

5111/13

I 0 4706/13



पश्चिम बंगाल WEST BENGAL

P 179842

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

Additional District sub-Registrar  
Coastal, Dum Dum, North 24 Pgs

26 APR 2013

DEVELOPMENT POWER AFTER REGISTRATION  
OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT, We – (1) SK. MOHAMMAD ALI, (2) SK. HOSSAIN ALI, (3) SK. ENUSH ALI, sons of Late Soukat Ali, (4) AYESA BIBI, (5) AMINA BIBI, daughters of Late Soukat Ali, all are by faith – Muslim, by Occupation Sl. No.1 to 3 – Business, Sl. No.(4) & (5) Household work, all are residing at 339, P.K. Guha Road, P.S. Dum Dum, Kolkata – 700 028, District North 24-Parganas hereinafter called and referred to as the "EXECUTANTS".

Contd....2.

**WHEREAS** we seized and possessed by way of legal inheritance, ALL THAT piece and parcel of land measuring an area of 18 (Eighteen Cottahs (more or less) out of 54 decimals along with several RT/CB structures comprised in R.S. Dag No. 403, Khatian No. 149, J. L. No. 10, R. S. 148, Touzi No. 173, Mouza - Digla within Dum Dum Municipality being Municipal Holding No. 339, P. K. Guha Road, Ward No. 10, A.D.S.R.O. Cossipore-Dum Dum, P.S. Dum Dum, District North 24-Parganas, more fully described in the **Schedule** hereunder written; and hereinafter for the sake of brevity referred to as the "said property" and also with all right, title interest and free from all charges, lis-pendens, claims and adverse claims whatsoever and the said property is free from all encumbrances over which we have all transferable rights.

**AND WHEREAS** with a view to construct a multi storied building over the said land the executants hereto entered into a Development Agreement dated 26.4.2013 with **M/S. AATRAYEE NIRMAN PVT. LTD.**, a company registered under the Companies Act, 1956 having its Registered Office at 9/12, Lal Bazar Street, Kolkata – 700 001.

**AND WHEREAS** the developer requires an appropriate Power of Attorney for the authorization and conducting the Development works with construction of a new multi storied building smoothly without any hindrance from any corner whatsoever.

AND WHEREAS now be these presents that we, - Sk. Mohammad Ali, Sk. Hossain Ali, Sk. Enush Ali, Ayesa Bibi and Amina Bibi the executants do hereby nominate, constitute and appoint **SMT. JAYATI ROY**, wife of Shri Indrajit Roy of 50, Goraksha Basi Road, Kolkata – 700 028, P.S. Dum Dum, District North 24-Parganas, to be our true and lawful Attorney / Executants in our names and on our behalf and we authorize her to do all acts, deeds, matters and things in our names and on our behalf as mentioned hereinafter specifically.

1. To enter into hold and defend possession of the said land and every part thereof and also manage, maintain and administer the said land and every part thereof.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking declarations and plans as may be required for having the plan sanctioned modified and / or altered by the local Municipal Authority.
3. To appear and represent me before the necessary authorities including the Dum Dum Municipality, Kolkata Metropolitan Development Authority, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act. 1976 and Government of West Bengal in connection with the sanction, modification and / or alteration of sanctioned plan.
4. To pay fees obtain such other order and permissions from the necessary authorities as to be expedient for sanction, modification

and / or alteration of the Development plans and also to submit and take delivery of the deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other agents, sub-contractors for the aforesaid purpose as the said attorney shall think fit and proper.

5. To receive the excess amount of 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 making construction of building thereon as per sanctioned plans which is to be approved by the Dum Dum Municipality and for that purpose to take down, demolish and / or remove any house, building and/or structure of whatsoever nature on the premises.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections, of any other utilities to the said premises and / or make alteration thereon and to close down and / or have dis-connected 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 attorney.
8. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said attorney may deem fit and proper.

9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent, and / or license fees from the occupants thereof or save and except the owners' allocation.
10. To appear and represent me before all authorities including those under the Dum Dum 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 documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
11. To enter into agreement for sale of flats only developer's allocation as per agreement dated 26.4.2013 with the intending purchaser / purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending purchaser/purchasers.
12. To apply for mutation and to record the name of respective flat owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
13. To file and submit declarations statements applications and / or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.

9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent, and / or license fees from the occupants thereof or save and except the owners' allocation.
10. To appear and represent me before all authorities including those under the Dum Dum 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 documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
11. To enter into agreement for sale of flats only developer's allocation as per agreement dated 26.4.2013 with the intending purchaser / purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending purchaser/purchasers.
12. To apply for mutation and to record the name of respective flat owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
13. To file and submit declarations statements applications and / or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.

14. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and / or requisition and / or in respect of the said premises or any part thereof in which the said estate is now or may hereafter be interested or concerned and if think, fit to compromise, settle, refer to arbitration abandon submit to judgement or become or proceedings as aforesaid before any Court Civil Criminal or Revenue.
15. To affix sign board or install any Hoarding on the schedule plot of land in the same of attorney.
16. To advertise in the newspaper for procuring purchaser for selling the flats in the proposed building.
17. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
18. To comprises suits, appeals or other legal proceedings in any court Tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign, declare and / or affirm any plaint written statement, petition, affidavit, verification, vokatnama, warrant or Memo or

appeal or any other documents or papers or authority and give valid receipts and discharge therefor.

20. To deposit and withdraw fees documents and moneys in and from any court or courts and / or other person or persons or authority and give valid receipts and discharge therefor.
21. To enter into agreement for sale for the proposed flats and shops in respect of Developer's allocation only as per agreement dated 26.4.2013 and to receive advance / earnest money consideration in respect of the flats and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending purchaser or purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by us and at the same time we shall not be liable for any such transaction.
22. For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign execute and submit papers and documents.
23. My attorney is authorized to procure fund from the bank or any other financial institution for raising construction of the building if necessary, she is authorised to create mortgage, the proposed building to be constructed on the schedule land.



**AND GENERALLY** to act of our attorney or agent in relation to all matters touching our said land and building and on behalf to do all acts, deeds, matters and things as fully and factually as we would do if we would personally present notwithstanding no special Power of Attorney in the particular behalf as contained in these presents.

**AND** we do, hereby ratify and confirm and agree or undertake to ratify and confirm all the acts, matters, deeds and things whatsoever my said attorney or agents appointed under this Power in that hereinabove contained shall lawfully do or cause to be done in the right of or by virtue of these presents including in such confirmations and other works will be the completion of the whole deal / transaction as per the said agreement dated 26.4.2013 and this Power of Attorney is irrevocable in nature.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring an area of 18 (Eighteen) Cottahs (More or less) out of 54 decimals along with of several RT/CB structure comprised in R.S. Dag No. 403, Khatian No. 149, J. L. No. 18, R. S. 148, Touzi No. 173, Mouza - Digla, within Dum Dum Municipality being Municipal Holding No. 339, P. K. Guha Road, Ward No. 10, A.D.S.R.O. Cossipore-Dum Dum, P.S. Dum Dum, District North 24-Parganas which is butted and bounded as follows :

**ON THE NORTH BY** : P. K. Guha Road.  
**ON THE SOUTH BY** : Jyotsna Apartment  
**ON THE EAST BY** : 20 Feet wide Road.  
**ON THE WEST BY** : Vacant land of Shanti Dey

IN WITNESS WHEREOF we, Sk. Mohammad Ali, Sk. Hossain Ali, Sk. Enush Ali, Ayesa Bibi and Amina Bibi hereto have set and subscribed my hand on this the 26<sup>th</sup> day of April, Two Thousand Thirteen.

SIGNED, SEALED AND DELIVERED

at DUM DUM in presence of

1. SK. Shukat Ali  
D.R.S.P. Mukherjee Road  
House No = 24 - C.L. 28

2. Bhaskar Dewan.  
4, No Italgacha Road  
Kolkata - 28

SK. Mohammad Ali  
স্বাক্ষর মোহাম্মদ আলি ২: ২৬:

আমিনা বিবি

SK. Enush. Ali

Ayesa Bibi BY the Person of  
SK. Shukat Ali


আমিনা বিবি

Signature of the Executants

নও - (প্রায়ত ২য়) .

Signature of the Attorney

Drafted by -

Soumitra Bhattacharya  Adv.  
Advocate,  
Barasat Judges Court, Barasat  
F. No. 458/460/88

Typed by -




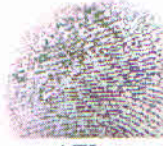



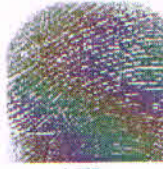
Pradyut K. Ghosh.  
Pradyut Kumar Ghosh  
1/5, R.B.C. Road Extension,  
Kolkata - 700 028

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. COSSIPORE DUMDUM, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 05111 / 2013, Deed No. (Book - I , 04706/2013)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Mohammad Ali 39, P.K. Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin 700028	 26/04/2013	 LTI 26/04/2013	<i>Seikh Mohammad Ali</i> 26/4/13

Signature of the person(s) admitting the Execution at Office.


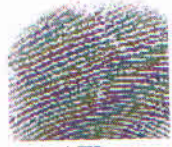

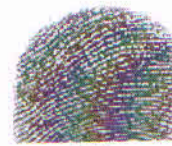
No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sk Mohammad Ali Address -339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028	Self	 26/04/2013	 LTI 26/04/2013	<i>Seikh Mohammad Ali</i>
2	Hossain Ali Address -339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028	Self	 26/04/2013	 LTI 26/04/2013	<i>হোসেন আলি</i>
3	Enush Ali Address -339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028	Self	 26/04/2013	 LTI 26/04/2013	<i>SK. Enush. Ali</i>
4	Ayasa Bibi Address -339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028	Self	 26/04/2013	 LTI 26/04/2013	LTI of Ayasa Bibi by the pen of <i>SK. Shukat Ali</i>



(Utpal Kumar Basu)  
**A. D. S. R. COSSIPORE DUMDUM**  
**Office of the A.D.S.R. COSSIPORE DUMDUM**

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. COSSIPORE DUMDUM, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 05111 / 2013, Deed No. (Book - I , 04706/2013)**

Signature of the person(s) admitting the Execution at Office.

Admission of Execution By	Status	Photo	Finger Print	Signature
Armina Bibi Address -339, P K Guha Road, Kolkata, Thana:-Dum Dum, District: North 24-Parganas, WEST BENGAL, India, Pin :-700028	Self		 LTI	আমিনা বিবি
6 Jayati Roy Address -50, Gorakshabasi Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028	Self		 LTI	জয়া (JAYATI Roy) 26/4/13

**Name of Identifier of above Person(s)**

Askar Dewan  
Batalgacha Rd, Kolkata, Thana:-Dum Dum,  
District:-North 24-Parganas, WEST BENGAL, India, Pin  
700028

**Signature of Identifier with Date**

Askar Dewan  
26-4-13



(Utpal Kumar Basu)  
**A. D. S. R. COSSIPORE DUMDUM**  
**Office of the A.D.S.R. COSSIPORE DUMDUM**



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

Endorsement For Deed Number : I - 04706 of 2013  
(Serial No. 05111 of 2013 and Query No. L000008873 of 2013)

On 26/04/2013

**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 26/04/2013

( Under Article : ,E = 21/- on 26/04/2013 )

**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.-1,33,50,000/-

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

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

Presented for registration at 13.40 hrs on :26/04/2013, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Sk Mohammad Ali , one of the Executants.

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

Execution is admitted on 26/04/2013 by

1. Sk Mohammad Ali, son of Late Soukat Ali , 339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Muslim, By Profession : Business
2. Hossain Ali, son of Late Soukat Ali , 339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Muslim, By Profession : Business
3. Enush Ali, son of Late Soukat Ali , 339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Muslim, By Profession : Business
4. Ayesa Bibi, daughter of Late Soukat Ali , 339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Muslim, By Profession : Others
5. Amina Bibi, daughter of Late Soukat Ali , 339, P K Guha Road, Kolkata, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste Muslim, By Profession : Others

*Sekh Mohammad Ali*



*Utpal Kumar Basu*

A. D. S. R. COSSIPORE DUMDUM  
EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 04706 of 2013  
(Serial No. 05111 of 2013 and Query No. L000008873 of 2013)

6. Jáyati Roy,

Director, Aatreyee Nirman Private Limited, 9/12 Lal Bazar St Mercantile Building, BI- C, Kolkata,  
District:-Kolkata, WEST BENGAL, India, Pin :-700001.

; By Profession : Business

Identified By Bhaskar Dewan, son of Subodh Ch Dewan, 4, Italgacha Rd, Kolkata, Thana:-Dum Dum,  
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700028, By Caste: Hindu, By Profession:  
Business.

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



( Utpal Kumar Basu )

A. D. S. R. COSSIPORE DUMDUM

EndorsementPage 2 of 2

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 7967 to 7984  
being No' 04706 for the year 2013.



*U.K. Basu*  
(Utpal Kumar Basu) 29-April-2013  
A. D. S. R. COSSIPORE DUMDUM  
Office of the A.D.S.R. COSSIPORE DUMDUM  
West Bengal

# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document



(1) Name : ..... SK. MOHAMMAD ALI ..... Status - Presentant

*SK. Mohammad Ali*

**বাম হাতের আঙ্গুলের ছাপ**

LITTLE	RING	MIDDLE	FORE	THUMB

**ডান হাতের আঙ্গুলের ছাপ**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said p.

*SK. Mohammad Ali*

(স্বাক্ষরকারী)

ব:স: ম জিগাবিবি

**Signature of the Presentant**



(2) Name : ..... SK HOSSAIN ALI .....

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

**বাম হাতের আঙ্গুলের ছাপ**

LITTLE	RING	MIDDLE	FORE	THUMB

**ডান হাতের আঙ্গুলের ছাপ**

THUMB	FORE	MIDDLE	RING	LITTLE

(স্বাক্ষরকারী)

ব:স:

ম জিগাবিবি

**Signature of the Presentant**

Executant / Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)



# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be **pasted** in the front page of the document

(1) Name : AMINA BIBI ..... Status - Presentant



**বাম হাতের আঙ্গুলের ছাপ**

LITTLE	RING	MIDDLE	FORE	THUMB

**ডান হাতের আঙ্গুলের ছাপ**

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person, and attested by the said parson.*

আমিনা বিবি

**Signature of the Presentant**

৩

(2) Name : JAYDEVI ROY .....

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)



**বাম হাতের আঙ্গুলের ছাপ**

LITTLE	RING	MIDDLE	FORE	THUMB

**ডান হাতের আঙ্গুলের ছাপ**

THUMB	FORE	MIDDLE	RING	LITTLE

নও (জয়দেবি)

Signature of the Presentant

# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be **pasted** in the front page of the document



(1) Name : SK. ENUSH ALI Status - Presentant

*Sk. Enush. Ali*

বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said parson.

Sk. Enush Ali  
Signature of the Presentant

*Ayasa Bibi BY the Person*  
*SK. Shukat Ali*



(2) Name : AYESA BIBI

Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

বাম হাতের আঙ্গুলের ছাপ

LITTLE	RING	MIDDLE	FORE	THUMB

ডান হাতের আঙ্গুলের ছাপ

THUMB	FORE	MIDDLE	RING	LITTLE

Ayasa Bibi BY the Person  
Signature of the Presentant *SK. Shukat Ali*

Executant / Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)