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8-1-14666/16

Shubainh Bhattachante

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with the document are the part of this document.

District Sub-Registrar-V Alipore, South 24 Parganas

1 1 APR 2016

# DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT we, (1) SRI SHUB-ASISH BHATTACHARJEE, son of Sri Sontosh Bikash Bhattacharjee, PAN: AEFPB4006C, by faith Hindu, by occupation: Business, by nationality: Indian, residing at C/o. Shasdadhar Chakraborty, Raja Rammohan Path, Nabanagar, Birati, P.S. Birati, Post Office: Nimta, Kolkata: 700051, District: North 24 Parganas and (2) SRI TITASH DASGUPTA, son of Late Tushareswar Dasgupta, PAN: AEXPD4383A, by faith Hindu, by occupation: Business, by

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Nike Mondal S/ozate C.L. Mondal

41/A, K.S. Road P.O. Santoshpur

P.S. Puriba Jadar Pluz Kal-75 District Suh-Registrar-V Alignre, South 24 Parganas

MASTER MIND MEGALIVING

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nationality: Indian, residing at C/o. R. Dasgupta, 20M, Station Road, Dhakuria, Post Office: Dhakuria, Police Station: Jadavpur, Kolkata: 700031, District: South 24 Parganas, at present 113, Block-C, Bangur Avenue, Post Office: Bangur Avenue, Police Station: Lake Town, Kolkata: 700055, District: North 24 Parganas, SEND GREETINGS:

**THAT** we are the owners of land and structure lying within the limits of the Kolkata Municipal Corporation being Premises No.1461, Survey Park and 1462, Survey Park and after amalgamation entire Premises has been known as 1462, Survey Park, Ward No.109, Police Station-Purba Jadavpur now Survey Park, Kolkata: 700075.

THAT we have entered into an Agreement for Development of our said land by raising building thereon with "M/s. MASTER MIND MEGALIVING", a Proprietorship Firm having its office at 32/2A, East Road, Santoshpur, Post Office: Santoshpur, Police Station: Survey Park, Kolkata: 700075, District: South 24 Parganas, represented by its sole Proprietor namely SRI SANJAY CHAKRABORTY, son of Sri Sisir Chakraborty, PAN: AEUPC1677H under certain terms and conditions mentioned

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District Sub-Registrar-V Alipore, South 24 Parganas

1 1 APR 2016

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D.S.R.-V Alipore and recorded in Book No.I, Being No.U.S., for the year 2016.

In pursuant to the said Development Agreement as stated above we hereby appoint, constitute and nominate and SRI SANJAY CHAKRABORTY, son of Sri Sisir Chakraborty, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at 16, Lake East 4th Road, Modern Park, Post Office: Santoshpur, Police Station: Survey Park, Kolkata: 700075, District: South 24 Parganas, Proprietor of "M/s. MASTER MIND MEGALIVING", a Proprietorship Firm having its office at 32/2A, East Road, Santoshpur, Post Office: Santoshpur, Police Station: Survey Park, Kolkata: 700075, District: South 24 Parganas, as our true and lawful Attorney to make, perform, execute and exercise and all or any of the several acts, deeds, things, powers authorities, matter herein mentioned in our names and on our behalf that is to say:-

(1) To sell all flats, car parking spaces and commercial space save and except Owners' Allocated 50% share of all flats and car parking spaces of the proposed Ground plus Four storied building (i.e. Flat No.3 on the Fourth Floor, Flat No.1 on the Second Floor and Flat No.2 on the Second

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District Sub-Registrar-V

1 1 APR 2016

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Floor to Mr. Shubhasish Bhattacharjee and Flat No.1 on the Fourth Floor, Flat No.2 on the First Floor and Flat No.3 on the First Floor to Mr. Titash Dasgupta of the proposed G+IV storied building,) being Premises 1462, Survey Park, Ward No.109, Police Station-Purba Jadavpur now Survey Park, Kolkata: 700075, Assessee No.31-109-13-6197-1, under R.S. Khatian No.11, R.S. Dag No.1002 entered under khanda Khatian Nos.484, 528 and 531 of Mouza-Rajapur, J.L. No.23, Touji No.109, Recorded as Revenue Survey No.14, District-South 24 Parganas, morefully described in the **SCHEDULE** below to any Purchaser or Purchasers at such price which our said Attorney in his discretion, think and proper and/or cancelled or to reputed the same.

(2) To receive from the intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of purchase money and to give good valid receipt and discharge for the same which will protect the Purchaser/Purchasers.

(3) Upon such receipt as aforesaid in our names and as our act and deed to sign execute and deliver any conveyance

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District Sub-Registrar-V Alipore, South 24 Parganas

1 1 APR 2016

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or conveyances of the said flats, car parking space and commercial space in favour of the said Purchaser or Purchasers or their nominee or nominees and to deliver possession thereof.

(4) To sign and execute all deeds, instruments and assurances which he shall consider and to enter into and/or agree to such covenant and condition as may be required fully and effectually conveying the said flats car parking space and commercial space, under Developer's Allocation as we could do ourselves if personally present.

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(5)

To present any such conveyance or conveyances for registration to admit execution and receipt of consideration before the Sub-Registrar Sealdah, District Registrar Alipore, Registrar of Assurance Kolkata having Authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said flats, car parking spaces and commercial space under Developer's Allocation to the Said Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourselves.

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District Sub-Registrar-V Alipore, South 24 Parganas

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- (6) To file application for mutation, separate assessment, amalgamation and to attend all hearings in this regard.
- (7) To execute or sign all deed of gift boundary declaration, splay corner in favour of K.M.C. or any other local authority in respect of the premises described in the SCHEDULE below on our behalf.
- (8) To sign all plans of the proposed building including modified or renewed plans and to submit the same before the office of K.M.C. for Sanction and to take delivery of the said approved Plan from the concerned office.

To apply for Electricity, Gas, Sewers, Drainage, Water and other connections, completion certificate from the Kolkata Municipal Corporation and for that purpose to make and sign necessary papers and applications before the respective department in our names and to make payment of all fees, charges and expenses in respect thereof which will be necessary for our said land.

**AND** we hereby agree to ratify and confirm all and whatever other act or acts as our said Attorney shall lawfully do execute or perform or cause to be executed or performed in connection

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District Sub-Registrar-V Alipore, South 24 Parganas

1 1 APR 2016

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with the sale of the said Flats, Car Parking Spaces and Commercial Space, with proportionate share in the land at the premises described in SCHEDULE below under Developer's Allocation and by virtue of this Deed notwithstanding no express power in that behalf if hereunder provided and same shall be constructed as the acts done by us being personally present.

## THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece or parcel of Bastu land measuring about 8 (Eight) Cottahs 6 (Six) Chittaks 10 (Ten) Square Feet together with 400 Square Feet trie shed structure standing thereon being Premises No.1462, Survey Park, Ward No.109, Police Station-Purba Jadavpur now Survey Park, Kolkata: 700075, Assessee No.31-109-13-6197-1; under R.S. Khatian No.11, R.S. Dag No.1002 entered under khanda Khatian Nos.484, 528 and 531 of Mouza-Rajapur, J.L. No.23, Touji No.109, Recorded as Revenue Survey No.14, District: South 24 Parganas with all easement attached thereto which is butted and bounded by :-

ON THE NORTH :

R.S. Dag No.1002 (Part);

ON THE SOUTH :

33' feet wide K.M.C. Road:

ON THE EAST

R.S. Dag No. 1002 (Part);

ON THE WEST

15' feet wide Common Passage.

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District Sub-Registrar-V Alipore, South 24 Parganas

1 1 APR 2016

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IN WITNESS WHEREOF we, the Principals and Attorney have hereunto set and subscribed our hands and seals on thell.!tday of April, 2016 (Two Thousand Sixteen).

# SIGNED, SEALED & DELIVERED

by the Principals and Attorney within named at Kolkata in the presence of :-

# WITNESSES :-

1. Ni lu mondal Aci Pogre Police Court Kal-27

Shularish Bhattacharfe

2. Arejet ADDE. Aupore focile conto Kot-27

power is accepted by me)

Signature of the ATTORNEY

Drafted by me :-

Parstra Postin Mazunder M3 743/84Advocate Alipore Judges' Court, Kol: 27.

Computer Typed by :-

Sujit Majnolen

Alipore Judges' Court, Kol-27.

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District Sub-Registrar-V Alipore, South 24 Parganas

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Name Shubasish Bhatlacharta Signature Shubasish Bhatlacharte



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District Sub-Registrar-V Alipore, South 24 Parganas

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## Seller, Buyer and Property Details

## A. Principal & Attorney Details

177	Presental	nt Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant				
1	Mr Titash Dasgupta Son of Late Tushareswar Dasgupta 20M, Station Road, P.O:- Dhakuria, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700031	11/04/2016 11:54:50 AM	LTI 11/04/2016 11:55:08 AM		
		Harley Fa	11:55:22 AM		

25	Principal D	Petails				
SL No.	Name, Address, Photo, Finger print and Signature					
1	Mr Shubasish Bhattacharjee Son of Mr Sontosh Bikash Bhatacharjee Raja Rammohan Path, Nabanagar, P.O:- Nimta, P.S:- Birati, District:-North 24-Parganas, West Bengal, India, PIN - 700051 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEFPB4006C,; Status: Individual; Date of Execution: 11/04/2016; Date of Admission: 11/04/2016; Place of Admission of Execution; Office	11/04/2016 11:53:57 AM  Shubanish Blat  11/04/2016	LTI 11/04/2016 11:54:04 AN rachories 11:54:34 AM			

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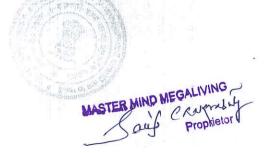
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SL No.	Name, Address, Photo	, Finger print and Signature	
2	Mr Titash Dasgupta Son of Late Tushareswar Dasgupta 20M, Station Road, P.O:- Dhakuria, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEXPD4383A,; Status: Individual; Date	11/04/2016 11:54:50 AM	LTI 11/04/2016 11:55:08 AM
	of Execution: 11/04/2016; Date of Admission: 11/04/2016; Place of Admission of Execution: Office	Mark lag. To	
		11/04/2016	11:55:22 AM





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1907	Attorney I	Details			
SL No.	Name, Address, Photo, Finger print and Signature				
1	M/s. Master Mind Megaliving 32/2A, East Road, Santoshpur, P.O:- Santoshpur, F West Bengal, India, PIN - 700075 PAN No. AEUPC representative as given below:-	P.S:- Purba Jadabpur, Distric 1677H,; Status : Organizatio	t:-South 24-Parganas, n; Represented by		
1(1)	Mr Sanjay Chakraborty 16, Lake East 4th Road, Modern Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEUPC1677H,; Status: Representative; Date of Execution: 11/04/2016; Date of Admission:	11/04/2016 11:53:18 AM	LTI 11/04/2016 11:53:24 AM		
	11/04/2016; Place of Admission of Execution : Office	Sand CRAMENA	11:53:40 AM		

## B. Identifire Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Nilu Mondal	Mr Shubasish Bhattacharjee, Mr	
	Son of Late C L Mondal	Titash Dasgupta, Mr Sanjay	1. P
	41/A K S ROAD, P.O:- Santoshpur,	Chakraborty	Miles Propolal
	P.S:- Purba Jadabpur, Kolkata,	A STATE OF THE STA	
	District:-South 24-Parganas, West	14/ - RONN	11/04/2016 11:55:56 AM
	Bengal, India, PIN - 700075 Sex: Male,		1 110 1120 10 11:00:00 Alv
	By Caste: Hindu, Occupation: Others,		
	Citizen of: India.	1 / C 1940 / 3 / 18 / 18 / 18 / 18 / 18 / 18 / 18	591

## C. Transacted Property Details

Interphysics a	THE PERSON NAMED IN THE PE	Land De	tails		1	
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	2 2 2 2 2 2	Market Value(In Rs.)	Other Detail
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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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone: (Nandan Kanan Nandan Kanan),, Premises No. 1462, Ward No: 109	(Nandan Kanan Nandan Kanan)	8 Katha 6 Chatak 10 Sq Ft	1/-	1,98,09,940/-	Proposed Use: Bastu, Width of Approach Road: 33 Ft.,

			Structure	Details	
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	400 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure

	Tra	nsfer of Property from Principal to Atto	rney	
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Mr Shubasish Bhattacharjee	M/s. Master Mind Megaliving	6.92083	50
	Mr Titash Dasgupta	M/s. Master Mind Megaliving	6.92083	50

Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
S1	Mr Shubasish Bhattacharjee	M/s. Master Mind Megaliving	200 Sq Ft	50
	Mr Titash Dasgupta	M/s. Master Mind Megaliving	200 Sq Ft	50

# D. Applicant Details

Applicant's Name	NILU MONDAL	
Address	ALIPORE POLICE COURT, Thana: Ali WEST BENGAL, PIN - 700027	pore, District : South 24-Parganas,
Applicant's Status	Others	TER MIND MEGALIVING



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#### Office of the D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number: I - 163001111 / 2016

Query No/Year

16301000146666/2016

Serial no/Year

1630001187 / 2016

Deed No/Year

I - 163001111 / 2016

Transaction

[0138] Sale, Development Power of Attorney after Registered Development

Agreement

Name of Presentant

Mr Titash Dasgupta

Presented At

Office

Date of Execution

11-04-2016

Date of Presentation

11-04-2016

Remarks

On 11/04/2016

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

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

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

Presented for registration at 11:44 hrs on: 11/04/2016, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Titash Dasgupta, one of the Executants.

#### Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,99,29,940/-

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

Execution is admitted on 11/04/2016 by

Mr Shubasish Bhattacharjee, Son of Mr Sontosh Bikash Bhatacharjee, Raja Rammohan Path, Nabanagar, P.O. Nimta, Thana: Birati, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, By caste Hindu, By Profession Business

Indetified by Mr Nilu Mondal, Son of Late C L Mondal, 41/A K S ROAD, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu. By Profession Others

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

Execution is admitted on 11/04/2016 by

Mr Titash Dasgupta, Son of Late Tushareswar Dasgupta, 20M, Station Road, P.O: Dhakuria, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700031, By caste Hindu, By Profession Business Indetified by Mr Nilu Mondal, Son of Late C L Mondal, 41/A K S ROAD, P.O: Santoshpur, Thana: Purba Jadabpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Others

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

Execution is admitted on 11/04/2016 by

Mr Sanjay Chakraborty Mr Sanjay Chakraborty, Son of Mr Sisir Chakraborty, 16, Lake East 4th Rodern Park, P.O. Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By



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caste Hindu, By profession Business

Indetified by Mr Nilu Mondal, Son of Late C L Mondal, 41/A K S ROAD, P.O: Santoshpur, Thana: Purba Jadabpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Others

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- H = Rs 28/- M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

#### 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

 Rs 100/- is paid on Impressed type of Stamp, Serial no 713992, Purchased on 07/04/2016, Vendor named Santosh Kumar Dey.

W.Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24PARGANAS

South 24-Parganas, West Bengal

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# ertificate of Registration under section 60 and Rule 69.

Registered in Book - I Volume number 1630-2016, Page from 33784 to 33800 being No 163001111 for the year 2016.



Digitally signed by UTPAL KUMAR BASU Date: 2016.04.12 13:52:07 +05:30 Reason: Digital Signing of Deed.

lWBase

(Utpal Kumar Basu) 12-04-2016 13:52:06 DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS West Bengal.

MASTER MIND MEGALIVING

AUTO Proprietor

WASTER MIND MEGALIVING

Proprietor

(This document is digitally signed.)



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