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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V 453687

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

R-1-3839/15
28/12/15, 12.09

Additional District Sub-Registrar,
Garia South 24 Parganas

28 DEC 2015

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI AMARESH BHOWMIK (PAN AMDPB4906F) son of Naresh Chandra Bhowmik, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at 10/4A, Justice Manmatho Mukherjee Road, Kolkata - 700009, presently residing at Garia, Sreenagar, P.O.- Dhalua, P.S.- Sonarpur, Kolkata -700152, hereinafter called hereby **SEND GREETINGS.**

(Signature)
(Name)

NO. 8413 Date 14/12/15
Sold to Sushanta K. Kote Pa
of Kote Court
Rupees 500

Des
Samiran Des
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-2



Additional District Sub-Registrar,
Garia South 24 Parganas

28 DEC 2015

Ajit Sarkar
S/o Ajit Sarkar
3139 Nayabad

P/o Panchasayan P/S Surkajodanpur,
Kal-99

Occupation - Business

WHEREAS Sri Amaresh Bhowmik got a plot land from his father, Sri Naresh Chandra Bhowmik son of late Umesh Chandra Bhowmik, by virtue of a deed of gift being deed no. 3528 for the year 1976 measuring more or less 10 Cottah Bastu Land, the said land lying and situates at Mouza - Dhalua, J.L. No. - 43, Touzi No. 340, 342, R.S. Khatian No. 340, R.S. Dag No. 187, P.S. - Sonarpur within the local limit of the Rajpur Sonarpur Municipality, Holding No. 02, registering jurisdiction A.D.S.R. Sonarpur, in the District of south 24 Parganas.

AND WHEREAS by way of said ~~purchase~~^{Gift} deed the said Sri Amaresh Bhowmik became the absolute Owners of the aforesaid property, more fully described in Schedule - A and paying taxes and charges and enjoying the said premises free from all encumbrances.

AND WHEREAS by virtue of a deed of gift the said owner became the absolute owner of the said property and he executed a development agreement being no.04074 of the year 2015 with **M/S THE NEST** a Partnership firm for construction of a multistoried building of the said property.

AND WHEREAS by virtue of the said Development Agreement the land owners are giving right to develop the said land to **M/S THE NEST** a Partnership firm for construction of a multistoried building at the aforesaid premises as per the sanctioned building plan and after developing the said plot of land **M/S THE NEST** has right to sell the developer's allocation i.e. **entire 2nd floor, 50% FAR area on the 3rd floor and 50% FAR area on the ground floor including shop, garage, store and caretaker room has fully and particularly described in SCHEDULE - B hereunder written** as per sanctioned plan except the owner's allocation as per development agreement dated 16.12.2015.....

Amaresh Bhowmik

Amaresh Bhowmik

AND WHEREAS the present owners of the land are paying tax and rents regularly before the said jurisdiction and the present land owners are giving a Development Power of Attorney to their well wishers **M/S THE NEST** a Partnership firm, having its office at having its office at P-9, Sreenagar, P.O. - Panchasayar, P.S. - Sonarpur, Kolkata -700 094 represented by its partners namely (1) **Soumendu Naha**, son of Sri Bibhu Ranjan Naha residing at P-9, Sreenagar, P.O. - Panchasayar, P.S. - Sonarpur, Kolkata - 700 094 (2) **Swadesh Das**, son of Sri Nitya Ranjan Das, residing at 398, Nayabad Road (Chak Garia), P.O. - Panchasayar, P.S. - Purba Jadavpur, Kolkata - 700 094 and (3) **Premangsu Das**, son of Late Sunil Kumar Das, residing at B2/1, Ramgarh Colony, P.O. - Naktala, P.S. - Jadavpur, Kolkata -70,0 047, all by faith Hindu, by nationality Indian, all by occupation Business, by nationality Indian, by occupation Business.

NOW KNOWN ALL MEN BY THESE PRESENTS I, SRI AMARESH BHOWMIK son of Naresh Chandra Bhowmik, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at 10/4A, Justice Manmatho Mukherjee Road, Kolkata -700009, presently residing at Garia, Sreenagar, P.O.- Dhalua, P.S.- Sonarpur, Kolkata - 700152, do hereby nominate, constitute, appoint and authorize our well wisher namely **M/S THE NEST** a Partnership firm represented by its partners namely (1) **Soumendu Naha**, son of Sri Bibhu Ranjan Naha residing at P-9, Sreenagar, P.O. - Panchasayar, P.S. - Sonarpur, Kolkata - 700 094 (2) **Swadesh Das**, son of Sri Nitya Ranjan Das, residing at 398, Nayabad Road (Chak Garia), P.O. - Panchasayar, P.S. - Purba Jadavpur, Kolkata - 700 094 and (3) **Premangsu Das**, son of Late Sunil Kumar Das, residing at B2/1, Ramgarh Colony, P.O. - Naktala, P.S. - Jadavpur, Kolkata -70,0 047, as my true and lawful attorney for me in my name and on my behalf to act make performs

Amaresh Bhowmik

execute and exercise all or any of the several acts, deeds, power, authorities, matters and things herein below mentioned that is to say :-

1. To look after, manage, supervise and submit or sanctioned building plan or plans for renewal/revised plan before the Rajpur-Sonarpur Municipality or any other authority having jurisdiction in that behalf.
2. To sign and execute all necessary papers and documents that may be required for the revised building plan or plans from the said Municipality or any other appropriate authority as my said attorney thinks fit and proper.
3. To negotiate on terms for and to agree to and enter into any sale agreement or any agreement of sale with any intending Purchaser or Purchasers of the of the developer's allocation i.e. **entire 2nd floor, 50% FAR area on the 3rd floor and 50% FAR area on the ground floor including shop, garage, store and caretaker room has fully and particularly described in SCHEDULE - B hereunder written** as per sectioned building plan by the Rajpur Sonarpur Municipality of the Building as per sanctioned plan and except the owner's allocation of the new building has fully and particularly described in Schedule "B".
4. To receive money from any intending purchaser or purchasers of earnest money and/or advance or advances and also the balance of the purchase money and my attorney holder to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers.

5. Upon such receipt as aforesaid in my name and as my act and deed to sign, execute and deliver any conveyance or conveyances of the developer's allocation in favour of the said Purchaser or Purchasers or his nominee or assignee.
6. To sign and execute all other deeds, instruments and assurances which will consider necessary and to enter into any agreement to such covenants and conditions as mentioned aforesaid as I could do ourselves, if personally present.
7. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration as mentioned aforesaid before the any Sub-Registrar or registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things (developer's allocation) which may be said attorney shall consider necessary or purchaser as fully and effectually in respect as we could do the same myself.
8. To sign mutation document or any other records maintained by the appropriate authorities as also in the assessment record maintained by the Rajpur-Sonarpur Municipality and to sign all applications and objections relating thereto.
9. To appear for and represent me before the Judge, Magistrate, Munsif and all Government Offices, Rajpur-Sonarpur Municipality or any other authority in all matters and things relating to the said property or its affairs ancillary thereof.
10. To appear for and represent me in all Courts, Civil or Criminal as also original Revisional or Appellate Court, within the jurisdiction and to sign execute verify and file complaints, written statements, petition and also to prefer appeals to any Court

and to accept service of all summons, notices and other process of law relating to the concerning with the said premises.

11. To apply before the appropriate authority and to obtain temporary and permanent connection of water, electricity, power as also to apply for and obtain permanent drainage and sewerage connection at the said property for and on my behalf as my authorized agent.
12. To appoint, engage of my behalf pleaders, advocates, Supervisor Counsel or solicitors wherever my said attorney shall think fit and proper to do so and to discharge and/or terminate its appointment.
13. To withdraw and receive documents or money from courts or registration office of the developer's allocation.
14. Be it noted that this Power of Attorney is being granted in favour of the said attorneys to develop the said land and to sell the developer's allocation as per the sanctioned building plan.

AND GENERALLY to do, execute and perform any other acts or acts, deed or deeds matters or things as mentioned aforesaid of the Power of Attorney which is in the opinion of my said Attorney ought to be done, executed and performed in relation to the said matter or incidental thereto as fully and effectually as I could do the same by myself if personally be present.

AND I hereby agree to ratify and confirm all and whatsoever other Act or acts my said attorney shall lawful do, execute or perform or cause to be done, executed or performed in connection with the sale of the

developer's allocation as per the development agreement dated 16/12/2015 being book no. 1, Volume No. 1629-2015, pages from 46592 to 46621, being No. 162904074 for the year 2015 at the register office of A.D.S.R. Garia.

SCHEDULE "A" ABOVE REFERRED TO (LAND)

ALL THAT piece and parcel of land measuring 4 (four) Cottah 12 (twelve) Chittaks, 0 (Zero) Sq. ft. Bastu Land out of 10 (Ten) Cottahs lying and situates at and comprised in Mouza Dhalua, J.L. No. No. - 43, Touzi No. 340, 342, R.S. Khatian No. 340, R.S. Dag No. 187, L.R. Dag No. 197, L.R. Khatian No. 3612, P.S. - Sonarpur within the local limit of the Rajpur Sonarpur Municipality, **Holding No. 403**, registering jurisdiction A.D.S.R. Sonarpur, in the District of South 24 Parganas butted and bounded by :

ON THE NORTH : 8 ft Road;
ON THE SOUTH : 12 ft Road;
ON THE EAST : Land of Kalyan Majumder
ON THE WEST : 16 ft Road;

OR HOWSOEVER OTHERWISE the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easement rights and ingress and egress and every part thereof.

SCHEDULE "B" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT piece and parcel of entire 2nd floor, 50% FAR area on the 3rd floor and 50% FAR area on the ground floor including shop, garage, store and caretaker room has fully and particularly described in SCHEDULE - B herein of the Building as per sanctioned plan together with undivided proportionate share of the land and except the owner's allocation of the new building.

Animesh Bhownik

IN WITNESS WHEREOF I SRI AMARESH BHOWMIK set and subscribed my hand on this ^{28/15}..... day of December Two Thousand Fifteen;

WITNESSES :-

1. *Amit Sarkar.*
3139 Nayabada
KOL 99

Amaresh Bhowmik

SIGNATURE OF THE EXECUTOR

2. *Swapan Samanta* THE NEST
formaneta
Dhalua, P.S. Sonaspho Partner
KOL - 152

THE NEST
Swadesh Das
Partner

THE NEST
Pranab Das
Partner

SIGNATURE OF THE ATTORNEY

Drafted & Identified by me :












Subhendu Kumar Hota
Subhendu Kumar Hota
Advocate
High Court, Calcutta
Enrollment No. F1077,921 of 1999

Type by :

C. Das.

MKM Type Centre
10, Old Post Office Street,
Kolkata -700001.












Thumb 1st finger middle finger ring finger small finger

 <i>Soumendu Naha</i>	left hand					
	right hand					

Name... Soumendu Naha

Signature... *Soumendu Naha*

Thumb 1st finger middle finger ring finger small finger

 <i>Swadesh Das</i>	left hand					
	right hand					

Name... SWADESH DAS

Signature... *Swadesh Das*

Thumb 1st finger middle finger ring finger small finger












 <i>Premangsu Das</i>	left hand					
	right hand					

Name... PREMANGSU DAS

Signature... *Premangsu Das*

Thumb 1st finger middle finger ring finger small finger

Amar Vesh Bhowmik

	left hand					
	right hand					

Name AMARRESH BHOWMIK

Signature Amar Vesh Bhowmik

Thumb 1st finger middle finger ring finger small finger

PHOTO	left hand					
	right hand					

Name.....

Signature

Thumb 1st finger middle finger ring finger small finger



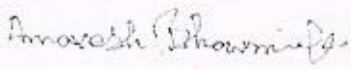
PHOTO	left hand					
	right hand					



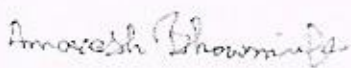
Name.....

Signature



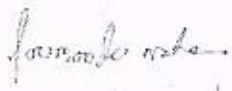


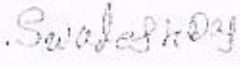
Seller, Buyer and Property Details



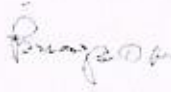
A. Principal & Attorney Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Amaresh Bhowmik Son of Mr Naresh Chandra Bhowmik Garia, Sreenagar, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152	 28/12/2015 12:25:13 PM	 LTI 28/12/2015 12:25:18 PM
		 28/12/2015 12:25:53 PM	


Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Amaresh Bhowmik Son of Mr Naresh Chandra Bhowmik Garia, Sreenagar, P.O:- Dhalua, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMDPB4906F,; Status : Individual; Date of Execution : 28/12/2015; Date of Admission : 28/12/2015; Place of Admission of Execution : Office	 28/12/2015 12:25:13 PM	 LTI 28/12/2015 12:25:18 PM
		 28/12/2015 12:25:53 PM	

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/ S. The Nest P-9, Sreenagar, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094; Status : Organization; Represented by representative as given below:-		
1(1)	Mr Soumendu Naha P-9, Sreenagar, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACYPN3362J.; Status : Representative; Date of Execution : 28/12/2015; Date of Admission : 28/12/2015; Place of Admission of Execution : Office	 28/12/2015 12:26:43 PM	 LTI 28/12/2015 12:26:48 PM
		 28/12/2015 12:27:03 PM	
(2)	Mr Swadesh Das 398, Nayabad Road, Chak Garia, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVXTD2792E.; Status : Representative; Date of Execution : 28/12/2015; Date of Admission : 28/12/2015; Place of Admission of Execution : Office	 28/12/2015 12:27:14 PM	 LTI 28/12/2015 12:27:18 PM
		 28/12/2015 12:27:34 PM	

Attorney Details			
SL No.	Name, Address, Photo, Finger print and Signature		
(3)	Mr Premangsu Das B2/1, Ramgarh Colony, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AESPD5778A,; Status : Representative; Date of Execution : 28/12/2015; Date of Admission : 28/12/2015; Place of Admission of Execution : Office	 28/12/2015 12:26:12 PM	 LTI 28/12/2015 12:26:20 PM
		 28/12/2015 12:26:32 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Avijit Sarkar Son of Mr Ajit Sarkar 3139,nayabad, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.	Mr Amaresh Bhowmik, Mr Soumendu Naha, Mr Swadesh Das, Mr Premangsu Das	 28/12/2015 12:27:53 PM

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: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Dhelua	LR Plot No:- 197(Correspo nding RS Plot No:- 187) , LR Khatian No:- 3612	4 Katha 12 Chatak	4,80,000/-	57,00,002/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 16 Ft.,

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2016, Page from 491 to 508

being No 162904183 for the year 2015.



Digitally signed by ABHIJIT BERA
Date: 2016.01.05 11:58:42 +05:30
Reason: Digital Signing of Deed.

Abhijit Bera
(Abhijit Bera) 1/5/2016 11:58:42 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)