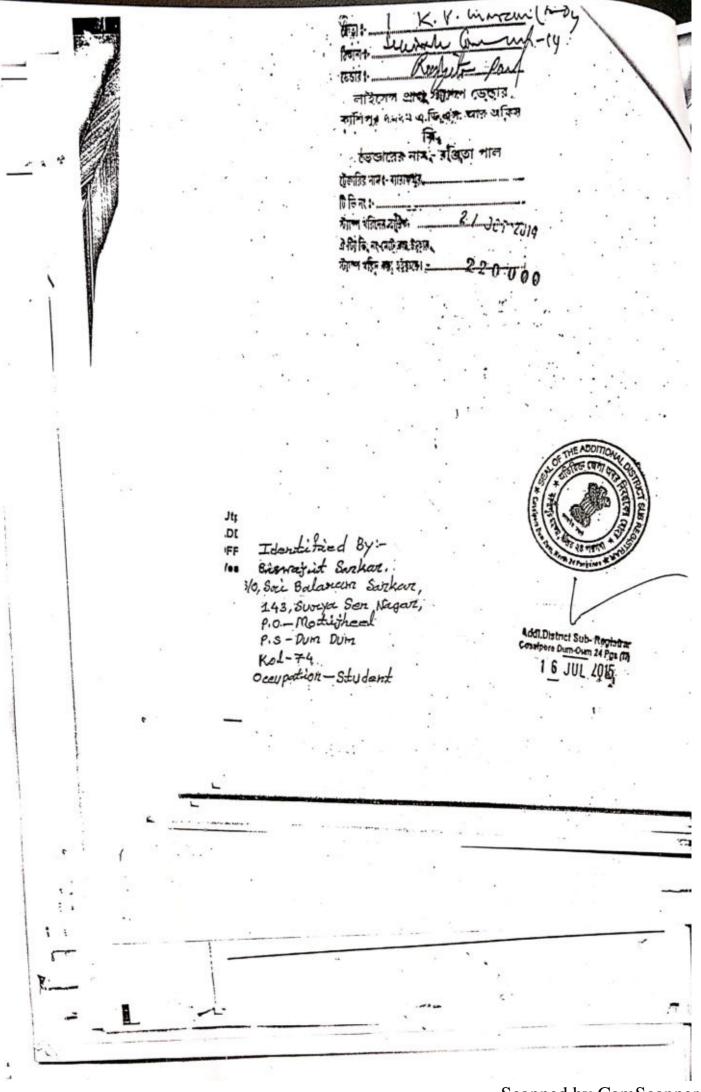


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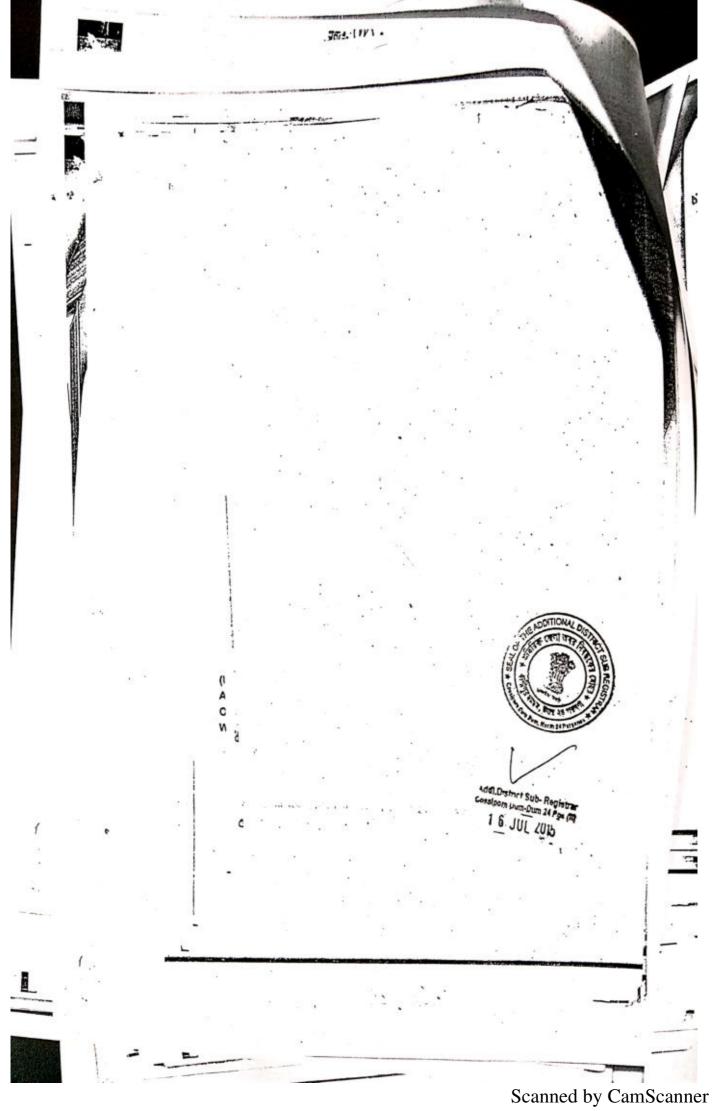
KNOW ALL MEN BY THESE PRESENTS We, ((1) SMT. CHITRA PAUL (KUNDU), wife of Sri Arijit Paul, by faith - Hindu, by nationality - Indian, by occupation - Teacher, residing at Premises No. 4, Khalishakota Pally, Post Office - Rajbari, Police Station - Dum Dum, Kolkata - 700 081, District North 24-Parganas and (2) SRI SOMNATH KUNDU, son of Sri Chittaranjan Kundu, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 4, Khalishakota Pally, Post Office - Rajbari, Police Station - Dum Dum, Kolkata - 700 081, District North 24-Parganas, SEND GREETINGS.



WHEREAS We, the Principals herein, are the absolute owners and jointly seized and possessed of and / or otherwise well and sufficiently entitled to ALL THAT piece or parcel of a plot of land containing by estimation total area of 3 (three) Cottah 10 (ten) Chittacks 35 (thirty five) Sq.ft. be the same a little more or less lying situate at Khalishakota Pally No. 3 at Mouza - Sultanpur, J.L. No, 10, R.S. No. 148, Touzi No. 173 comprised in R.S. Dag No. 1894 appertaining to R.S. Khatian No. 818 corresponding to Samil Khatian No. 189 under the Police Station of Dum Dum within the limits of North Dum Dum Municipality in Ward No. 19 (Old 28), Additional District Sub-Registration office at Cossipore Dum Dum in the District of North 24-Parganas particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the 'said Property'.

AND WHEREAS by virtue of a Development Agreement dated 15.07.2015 duly registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum in Book No. 1, Being No. 6502 for the year 2015 executed by us as the Owners of the One Part and M/S. DREAMPARADISE PROPERTIES PVT. LTD. (having Pan AAFCD0790C), a Company incorporated under the Companies Act. 1956, having its office at Premises No. 2/5/1, Anantadeb Mukherjee Lane, Post Office - Shibpur, Police Station - Shibpur, Howrah - 711 102, being represented by its Directors namely (1) SRI PRASAD CHANDRA KHAN (having Pan BHAPK4303A), son of Late Upendra Nath Khan, by faith - Hindu, by nationality - Indian, by occupation - Business and (2) SMT. UMA KHAN (having Pan BBRPK6795D), daughter of Sri Prasad Chandra Khan, by faith - Hindu, by nationality - Indian, by occupation - Business, both residing at Premises No. 2/5/1, Anantadeb Mukherjee Lane, Post Office - Shibpu Police Station - Shibpur, Howrah - 711 102, as the Developer of the Other Part, We have jointly agreed to develop the said Property more particularly mentioned and described in the Schedule hereunder written through the said Developer upon such terms and conditions as contained therein the said Development Agreement.

AND WHEREAS at the treaty of the said Development Agreement We have jointly agreed to execute a Development Power of Attorney in favour of the said Developer as it may direct in order to enable it to get the Plan to be sanctioned by the North Dum Dum Municipality and other appropriate authority and to do all other acts, deeds and things in relation to the development of the said Property.



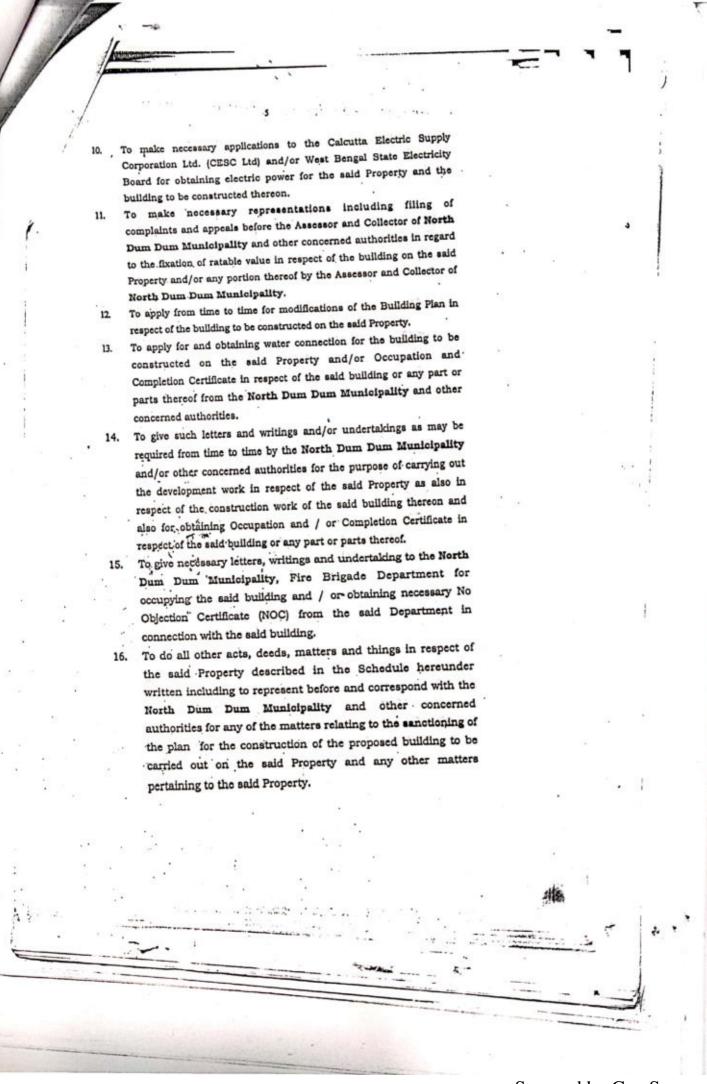
AND WHEREAS the Developer has requested us to grant the said Development Power of Attorney in favour of the said Developer and which We hereby done and executed by these presents.

NOW KNOW YOU AND THESE PRESENTS WITNESSETH that We, do hereby jointly nominate, constitute and appoint M/S. DREAMPARADISE PROPERTIES PUT. LTD. (having Pan AAFCD0790C), a Company incorporated under the Companies Act. 1956, having its office at Premises No. 2/5/1, Anantadeb Mukherjee Lane, Post Office - Shibpur, Police Station - Shibpur, Howrah - 711 102, being represented by its Directors namely (1) SRI PRASAD CHANDRA KHAN (having Pan BHAPK4303A), son of Late Upendra Nath Khan, by faith - Hindu, by nationality - Indian, by occupation - Business and (2) SMT. UMA KHAN (having Pan BBRPK6795D), daughter of Sri Prasad Chandra Khan, by faith - Hindu, by nationality - Indian, by occupation - Business, both residing at Premises No. 2/5/1, Anantadeb Mukherjee Lane, Post Office - Shibpur Police Station - Shibpur, Howrah - 711 102, to be our true and lawful constituted Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

- To hold, occupy, defend possession of the said Property or any part or parts thereof on behalf of us relating to proposed Development Work.
- 2. To prepare building plan for development of the said Property described in the Schedule hereunder written and to submit the same to the North Dum Dum Municipality for obtaining approval to the same, to submit proposals from time to time for the amendments of such Building Plan if necessary to the said Municipal Authority for the purpose of obtaining approval to such amendments and to sign on the Plan to be sanctioned from the North Dum Dum Municipality on our behalf and in our names.
 - To enter upon the said Property or any part or parts thereof
 either alone or alongwith others for the purpose of
 commencing construction work on the said Property and
 erecting new building thereon.
 - 4. To supervise the development work in respect of the building on the said Property and to carry out and/or to get carried out through Contractors or Sub-Contractors and/or in such

manner as may be determined by the said Attorney, to erect the construction of the building on the said Property in accordance with the plan and specifications to be sanctioned by the North Dum Dum Municipality and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West Bengal, North Dum Dum Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

- 5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and in all its Departments, North Dum Dum Municipality and/or Town Planning Department and other concerned authorities in connection with the development of the said Property.
- To appear and represent us before all concerned authorities and parties as may be necessary in connection with the development of the said Property as aforesaid.
- 7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said Property as also construction of building thereon and to pay their fees, consideration moneys, salaries and/ or wages.
- 8. To pay various deposits to the North Dum Dum Municipality as may be necessary for the purpose of carrying out the development work on the said Property and construction of the building thereon and to claim refund of such deposits so paid by the Attorney and to give valid and effectual receipts in our names and on our behalf in connection with the refund of such deposits.
 - 9. To approach the officers of the North Dum Dum Municipality for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said Property and construction of building thereon and also to obtain water connection and service connection to the building to be constructed.



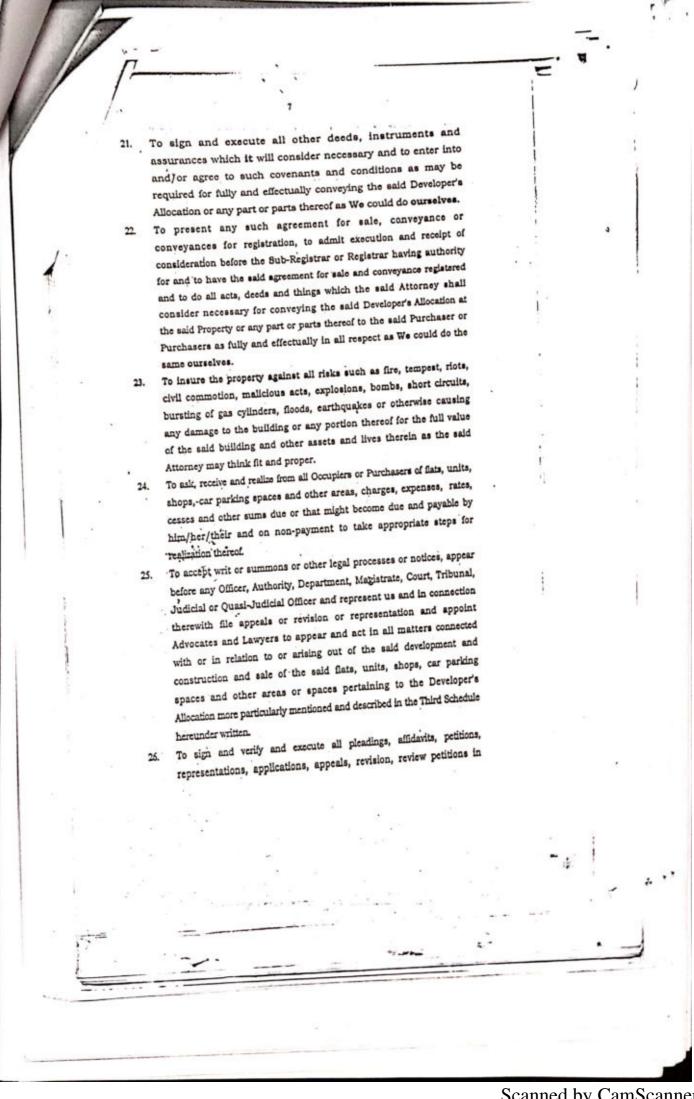
- 17. To hold and defend possession, manage and maintain the said

 Property and the said proposed new building or any part or

 parts thereof from time to time and conduct all

 correspondence relating to the said Property with any person

 correspondence sutherity or authorities.
- 18. To enter into Agreement or Agreements for Sale of the flats, units, shops, car parking spaces and other areas togetherwith undivided impartible proportionate share or including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's interest in all common areas pertaining to the Developer's Schedule hereunder written to any intending Purchaser Schedule hereunder written to any intending Purchaser or Purchasers at such price which the said Attorney in its absolute discretion think fit and proper and/ or to cancel and / or repudiate the same save and except the allocation and consideration of the Owner more particularly mentioned and described in the Second Schedule hereunder written.
 - To receive from the intending Purchaser or Purchasers full consideration money and/or any earnest money and/or advance or advances and also the balance of consideration advance or advances and also the balance of the flats, money at or before the completion of such sale of the flats, units, shops, car parking spaces and other areas units, shops, car parking spaces and other areas togetherwith undivided impartible proportionate share or interest in the land underneath the building to be constructed interest in the land underneath the building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's in all common areas pertaining to the Developer's Allocation more particularly mentioned and described in the Third Schedule hereunder written and to give good, valid receipt and discharge for the same which will protect the Purchaser or Purchasers without seeing the application of the money.
 - Upon such receipt as aforesaid in our names and as our act upon such receipt as aforesaid in our names and as our act and deed to sign, execute and deliver any Conveyance or Conveyances in relation to the Developer's Allocation in favour of the said Purchaser or Purchasers or his / her / their nominees or assignees.



connection with any suit, proceeding, appeal, revision, review before any Officer, Authority, Court, Tribunal, Magistrate or any other person for and To receive from any person, officer, authority, Tribunal or Court any. document, money or other things and give release and receipt therefor and to amalgamate all the plots of land comprised of the said property and / or with any other adjacent plot or plots of land and to mutated our names in the records of the concerned B.L. & L.R. office and North Dum Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to We hereby agree to ratify and confirm whatsoever the said Attorney shall do in relation to the property by virtue of these presents and We hereby declare that We shall not do anything inconsistent with the We hereby further declare that the powers and authorities hereby Power of Attorney. granted till the said Property is fully and properly developed as per Development Agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the flats, units, shops, car parking spaces and other areas or spaces pertaining to the said Developer's Allocation particularly mentioned and described in the Third Schedule hereunder written is conveyed to the Purchasers and the Association of Apartment Owners is registered and starts functioning. THE FIRST SCHEDULE ABOVE REFERRED TO ALL THAT piece or parcel of a plot of land containing by estimation total area of 3 (three) Cottah 10 (ten) Chittacks 35 (thirty five) Sq.ft. be the same a little more or less lying situate at Khalishakota Pally No. 3 at Mouza -Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173 comprised in R.S. Dag No. 1894 appertaining to R.S. Khatian No. 818 corresponding to Samii Khatian No. 189 under the Police Station of Dum Dum within the limits of North Dum Dum Municipality in Ward No. 19 (Old 28), Additional District Sub-Registration office at Cossipore Dum Dum in the District of North 24-Parganas and butted and bounded in the manner follows :-By land of Sushil Saha

ON THE NORTH :

By others land By land of Aliv Saha and others. ON THE SOUTH :

Partly by 8' ft. wide common Passage and ON THE EAST partly by the land of Bijan Ganguly. ON THE WEST

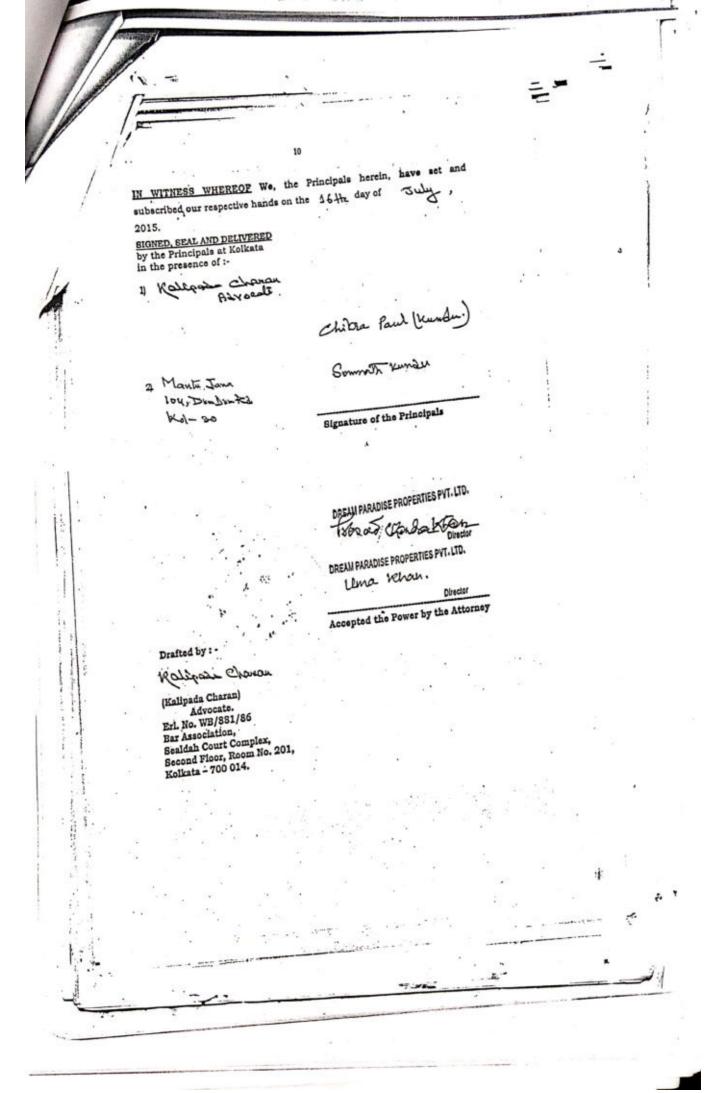
THE SECOND SCHEDULE ABOVE REFERRED TO

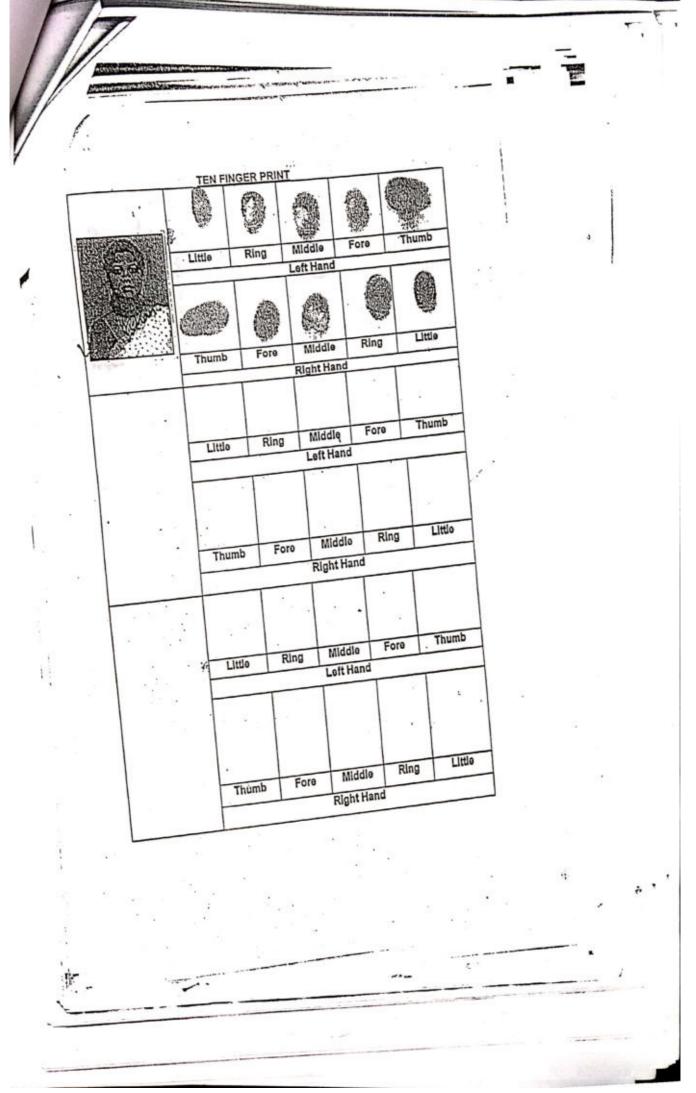
ALL THAT piece or parcel of Two Flats out of which One Flat measuring 750 Sq.ft. including 30% super built up area on the Second Floor and other Flat measuring 750 Sq.ft. including 30% super built up area on the Third Floor to be allocated the Owners No. 1 herein the said Sri Chitra Paul (Kundu) together with the undivided impartible proportionate share or interest in the land including undivided impartible proportionate share in all other common service areas, amenities and facilities to be appended thereto the said proposed building.

ALL THAT piece or parcel of Two Flats out of which One Flat measuring 750 Sq.ft. including 30% super built up area on the First Floor and other Flat measuring 700 Sq.ft. including 30% super built up area on the Third Floor to be allocated the Owners No. 2 herein the said Sri Somnath Kundu together with the undivided impartible proportionate share or interest in the land including undivided impartible proportionate share in all other common service areas, amenities and facilities to be appended thereto the said proposed building, J. 1.

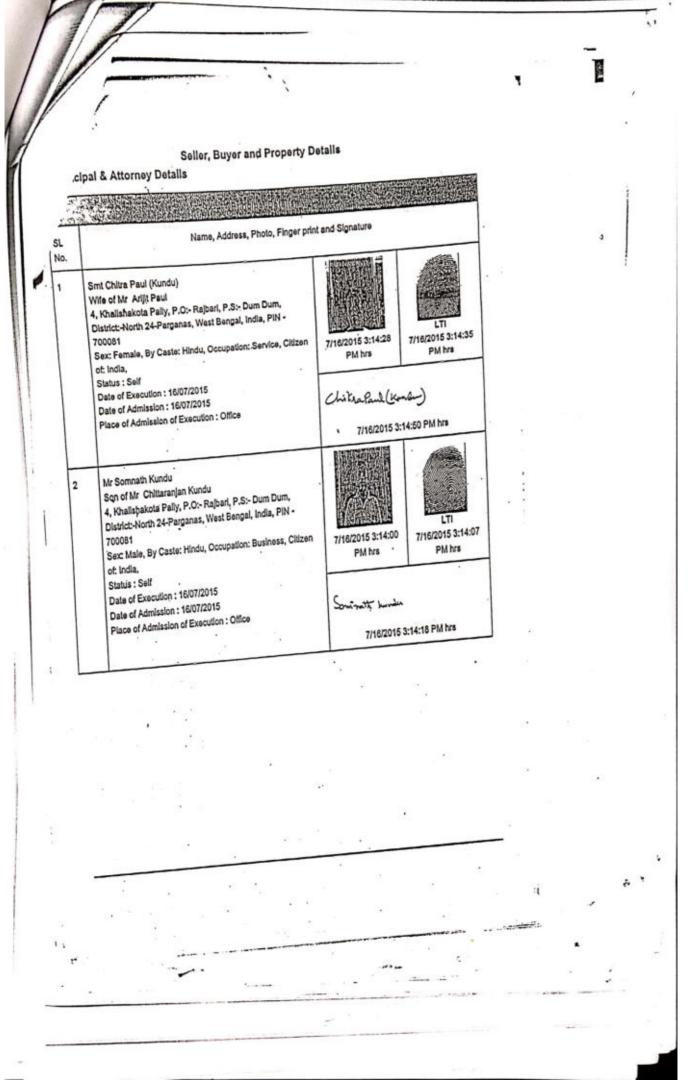
THE THIRD SCHEDULE ABOVE REFERRED TO (DEVELOPER'S ALLOCATION)

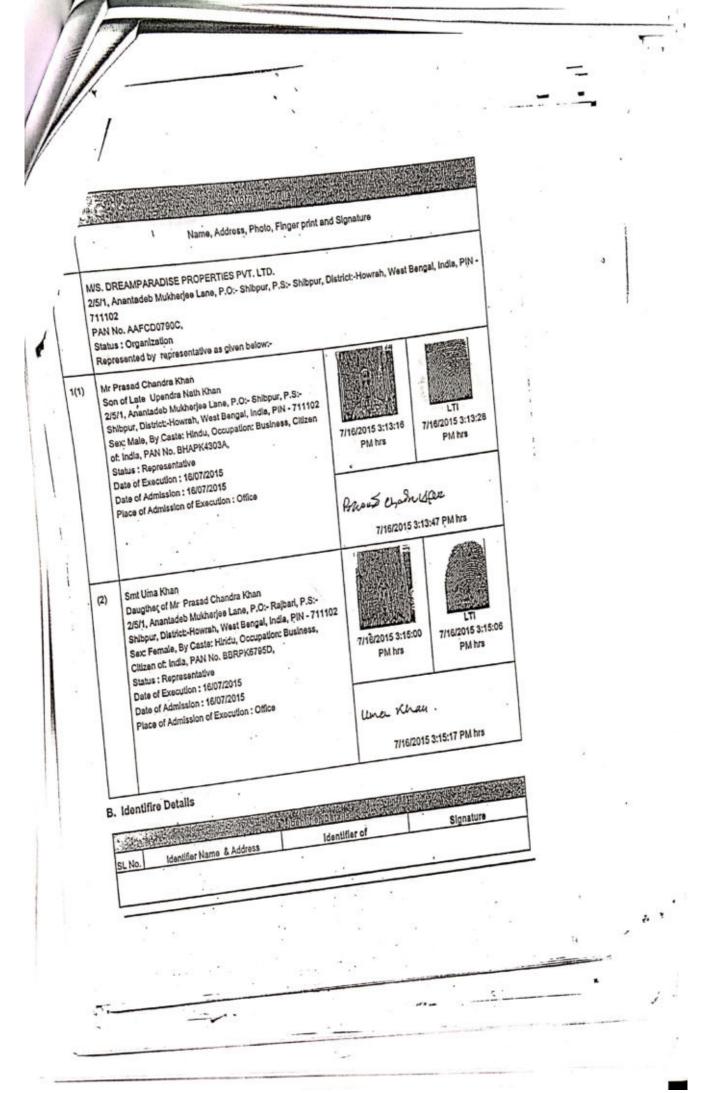
ALL THAT piece or parcel of remaining area of the proposed building save and except the Owners' Allocation mentioned in the Second Schedule hereunder written together with the undivided impartible proportionate share or interest in the land including undivided impartible proportionate share in all other common service areas, amenities and facilities to be appended thereto the said proposed building.





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Identifier Name & Address	Identifier of	Signature
Mr Biswajit SARKAR Son of Mr Balaram Sarkar 143 SURYASEN NAGAR, P.O:- Motijheel, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu,	Smt Chitra Paul (Kundu), Mr Somnath Kundu, Mr Prasad Chandra Khan, Smt Uma Khan	BisHeiji Salfan 7/16/2015 3:15:38 PM hm

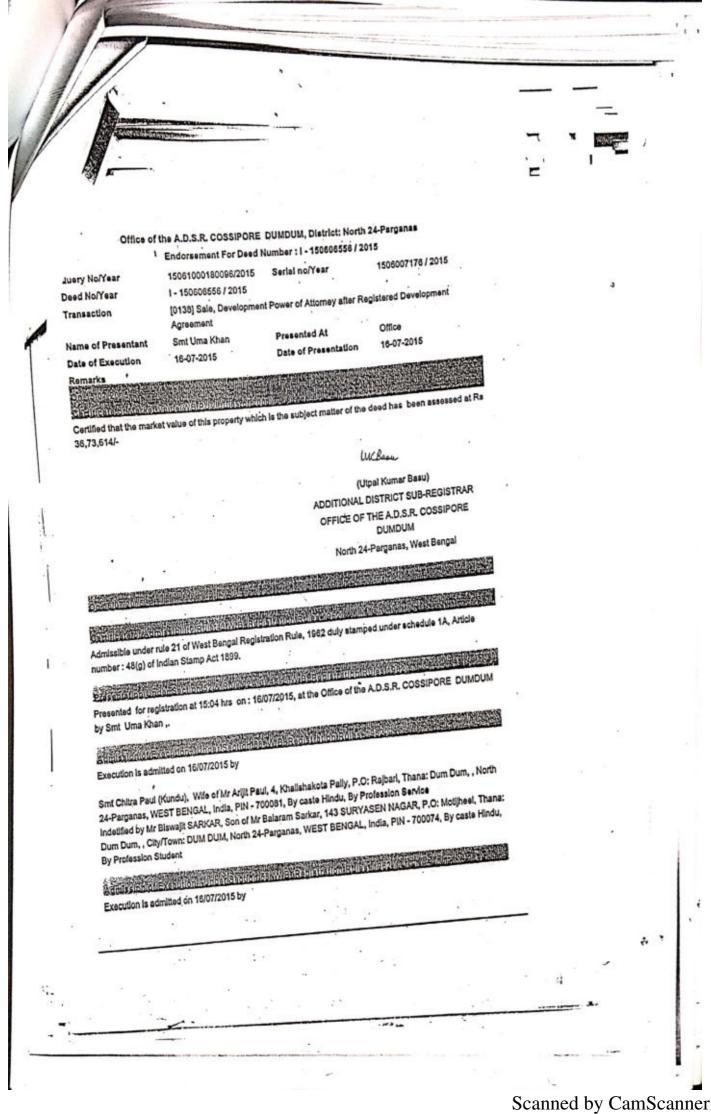
C. Transacted Property Details

Sch No.	Property Location	Plot No & Khatlan No/ Road Zone	Area of Land	Setforth Value(in Rs.)	Market Value(in Rs.)	Other Details
	District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Khalisha Kota Pally, Mouza: Sultanpur, Ward No: 28	RS Plot No:- 1894 , RS Khatlan No:- 818	3 Katha 10 Chatak 35 Sq Ft	1/-	23)	Proposed Use: Bastu, ROR: Shall, Width of Approach Road: 8 Ft.,

Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)
L1 Mr Somnath I	Mr Somnath Kundu	M/S. DREAMPARADISE PROPERTIES PVT. LTD.	3,03073	- 50
	Smt Chitra Paul (Kundu)	M/S. DREAMPARADISE PROPERTIES PVT. LTD.	3.03073	. 50

D. Applicant Details

	disordering and in the manufacture of the control o
Applicant's Name	BISWAJIT SARKAR
Address	. 143 SURYASEN NAGAR, Thana: Dum Dum, District: North 24-Parganas, WEST BENGAL, PIN - 700074
Applicant's Status	Others



Mr Somnath Kundu, Son of Mr Chittaranjan Kundu, 4, Khalishakota Pally, P.O: Rajbari, Thana; Durn Durn, North 24-Parganas, WEST BENGAL, India, PIN - 700081, By caste Hindu, By Profession Business Indetified by Mr Biswajit SARKAR, Son of Mr Balaram Sarkar, 143 SURYASEN NAGAR, P.O. Molijheel, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, By caste Hindu,

Execution is admitted on 16/07/2015 by

Mr Prasad Chandra Khan, , M/S. DREAMPARADISE PROPERTIES PVT. LTD. , 2/5/1, Anantadeb Mukherjee Lane, P.O: Shibpur, Thana; Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102 Indetified by Mr Biswajit SARKAR, Son of Mr Balaram Sarkar, 143 SURYASEN NAGAR, P.O: Motifheel, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, By caste Hindu,

Execution is admitted on 16/07/2015 by

Smt Uma Khan, , MS, DREAMPARADISE PROPERTIES PVT, LTD. , 2/5/1, Anantadeb Mukherjee Lane, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN'-711102 Indetified by Mr Biswajit SARKAR, Son of Mr Balaram Sarkar, 143 SURYASEN NAGAR, P.O. Motliheel, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, By caste Hindu, By Profession Student

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

Fees paid by Cash Rs 21/-

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs

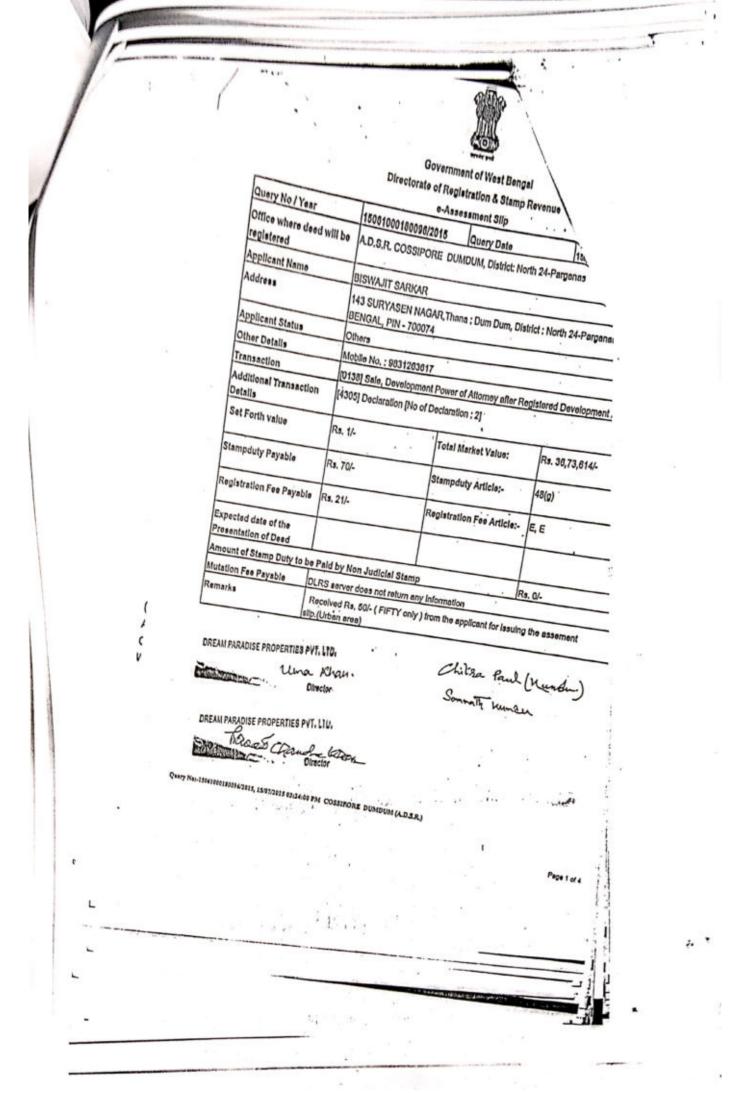
Description of Stamp

1. Rs 100/- is paid on impressed type of Stamp, Serial no 379828, Purchased on 05/11/2014, Vendor named R

Luckey

(Utpal Kumar Basu) ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM North 24-Parganas, West Bengal

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	Sch No.	Property Loc	ation	Plot No &	Area of	Setfort		Other		
,				Khatlan No/ Road	Land	Value(I Rs.)	Company of the Compan	Details		
1.	L1	District: North 24-Pargana	s, P.S:- Dum	Zone RS Plot	3 Katha 10	1/-	38,73,614/-	Proposed		ı
		Dum, Municipality: DUM (Khalisha Kota Pally, Mous	UM, Road:	No:- 1894 , RS	Chatak 35 Sq Ft			Use: Bastu, ROR: Shall,		Ì
		Ward No: 28		Khatlan No:- 818				Width of Approach		
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	110	Name & Addres	nice in the second	Status	Execution		Other Details			1
	Smt	Chitra Paul (Kundu)	•	Individual	Admission Executed by	: Self, To	Sex: Female, E			
	Wife	of Mr Arijit Paul halishakota Pally, P.O:- Rajbe	arl. P.S:- Dum	170000107-00	be Admitted		Hindu, Occupat Citizen of: India			
ļ	Dum	, District-North 24-Parganas , PIN - 700081								
: ·	MrS	omnath Kundu	7	Individual	Executed by be Admitted		Sex: Male, By C Occupation: But	aste: Hindu,		
	4, KI	of Mr. Chittaranjan Kundu nalishakota Pally, P.O:- Rajba			De Admitted		Citizen of: India,			
1.		District-North 24-Parganas, PIN - 700081	, West Bengal,	(S)(U)(d)(Alberta)	and the second	zach mee	W/W/W/W/W/	ANGERS (See		
j	198	Name & Address (Orga	nization)	torney Detail	Execution	And	Other Details	有些社会		
					Admission	Detalls				
		DREAMPARADISE PROPER			Executed by: Representativ		PAN No. AAFCD	0790C,		
		, Anantadeb Mukherjee Lane, Shibpur, District:-Howrah, We								
		711102	• ,							
1		REAM PARADISE PROPERTIÉS I	PVT.LTD.					/s		
3			Khoun.			Chit	Ta Paul	. (Kundi) h		
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2015, Page from 75862 to 75889 being No 150606556 for the year 2015.



Digitally signed by UTPAL KUMAR BASU Date: 2015.07.17 11:55:42 +05:30 Reason: Digital Signing of Deed.

WBase

(Utpal Kumar Basu) 7/17/2015 11:55:41 AM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM West Bengal.

(This document is digitally signed.)