

12153

I-11153



Handwritten green notes: 20/12/12, 15.00

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 492184

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

Handwritten signature in green ink

Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)
29 UG 2012

**DEVELOPMENT
POWER OF ATTORNEY
AFTER REGISTERED
DEVELOPMENT
AGREEMENT**

**KNOW ALL MEN BY THESE
PRESENTS we, BISWANATH ROY
CHOUDHURY [PAN NO.
AGRPR6515Q], son of Late Kalipada**

Handwritten notes: Vist enc No - 4133/12

সংখ্যা 2012
সংখ্যা 28-06 - 1859

PINAKI CHATTOPADHYAY
Advocate
Judge's Court, Barasat

100 of one hundred only
শতাব্দে

স্বাক্ষরিত: অতিরিক্ত জেলা সিনিয়র জজের ২৪ পরগনা
ভেদান্তের নাম স্বপ্না ঘোষ

No 95000

25 JUN 2012

Ay

v.e-t.g
13111

Ay (AMITHBU Co1)

v.e-t.g
13112

Biswanath Ray Choudhury

v.e-t.g
13113

Manabi Nath Ray Choudhury

v.e-t.g
13114

Devip Kumar Ray Choudhury

28 AUG 2012
Dist. District Sub-Registrar
Brahmaganj, (Salt Lake City)



P-T-0

Roychoudhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, **MUKTINATH ROY CHOUDHURY [PAN NO. AIMPR8169F]**, son of Late Kalipada Roychoudhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, **DILIP KUMAR ROY CHOWDHURY [PAN NO. ADKPR2773C]**, son of Late Kalipada Roychoudhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, **PRADIP KUMAR ROY CHOWDHURY [PAN NO. AQMPR6796G]**, son of Late Kalipada Roychowdhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, **MALAY ROY CHOWDHURY [PAN NO. BEQPR7189C]**, son of Late Kalipada Roychoudhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, **KISHOR ROY CHOWDHURI [PAN NO. BFUPR3890D]**, son of Late Kalipada Roychoudhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoani, P.O & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal & **SHIKHA BARMAN ROY [PAN NO. BJSPB9433Q]**, wife of Late Ajoy Barman Roy & daughter of Late Kalipada Roychoudhury, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Reckjoani, P.O & P.S. Rajarhat, Kolkata - 700 135, District North 24 Parganas, West Bengal, all hereinafter jointly and collectively called and referred to as the **"LANDOWNERS/PRINCIPALS/EXECUTANTS"**, do hereby nominate, constitute and appoint **AMITABH ROY**, son of Sunil Kumar Roy, Director of **SOUMITA PROJECTS PVT. LTD. [PAN NO. AAKCS8265Q]**, a Private Limited company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at B-301, City Centre, DC Block, Salt Lake City, P.S. Bidhannagar, Kolkata - 700 064, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every / any of the acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of **ALL THAT** piece and parcel of Bastu land admeasuring 96 decimals equivalent to 2 Bighas 18 Cottahs and 2 Chittaks more or less comprised of the R.S. Dag No. 1268, L.R. Dag No. 1268, in Mouza - Reckjoani, J.L.No. 13, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat, District: 24 Parganas (North),



V.C.T. 13115

Pandip K. Roy Choudhury.



V.C.T. 13116

Malay Roy Choudhury.



V.C.T. 13117

Trishur Roy Choudhury.



V.C.T. 13118

Sekha Boreman Roy

Identified by me:
Vivek Muzaka
Advocate
High Court of Calcutta



Add. District Sub-Registrar
Bihannagar, (S&L) Let

P.S. Rajarhat as stated in the Record of Rights issued by Block Land & Land Reforms Officer, Rajarhat under L.R. Khatian Nos. 5636, 5637, 5638, 5639, 5640, 5641 & 5642 previously recorded in the name of late Kalipada Roychoudhury comprised in R.S.Dag No. 1268 and thereafter under L.R.Khatian No. 5174 corresponding to L.R.Dag No. 1268, morefully described in the Schedule hereinafter written, hereinafter called as the "Said Premises".

AND WHEREAS we, the Landowners jointly entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by us with the said **SOUMITA PROJECTS PVT. LTD. [PAN NO. AAKCS8265QI]**, having its Registered Office at B-301, City Centre, DC Block, Salt Lake City, P.S. Bidhannagar, Kolkata - 700 064, District North 24 Parganas, West Bengal, The said Development Agreement was registered on 28-08-2012, in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded as Deed No. 11152 for the year 2012.

AND WHEREAS referencing the above Registered Agreement for Development, and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Rajarhat Bishnupur 1 No. Gram Panchayet, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery of title 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 and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before Rajarhat Bishnupur 1 No. Gram Panchayet or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Panchayet and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, shop/s, units and / or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Agreement for Development. To execute deed of amalgamation with neighbour's plot of land of the schedule property.
7. To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.

8. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement / contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
11. To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Agreement for Development on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Agreement for Development.

For all or any of the purposes arising out of the said Registered Agreement for Development and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Agreement for Development.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land admeasuring 96 decimals equivalent to 2 Bighas 18 Cottahs and 2 Chittaks more or less comprised of the R.S. Dag No. 1268, L.R. Dag No. 1268 in Mouza- Reckjoani, J.L.No. 13, within the limits of Rajarhat Bishnupur 1 No. Gram Panchayat, District: 24 Parganas (North), P.S. Rajarhat as stated in the Record of Rights issued by Block Land & Land Reforms Officer, Rajarhat under L.R. Khatian Nos. 5636, 5637, 5638, 5639, 5640, 5641 & 5642 previously recorded recorded in the name of late Kalipada Roychoudhury under R.S.Dag No. 1268 and thereafter under L.R.Khatian No. 5174 corresponding to L.R.Dag No. 1268 distinctly distinguished and specified hereunder by boundaries **Together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owners in the Said Property. The land is butted & bounded as follows :-

ON THE NORTH : L.R. Dag Nos. 1246, 1248 & 1268 (P).
ON THE SOUTH : L.R. Dag No. 1270.
ON THE EAST : 12 ft. Wide Panchayet Road.
ON THE WEST : L.R. Dag No. 1248.

Contd.....7

IN WITNESS WHEREOF the Executants/Principals hereto have set and subscribed their respective hands and seals on the 28th day of August 2012 in presence of witnesses.

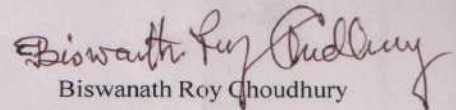
SIGNED, SEALED AND DELIVERED

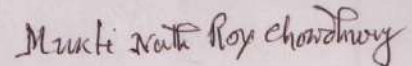
by the parties at Kolkata

in the presence of :

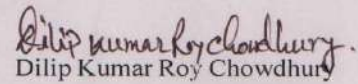
1. Babla Gaha
S/o. Ashoka Nath Gaha
B-301, City Centre-1
Kolkata

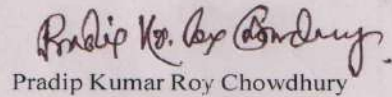
2. Vivek Murarka
S/o Mr. M.K. Murarka
8/2, K.S. Roy Road
Kolkata - 700001

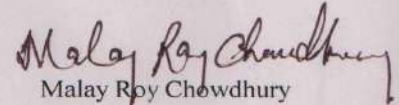

Biswanath Roy Choudhury

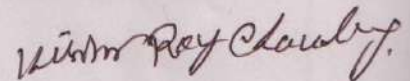

Muktinath Roy Choudhury

Muktinath Roy Choudhury

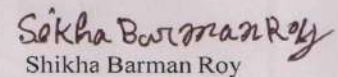

Dilip Kumar Roy Chowdhury


Pradip Kumar Roy Chowdhury

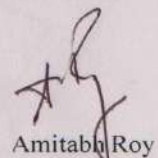

Malay Roy Chowdhury


Kishor Roy Chowdhuri

Kishor Roy Chowdhuri


Shikha Barman Roy

Landowners/Principals

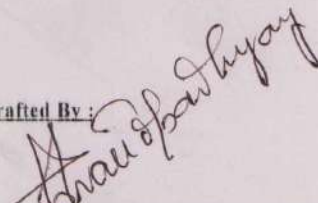

Amitabh Roy

Director of

Soumita Projects Pvt. Ltd.

Attorney

Drafted By :


For Pinki Chattopadhyay & Associates,

Solicitor & Advocates,

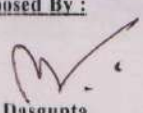
Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471

Composed By :


Gopa Dasgupta,

Teghoria Main Road

Kolkata - 700 059.

**SITE PLAN OF R.S. AND L.R. DAG NO-1268 (P) AT MOUZA-RECKJUANI
J.L. NO. -13, P.S.-RAJARHAT, DIST-N-24 PARGANAS**

SCALE= 1:1

N



Biowath Ray Chaudhary
Munshi Naith Ray Chaudhary
Srip Kumar Ray Chaudhary
Malay Ray Chaudhary
Pradip K. Ray Chaudhary
Ushar Ray Chaudhary
Sekha Barman Ray

ARJ

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B.- L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED *A J* (A91 TBS4 Co 1)

	LH.					
	RH.					

Biswanta Roy Choudhury
ATTESTED :- *Biswanta Roy Choudhury*

	LH.					
	RH.					

Bipin Kumar Roy Choudhury
ATTESTED :- *Bipin Kumar Roy Choudhury*

	LH.					
	RH.					

Munti Nath Roy Choudhury
ATTESTED :- *Munti Nath Roy Choudhury*

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B.- L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

Pradip Kr. Roy Choudhury

ATTESTED :- *Pradip Kr. Roy Choudhury*

	LH.					
	RH.					

Malay Roy Chaudhury

ATTESTED :- *Malay Roy Chaudhury*

	LH.					
	RH.					

Manoj Roy Choudhury

ATTESTED :- *Manoj Roy Choudhury*

	LH.					
	RH.					

Sikha Barman Roy

ATTESTED :-
Sikha Barman Roy



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

Endorsement For Deed Number : I - 11153 of 2012
(Serial No. 12153 of 2012)

On

Payment of Fees:

On 28/08/2012

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

Presented for registration at 20.30 hrs on :28/08/2012, at the Private residence by Amitabh Roy ,Claimant.

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

Execution is admitted on 28/08/2012 by:

1. Biswa Nath Roychowdhury, son of Lt Kalipada Roychowdhury , Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
2. Muktinath Roychowdhury, son of Lt Kalipada Roychowdhury , Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
3. Dilip Kumar Roychowdhury, son of Lt Kalipada Roychowdhury , Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
4. Pradip Kr Roychowdhury, son of Lt Kalipada Roychowdhury , Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
5. Malay Roychowdhury, son of Lt Kalipada Roychowdhury , Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Business
6. Kishor Roychowdhury, son of Lt Kalipada Roychowdhury , Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
7. Shikha Barman Roy, wife of Lt Ajoy Barman Roy , Reckjoani, Kolkata, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : House wife
8. Amitabh Roy
Director, Soumita Projects Pvt Ltd, B-301 City Centre D C Block Salt Lake City, Kolkata, Thana:-Bidhan Nagar, P.O. :-, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064.
, By Profession : Others
9. Amitabh Roy
Director, Soumita Projects Pvt Ltd, B-301 City Centre D C Block Salt Lake City, Kolkata, Thana:-Bidhan Nagar, P.O. :-, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064.
, By Profession : Business

29 AUG 2012

ADDL. DISTRICT SUB-REGISTRAR
Bidhan Nagar, (Salt Lake City)

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : I - 11153 of 2012
(Serial No. 12153 of 2012)

Identified By Vivek Murarka, son of --, High Court Cal, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/08/2012

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 29/08/2012

(Under Article : ,E = 21/- on 29/08/2012)

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.-2,10,84,375/-

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

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



29 AUG 2012

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 14690 to 14704
being No 11153 for the year 2012.



X
(Debasish Dhar) 29-August-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

DATED THE DAY OF 2012

**DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

BETWEEN

Biswanath Roy Choudhury
Muktinath Roy Choudhury
Dilip Kumar Roy Chowdhury
Pradip Kumar Roy Chowdhury
Malay Roy Chowdhury
Kishor Roy Chowdhuri
Shikha Barman Roy

Landowners/Principals

Soumita Projects Pvt. Ltd.

Attorney

Drafted By

Pinaki Chattopadhyay & Associates

Solicitor & Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 059

Ph. : 2570 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700 059