirul Haque 06/11/15

(Asit Kumar Mukherjee)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NILESH ROHRA

ASHOK ROHRA

03/05/1988
Permanent Account Number
APUPR3837P

Nilesh Rohra
Signature



2016/2017

Nilesh Rohra



Zahid Hussain

*In case this card is lost / found, kindly inform / return to:-
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
एक कार्ड खो जाने पर कृपया सूचित करें / लौटायें :-
आयकर पैन सेवायुक्त, UTISI,
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई - 400 614.*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARVEEN BEGAM
ABDUL REZAK

05/08/1971
Permanent Account Number
AITPB8057H

Parveen Begam
Signature



Parveen Begum

If case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIS#
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाने वा सुरक्षा सुचित हो/खोकार :
आयकर पैन सेवा यूनिट, UTIS#
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Seller, Buyer and Property Details

A. Principal & Attorney Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri Nilesh Rohra 73, Bangur Avenue, Block/Sector: C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Zahid Hossain Son of Abdul Aziz Bangalaxmi Abasan, Dashadrone, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India.; Status : Individual; Date of Execution : 06/11/2015; Date of Admission : 06/11/2015; Place of Admission of Execution : Pvt. Residence
2	Parveen Bugum Wife of Zahid Hossain Bangalaxmi Abasan, Dashadrone, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India.; Status : Individual; Date of Execution : 06/11/2015; Date of Admission : 06/11/2015; Place of Admission of Execution : Pvt. Residence

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Messrs Uma Builders 73, Bangur Avenue, Block/Sector: C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055; Status : Organization; Represented by representative as given below:-
1(1)	Shri Nilesh Rohra 73, Bangur Avenue, Block/Sector: C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 06/11/2015; Date of Admission : 06/11/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Johirul Haque Son of Late Sirajul Haque Kanjialpara, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Zahid Hossain, Parveen Bugum, Shri Nilesh Rohra	

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: North 24-Parganas, P.S:- Rajarhat, Municipality: RAJARHAT- GOPALPORE, Road: Banga Lakshmi (Dasadrone), Mouza: Dasadrone	LR Plot No:- 90 , LR Khatian No:- 981	5 Katha 13 Chatak 14 Sq Ft	19,70,000/-	94,18,591/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 14 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Parveen Bugum	Messrs Uma Builders	4.81135	50
	Zahid Hossain	Messrs Uma Builders	4.81135	50

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)
S1	Parveen Bugum	Messrs Uma Builders	50 Sq Ft	50
	Zahid Hossain	Messrs Uma Builders	50 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	B Podder
Address	Barasat,Thana : Barasat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Endorsement For Deed Number : I - 150203201 / 2015

Query No/Year	15021000327676/2015	Serial no/Year	1502002716 / 2015
Deed No/Year	I - 150203201 / 2015		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Shri Nilesh Rohra	Presented At	Private Residence
Date of Execution	06-11-2015	Date of Presentation	06-11-2015

Remarks

On 06/11/2015

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:00 hrs on : 06/11/2015, at the Private residence by Shri Nilesh Rohra ..

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 94,48,591/-

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

Execution is admitted on 06/11/2015 by

Zahid Hossain, Son of Abdul Aziz, Bangalaxmi Abasan, Dashadrone, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Muslim, By Profession Business
 Indetified by Johirul Haque, Son of Late Sirajul Haque, Kanjalpara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 06/11/2015 by

Parveen Bugum, Wife of Zahid Hossain, Bangalaxmi Abasan, Dashadrone, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, By caste Muslim, By Profession House wife
 Indetified by Johirul Haque, Son of Late Sirajul Haque, Kanjalpara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 06/11/2015 by

Shri Nilesh Rohra

Indetified by Johirul Haque, Son of Late Sirajul Haque, Kanjalpara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business



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DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

On 09/11/2015

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25/- (E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 25/-

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 2637, Purchased on 28/10/2015, Vendor named Haran Chandra Sadhu.



(Asit Kumar Mukherjee)

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