

15622/4

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100173/14



Handwritten notes: 44/3, 3/12/13, 29/12/13

Handwritten note: N.C. 2724/13

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 161002

Small text: "Where the State is a member of a corporation, the signature shall also be placed on the instrument and the seal"

Additional Director of Registrar
Commissioner of Revenue, District 24 P.W.

Handwritten signature and date: 08/01/2014

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, (1) SRI SAMIR KUMAR GANGULY, son of Late Kamakshya Charan Ganguly, by faith - Hindu, by nationality - Indian, by occupation - Business, (2) SRI PRANAB KUMAR GANGOPADHYAY, son of Late Kamakshya Charan Ganguly, by faith - Hindu, by nationality - Indian, by occupation - Service, (3) SRI ARNAB GANGULY, son of Late Kamakshya Charan Ganguly, by faith - Hindu, by nationality - Indian, by occupation - Business, all residing at Premises No.

Handwritten note: N.C. 2724/13

Kalpada Charan
Advocate
Bar Association
Sealdah Court Complex
2nd Floor, Room No. 201
Kolkata-700 014

13/12/2017

Handwritten notes and signatures, including a signature that appears to be "Ranjit Kumar".

✓ Uma Khan. 23/12/17



U.T. / 7625

✓ UMEANPARADISE PROPERTIES PRIVATE LIMITED

Uma Khan.
Director



U.T. / 7626

✓ Samir Kumar Garguly



U.T. / 7627

✓ Anand Garguly



ADD. DISTRICT JUD. REGISTRAR
COMPTON, DUM DUM, 24 P.W. ST.

'23 DEC 2017

Identified by:
Dabans Das
Sealdah Court
Kolkata-700 014

3, Khallsakota Pally, Post Office – Birati, Police Station – Dum Dum, Kolkata – 700 051, District - North 24-Parganas, (4) SMT. ALO MUKHERJEE, wife of Late Prafulla Kumar Mukherjee and daughter of Late Kamakshya Charan Ganguly, by faith – Hindu, by nationality – Indian, by occupation – Housewife, residing at Premises No. 47, Regent Place, Rani Kuthi, Police Station – Jadavpur, Kolkata – 700 040, (5) SMT. BHAKTI CHATTERJEE, wife of Sri Shyamal Chatterjee and daughter of Late Kamakshya Charan Ganguly, by faith – Hindu, by nationality – Indian, by Occupation – Housewife, residing at Madhani Lane, Mithunpura Club Road, Muzaffarpur and (6) SMT. REBA CHAKRABORTY, wife of Sri Swapan Chakraborty and daughter of Late Kamakshya Charan Ganguly, by faith – Hindu, by nationality – Indian, by occupation – Housewife, residing at Premises No. 59/3, Old Nimta Road, Nandannagar, Police Station – Belghoria, Kolkata – 700 083, SEND GREETINGS.

WHEREAS We, the Principals herein, are the absolute owners to the extent of our undivided respective share each and jointly seized and possessed of and / or otherwise well and sufficiently entitled to ALL THAT piece or parcel of bastu land containing by estimation an area of 74.33 Decimals be the same a little more or less together with a two storied building measuring 2000 Sq.ft. (1000 Sq.ft. in each floor) and R.T.S. structures measuring 15000 Sq.ft. thereon including all easement rights and appurtenances thereto lying situate at and being Municipal Holding Nos. 62 (116), K.K. Pally 3, 63(117), K.K. Pally 3 & 65 (112), K.K. Pally 3 (Khallsakota Pally), Kolkata – 700 051 at Mouza – Sultanpur, J.L. No. 10, R.S. No. 146, Touzi No. 173, Pargana – Kolkata comprised of R.S. Dag Nos. 1891 (land measuring .33 Decimal), 1892 (land measuring 39 Decimals) & 1893 (land measuring 35 Decimals) appertaining to R.S. Khatian Nos. 627, 661 & 762 under the Police Station of Dum Dum within the limits of North Dum Dum Municipality in Ward No. 19 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 23.12.2013 duly registered in the office of the Additional District Sub-Registrar at Cossipore Dum Dum in Book No. 1, Being No.00171 for the year 2014 executed by us as the Owners of the One Part and M/S. DREAMPARADISE PROPERTIES PVT. LTD., a Company incorporated under the Companies Act. 1956, having its office at Premises No. 2/5/1, Anantadeb Mukherjee Lane, Police Station – Shibpur, Howrah – 711 102, being represented by its Directors namely (1) SRI PRASAD CHANDRA KHAN, son of Late Upendra Nath Khan, by faith - Hindu, by nationality - Indian, by occupation - Business

DREAMPARADISE PROPERTIES PRIVATE LIMITED

Uma Khan.
Director



S.T.1
7628

Allo Mukherjee



S.T.1
7629

Reba Chatterjee



S.T.1
7630

Bhakti Chatterjee



S.T.1
7631

Pranab Kumar Gangopadhyay



S.T.1
7632

DREAMPARADISE PROPERTIES PRIVATE LIMITED

Pranab Kumar Gangopadhyay

Director

Identified by!
Debarshi Das
Saidah Das
Kolkata - 700014



Adl. Deputy Registrar
Commission, West Bengal, 24, P.W. 700

23 DEC 2021

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and (2) SMT. UMA KHAN, 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, 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 give 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 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 PVT. LTD., a Company incorporated under the Companies Act, 1956, having its office at Premises No. 2/5/1, Anantadeb Mukherjee Lane, Police Station - Shibpur, Howrah - 711 102, being represented by its Directors namely (1) SRI PRASAD CHANDRA KHAN, son of Late Upendra Nath Khan, by faith - Hindu, by nationality - Indian, by occupation - Business and (2) SMT. UMA KHAN, 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, 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.

1. 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



PHIL. DIVISION OF REGISTER
CONSUMER, CHINA DATE 24 P. 07

23 DEC 2015

- 4
- Building Plan if necessary to the said Municipal Authority for the purpose of obtaining approval to such amendments.
3. 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.
 6. 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



and District Registrar
Commissioner, Bureau of Prisons

23 DEC 2012

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.

10. To make necessary applications to the Calcutta Electric Supply Corporation Ltd. (CESC Ltd) and/or West Bengal State Electricity Board for obtaining electric power for the said Property and the building to be constructed thereon.
11. To make necessary representations including filing of complaints and appeals before the Assessor and Collector of North Dum Dum Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building on the said Property and/or any portion thereof by the Assessor and Collector of North Dum Dum Municipality.
12. To apply from time to time for modifications of the Building Plan in respect of the building to be constructed on the said Property.
13. To apply for and obtaining water connection for the building to be constructed on the said Property and/or Occupation and Completion Certificate in respect of the said building or any part or parts thereof from the North Dum Dum Municipality and other concerned authorities.
14. To give such letters and writings and/or undertakings as may be required from time to time by the North Dum Dum Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the said Property as also in respect of the construction work of the said building thereon and also for obtaining Occupation and / or Completion Certificate in respect of the said building or any part or parts thereof.
15. To give necessary letters, writings and undertaking to the North Dum Dum Municipality, Fire Brigade Department for occupying the said building and / or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said building.
16. To do all other acts, deeds, matters and things in respect of the said Property described in the Schedule hereunder written including to represent before and correspond with the North Dum Dum Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plan for the construction of the

proposed building to be carried out on the said Property and any other matters pertaining to the said Property.

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 or persons authority 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 interest in land underneath the building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation at the said Property mentioned in the 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.
19. 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 money at or before the completion of such sale of the flats, units, shops, car parking spaces and other areas togetherwith undivided impartible proportionate share or 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 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.
20. 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.

21. To sign and execute all other deeds, instruments and assurances which it will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said Developer's Allocation or any part or parts thereof as We could do ourselves.
22. To present any such agreement for sale, conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said agreement for sale and conveyance registered and to do all acts, deeds and things which the said Attorney shall consider necessary for conveying the said Developer's Allocation at the said Property or any part or parts thereof to the said Purchaser or Purchasers as fully and effectually in all respect as We could do the same ourselves.
23. To insure the property against all risks such as fire, tempest, riots, civil commotion, malicious acts, explosions, bombs, short circuits, bursting of gas cylinders, floods, earthquakes or otherwise causing any damage to the building or any portion thereof for the full value of the said building and other assets and lives therein as the said Attorney may think fit and proper.
24. To ask, receive and realize from all Occupiers or Purchasers of flats, units, shops, car parking spaces and other areas, charges, expenses, rates, cesses and other sums due or that might become due and payable by him/her/their and on non-payment to take appropriate steps for realization thereof.
25. To accept writ or summons or other legal processes or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us and in connection therewith file appeals or revision or representation and appoint Advocates and Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats, units, shops, car parking spaces and other areas or spaces pertaining to the Developer's Allocation more particularly mentioned and described in the Third Schedule hereunder written.

26. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any Officer, Authority, Court, Tribunal, Magistrate or any other person for and on behalf of us.
27. 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 Dum Municipality.
28. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto,
29. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.
30. 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 Power of Attorney.
31. We hereby further declare that the powers and authorities hereby 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 bastu land containing by estimation an area of 74.33 Decimals be the same a little more or less together with a two storied building measuring 2000 Sq.ft. (1000 Sq.ft. in each floor) and R.T.S. structures measuring 15000 Sq.ft. thereon including all easement rights and appurtenances thereto lying

situate at and being Municipal Holding Nos. 62 (116), K.K. Pally 3, 63(117), K.K. Pally 3 & 65 (112), K.K. Pally 3 (Khallasakota Pally), Kolkata - 700 051 at Mouza - Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, Pargana - Kolikata comprised of R.S. Dag Nos. 1891 (land measuring .33 Decimal), 1892 (land measuring 39 Decimals) & 1893 (land measuring 35 Decimals) appertaining to R.S. Khatlan Nos. 627, 661 & 762 under the Police Station of Dum Dum within the limits of North Dum Dum Municipality In Ward No. 19. Additional District Sub-Registration office at Coaspore Dum Dum in the District of North 24-Parganas and butted and bounded in the manner follows :-

- ON THE NORTH : By the land of Amit Dasgupta and others
- ON THE SOUTH : By the land of Roy Family.
- ON THE EAST : By the land of Dilip Saha and others
- ON THE WEST : By 25' ft. wide Municipal Road.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION & CONSIDERATION)

ALL THAT piece or parcel of 39% (Thirty Nine percent) of the total sanction area to be sanctioned from the North Dum Dum Municipality together with undivided impartible proportionate share of land underneath including all other common service areas, amenities and facilities appended thereto the said proposed multi storied ownership building.

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

ALL THAT piece or parcel of remaining 61% (Sixty One percent) of the total sanction area to be sanctioned from the North Dum Dum Municipality together with undivided impartible proportionate share of land underneath including all other common service areas, amenities and facilities appended thereto the said proposed multi storied ownership building.

IN WITNESS WHEREOF We, the Principals herein, have set and subscribed our respective hands on the 23rd day of December, 2013.

SIGNED, SEAL AND DELIVERED
by the Principals at Kolkata
in the presence of :-

- 1) Suman Jais
594/1, Dakshindaxi Road,
Block-A, Lake Town,
KOL-48
- 2) Supriya Kr. Patra.
vru - Radhapur.
P.O. - Madhabpur
P.S. - Bhupatinagar.
Dist - Purba Medinipur.

Saminir Kr. Ghoshly.
Anand Ghoshly
Alo Mukherjee
Reba Chatterjee.
Rohakki Chatterjee.
Pranab Kumar Gangopadhyay

Signature of the Principals

DREAMPARADISE PROPERTIES PRIVATE LIMITED

Pooja Chandra Khan
Director

DREAMPARADISE PROPERTIES PRIVATE LIMITED

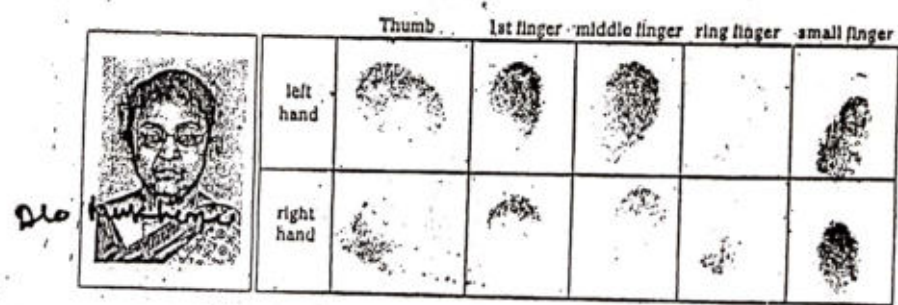
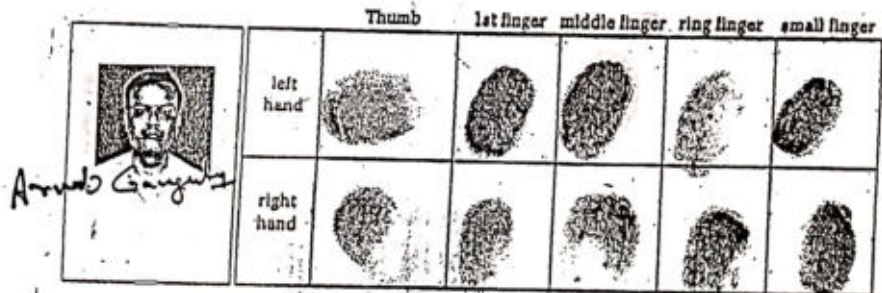
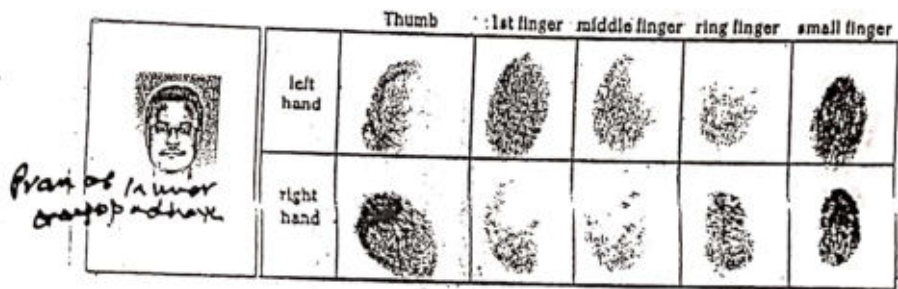
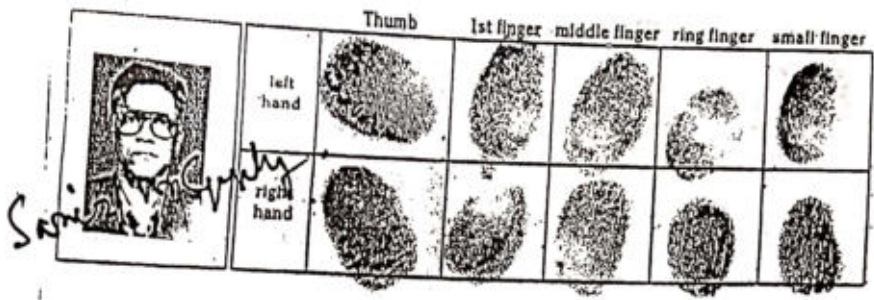
Uma Khan.
Director

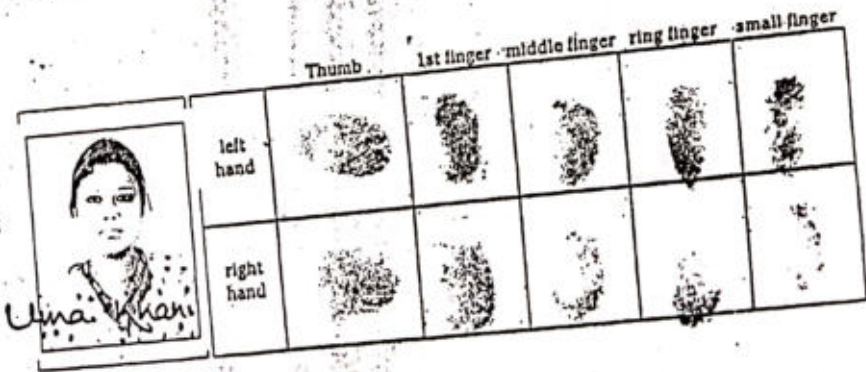
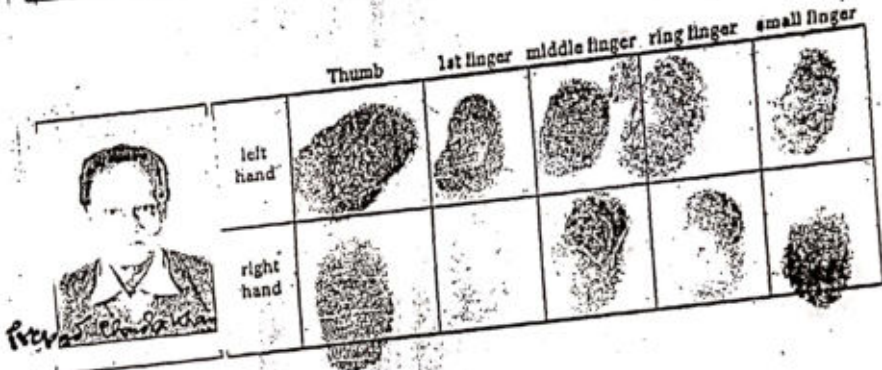
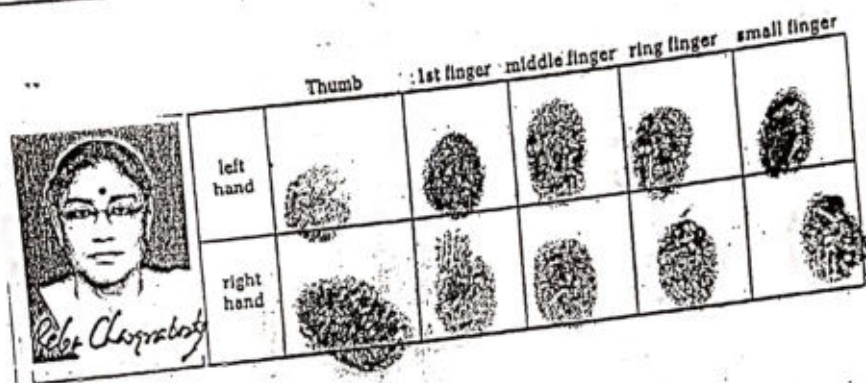
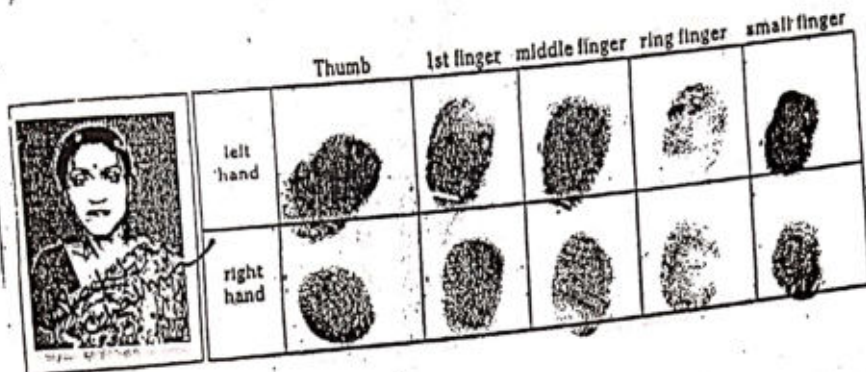
Accepted the Power by the Attorney

Drafted by :-

Kalpida Charan

(Kalpida Charan)
Advocate.
Bar Association,
Sealdah Court Complex,
Second Floor, Room No. 201,
Kolkata - 700 014.







Government Of West Bengal
Office Of the A.D.S.R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 00173 of 2014
(Serial No. 15622 of 2013 and Query No. 1506L000027107 of 2013)

On: 23/12/2013

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

Presented for registration at 21.12 hrs on : 23/12/2013, at the Private residence by Uma Khan, one of the Claimants.

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

Execution is admitted on 23/12/2013 by

1. Samir Kumar Ganguly, son of Lt Kamakshya Charan Ganguly , 3, Khalishakota Pally, Kolkata, Thana:-Dum Dum, P.O. :-Birati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700051, By Caste Hindu, By Profession : Business
 2. Pranab Kumar Gangopadhyay, son of Lt Kamakshya Charan Ganguly , 3, Khalishakota Pally, Kolkata, Thana:-Dum Dum, P.O. :-Birati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700051, By Caste Hindu, By Profession : Service
 3. Arnab Ganguly, son of Lt Kamakshya Charan Ganguly , 3, Khalishakota Pally, Kolkata, Thana:-Dum Dum, P.O. :-Birati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700051, By Caste Hindu, By Profession : Business
 4. Alo Mukherjee, wife of Lt Prafulla Kumar Mukherjee , 47, Regent Place, Rani Kuthi, P. S. Jadavpur, Kolkata, West Bengal, India, Pin :-700040, By Caste Hindu, By Profession : House wife
 5. Bhakti Chatterjee, wife of Shyamal Chatterjee , Madnani Lane, Mithunpura Club Road, Muzaffarpur, India, , By Caste Hindu, By Profession : House wife
 6. Reba Chakraborty, wife of Swapan Chakraborty , Nandannagar, 59/3, Old Nimta Road, Kolkata, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700083, By Caste Hindu, By Profession : House wife
 7. Prasad Chandra Khan
Director, M/s. Dreamparadise Properties Pvt. Ltd., 2/5/1, Anantadeb Mukherjee Lane,, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, Pin :-711102.
. By Profession : Business
 8. Uma Khan
Director, M/s. Dreamparadise Properties Pvt. Ltd., 2/5/1, Anantadeb Mukherjee Lane,, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, Pin :-711102.
. By Profession : Business
- Identified By Debasis Das, son of . . . Sealdah Court, Kolkata, West Bengal, India, Pin :-700014, By Caste: Hindu, By Profession: Law Clerk



(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM

2013/12/23/00173

Endorsement Paper No. 1506L000027107



Government Of West Bengal
Office Of the A.D.S.R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 00173 of 2014
(Serial No. 15622 of 2013 and Query No. 1506L000027107 of 2013)

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM

On 24/12/2013

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.-5,52,50,845/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impressive Rs.- 100/-

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM

On 08/01/2014

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 : 4, 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 08/01/2014

(Under Article : ,E = 21/- on 08/01/2014)

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM



(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM

08/01/2014 17:23:00 Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 4297 to 4313
being No 00173 for the year 2014.



(Utpal Kumar Basu) *UKB* 10 January 2014
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM
West Bengal

23 DEC 2013