

DATED THE

DAY OF

, 2018

**DEVELOPMENT POWER
OF
ATTORNEY
BETWEEN**

**PRINCIPALS – M/S. JOYOTU LAND DEVELOPMENT PRIVATE
LIMITED & 3 OTHERS**

A N D

ATTORNEY – M/S. USASHI REALSTATES PVT. LTD.

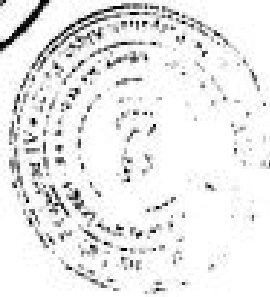
DRAFTED BY :

**Mr. Kalipada Charan,
Advocate,**

**1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata – 700 030.**

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1604-2018, Page from 72061 to 72095
being No 160402625 for the year 2018.



Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2018.04.26 13:43:02 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 26/04/2018 13:41:56
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



Admissible under rule 21 of West Bengal Registration Rules, 1902 duly stamped under schedule 1A, Article number 41 (g) of Indian Stamp Act 1899.

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Endorsement For Deed Number : I - 160402625 / 2018

Stamp Duty Paid

Execution of Deed (Under Section 52 & 53 of the Registration Act, 1908) (W.B, Registration Rules, 1962)

Presented for registration at 13.57 hrs, on 15-03-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SOUMEN MANA,

Certificate of Market Value (WB PU (I) (R) (P) (2007))

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,62,17,920/-

Admission of Execution of Deed (Under Section 52 & 53 of the Registration Act, 1908) (W.B, Registration Rules, 1962)

Execution is admitted on 15/03/2018 by 1. Shri NANDA GOPAL ADHIKARI, Son of Shri Nabadip Adhikari, 71/1, Sahapur Main Road,, P.O. Behala, Thana: Behala,, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 2. Shri HEMANTA NANDI, Son of Late Udhuv Nandi, 35/1, Panchananala Lane,, P.O. Behala, Thana: Behala,, South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business, 3. Smt SIKHA BERA, Daughter of Late Dechuram Bera, Village - Kalakhat, P.O. Fatehpur, Thana: Falta,, South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by Profession House wife

Indefied by Mr Biswaji Sarkar,, Son of Mr Balaram Sarkar, 143 Surya Sen Nagar, P.O. Motjheel, Thana: Dum Dum,, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Admission of Execution (Under Section 52 & 53 of the Registration Act, 1908) (Representative)

Execution is admitted on 15-03-2018 by Shri ALOK BURMAN, Director, JOYOTU LAND DEVELOPMENT PRIVATE LIMITED, 35/1, Panchananala Lane,, P.O:- Behala, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034

Indefied by Mr Biswaji Sarkar,, Son of Mr Balaram Sarkar, 143 Surya Sen Nagar, P.O. Motjheel, Thana: Dum Dum,, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-03-2018 by Shri SOUMEN MANA, Director, USASHI REALSTATES PRIVATE LIMITED, 504/1, Dakshindari Road, "Bima Abasan", First Floor, Flat No: E2/1, P.O- Sreebhumi, P.S- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700048

Indefied by Mr Biswaji Sarkar,, Son of Mr Balaram Sarkar, 143 Surya Sen Nagar, P.O. Motjheel, Thana: Dum Dum,, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Law Clerk

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

1 Stamp: Type: Impressed, Serial no 94732, Amount: Rs 100/-, Date of Purchase: 10/03/2018, Vendor name: Soumra Chanda

Pradipta
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed : I - 1604-02625/2018 26/04/2018

Document No. I - 1604-02625/2018 Document is digital signed

Property for L5:

From	To. with area (Name-Area)
JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec
Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec
Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec
Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec

Property for L6:

No	From	To. with area (Name-Area)
	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec
	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec
	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec
	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec

Property for L7:

No	From	To. with area (Name-Area)
	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-6 Dec
	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-6 Dec

Property for L8:

No	From	To. with area (Name-Area)
	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-6 Dec
	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-6 Dec

Property for L9:

LNo	From	To. with area (Name-Area)
	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-9 Dec
	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-9 Dec
	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-9 Dec
	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-9 Dec

Identifier Details :

Name & address	
Mr Biswasit Sarkar Son of Mr Balaram Sarkar 143 Surya Sen Nagar, P.O - Motiheel, P.S - Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, Dy Caste: Hindu, Occupation: Law Clerk, Citizen of India, Identifier Of Shri NANDA GOPAL ADHIKARI, Shri HEMANTA NANDI, Smt SIKHA BERA, Shri ALOK BURMAN, Shri SOUMEN MANA	
<i>Biswasit Sarkar</i>	15/03/2018

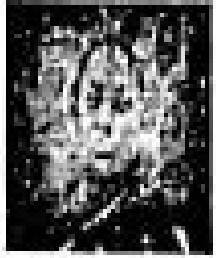
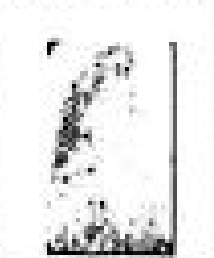
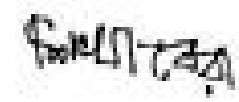
SI.No	From	To, with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-6.6 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-6.6 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-6.6 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-6.6 Dec

SI.No	From	To, with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec

SLNo	From	To, with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec

SI.No	From	To, with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec

Major Information of the Field : 1504-03625/2018-26/04/2018

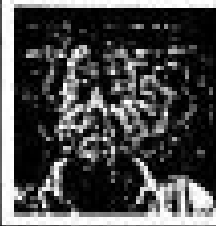
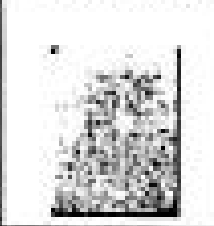

Smt SIKHA BERA Daughter of Late Bechuram Bera Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018 ,Place : Office			
	15/03/2018	LT 15/03/2018	

Village - Kutakhali,, P.O:- Fatchpur, P.S:- Falta, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFPFB7731C, Status :Individual, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018 ,Place : Office

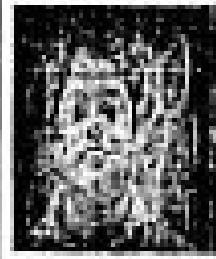


Agency Details :

USASHI REALSTATES PRIVATE LIMITED
 594/1, Dakshindari Road, "Bina Abasan",First Floor, Flat No: E2/1, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048 , PAN No.:: AAFCD0790C, Status :Organization, Executed by: Representative

Representative Details :

Shri ALOK BURMAN Son of Late Kalipada Burman Date of Execution - 15/03/2018, , Admitted by: Self, Date of Admission: 15/03/2018, Place of Admission of Execution: Office			
	15/03/2018 4:40PM	LT 15/03/2018	

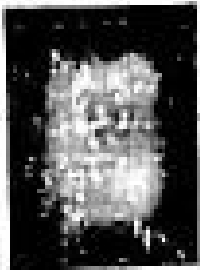
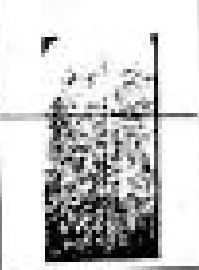
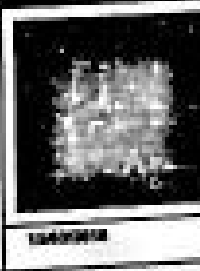
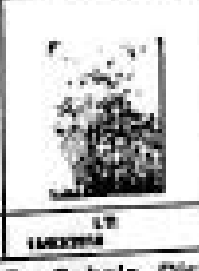
21/2D, Monoharpukur Road,, P.O:- Sarat Bose Road, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEFPB3121G Status :Representative, Representative of : JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (as Director)

Shri SOUMEN MANA (Presentant) Son of Shri Tapan Mana Date of Execution - 15/03/2018, , Admitted by Self, Date of Admission 15/03/2018, Place of Admission of Execution: Office			
	15/03/2018 4:40PM	LT 15/03/2018	

Village - Talbena Ghunghuni Patna,, P.O - Lowada, P.S - Debra, District -Paschim Medinapore, West Bengal, India, PIN - 721136, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No: CKAPMB296A Status :Representative, Representative of : USASHI REALSTATES PRIVATE LIMITED (as Director)

658	RS-1070	Commercial	Bastu	24 Dec	1/-	1,45,15,200/-	Width of Approach Road: 30 Ft, Adjacent to Metal Road,
0	RS-870	Commercial	Bastu	38 Dec	1/-	2,17,72,800/-	Width of Approach Road: 30 Ft, Adjacent to Metal Road,
TOTAL :				307.9Dec	9 /-	1862,17,920 /-	
Grand Total :				307.9Dec	9 /-	1862,17,920 /-	

Principal Details :

1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED 35/1, Panchanantala Lane,, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 , PAN No.:: AABC-M072D, Status :Organization, Executed by: Representative, Executed by: Representative		
2	Shri NANDA GOPAL ADHIKARI Son of Shri Nabadip Adhikari Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018 ,Place : Office		
3	Shri HEMANTA NANDI Son of Late Bhudev Nandi Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018 ,Place : Office		

71/1, Sahapur Main Road,, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXHPA5455H, Status :Individual, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018 ,Place : Office

35/1, Panchanantala Lane,, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFJPN2343F, Status :Individual, Executed by: Self, Date of Execution: 15/03/2018 , Admitted by: Self, Date of Admission: 15/03/2018 ,Place : Office

Major Information of the Deed

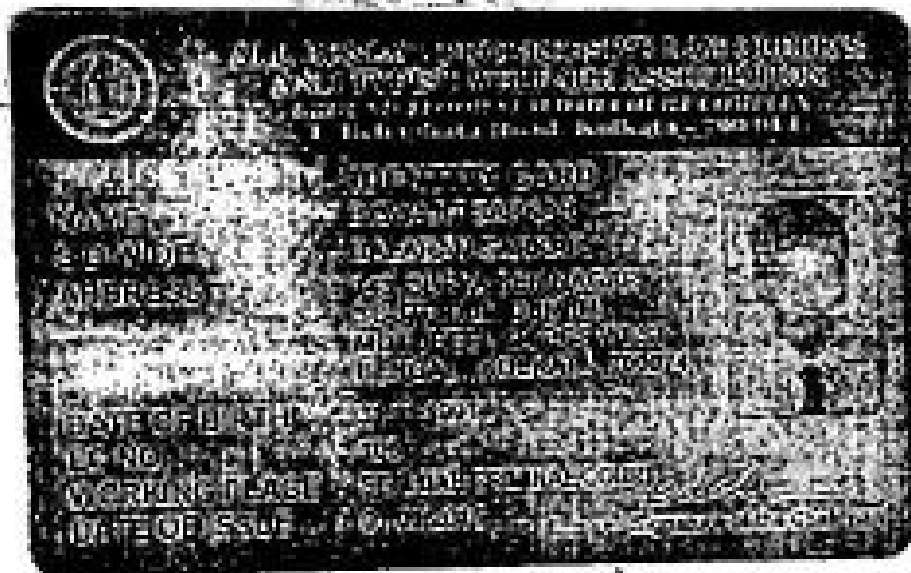
Deed No./Year	I-1804-02025/2018	Deed No./Year	2504/2018
Deed Date	1804-1800050747/2018	Deed Date	1804-1800050747/2018
Deed Time	15/03/2018 4:17:33 PM	Deed Time	15/03/2018 4:17:33 PM
Applicant Name, Address & Other Details	Soumon Mana Thana : Alipora, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. 8420420127, Status : Others		
[9138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Rs. 9/-	Rs. 18,62,17,920/-		
Rs. 100/- (Article:48(ii))	Rs. 53/- (Article E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 180401579/2018		

Land Details :

District: South 24-Parganas, P.S.- Behaipur, Gram Panchayat: AMGACHHIA, Mouza: Amgachhia

Sl. No.	Plot No.	Block No.	Category	Use	Area (Dec)	Rate	Value	Remarks
L1	RS-659	RS-442	Commercial	Commercial	28.4 Dec	1/-	1,59,68,720/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	RS-665	RS-1071	Commercial	Commercial	45 Dec	1/-	2,72,16,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	RS-665	RS-1071	Commercial	Shall	87.5 Dec	1/-	5,28,20,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	RS-664	RS-205	Commercial	Commercial	45 Dec	1/-	2,72,16,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	RS-660	RS-297	Commercial	Bastu	9 Dec	1/-	54,43,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L6	RS-660	RS-297	Commercial	Shall	11 Dec	1/-	60,52,800/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L7	RS-667	RS-378	Commercial	Bastu	24 Dec	1/-	1,45,15,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

Major Information of the Deed I-1804-02025/2018-2504/2018



Bishrajit Sarkar



ভারত সরকার
Government of India

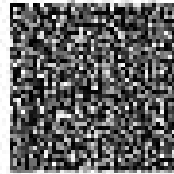
সংশোধিত পী.সি / Enrollment No. : 1058/2500218747

To
Soumen Mondal
সৌমেন মন্ডল
S/O: Tapas Mondal
TAL BEBIDA, GOUNGCHUHI PATRA
Talberya, Goungchui Patra
Loharda, Paschim Medinipur
West Bengal - 721136

145842314



FL888234918PT
88823491



আপনার সংখ্যা / Your No. :

5800 3264 4634

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

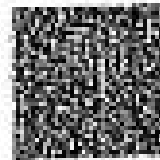
সৌমেন মন্ডল
Soumen Mondal
P.O. : Talberya
Father : TAPAS MONDAL



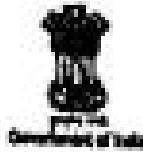
১০৫৮/২৫০০২১৮৭৪৭
218747/Male

5800 3264 4634

- সাধারণ মানুষের অধিকার



Soumen Mondal



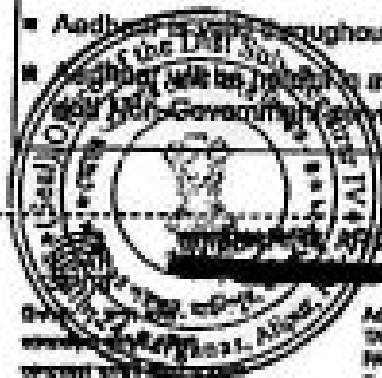
তথ্য

- অধারে পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দৃঢ় করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- অধারে সারা দেশে ব্যবহার।
- অধারে অধিকতর সরকারী ও বেসরকারী পরিষেবা গ্রহণের সম্ভাব্যতা হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be useful in availing Government and Non-Government services in future.



Address: 5/0, Tapan Mana,
 19/1, Sector CHUNGCHUNG
 PRTMA, Tollygunge-Chunguhat
 Park, Paschim Medinipur,
 Howrah, West Bengal,
 721136

5800 3264 4834



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SOURBH MAHA

TAPAN MAHA

0906/1991

Permanent Account Number

01KAPM0000A

Sourbh Maha

Signature




Sourbh Maha



संघीय विभाग
भारत सरकार
GOVERNMENT OF INDIA
USASHI REALSTATES PRIVATE LIMITED
1/1/2012

[Illegible text block]

USASHI REALSTATES PVT. LTD.
Sourav Manu .
Director


 भारत निर्वाचन आयोग
 भारत का
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ARN0562546

निर्वाचक का नाम : श्री एस
 Elector's Name : Suresh Sahu

पिता का नाम : सुभाष चंद्र
 Father's Name : Subhash Chandra

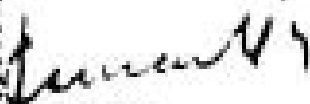
जन्म तिथि : 22 / 12 / 1963
 Date of Birth : 22 / 12 / 1963

श्री एस

ARN0562546

श्री एस
 निर्वाचक का नाम (श्री एस)

पता :
 श्री कान्त खाली कान्त खाली पाल्टा
 SOUTH 24 PARGANAS 742017



पता : 19120808
 निर्वाचक का नाम (श्री एस)

निर्वाचक का नाम (श्री एस)
 Facsimile Signature of the Electoral
 Registration Officer for
 191 Panchayat Community

इस निर्वाचक का नाम (श्री एस) का
 नाम और पता इस निर्वाचक कार्ड पर
 दर्ज है। यदि कोई परिवर्तन होना चाहिए
 तो निर्वाचक को निर्वाचक कार्ड को
 निर्वाचक कार्ड पर दर्ज नाम के साथ
 निर्वाचक कार्ड पर दर्ज नाम के साथ
 निर्वाचक कार्ड पर दर्ज नाम के साथ

आयकर विभाग

INCOME TAX DEPARTMENT

SHIKA BERA

BECHURAM BERA

1607487

Permanent Account Number

BEPPBTAG

Signature

Signature

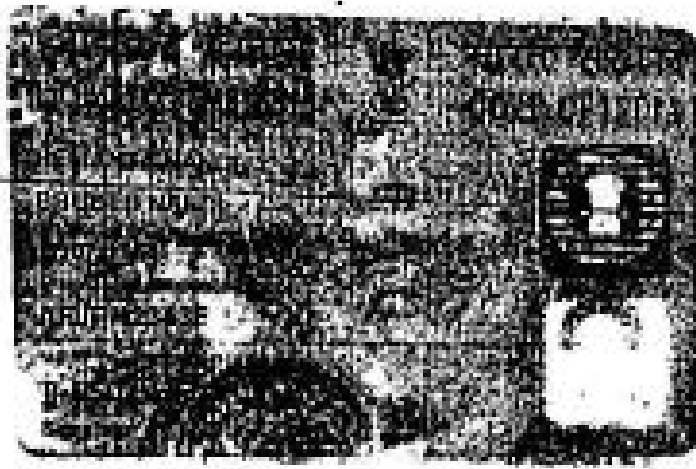


भारत सरकार

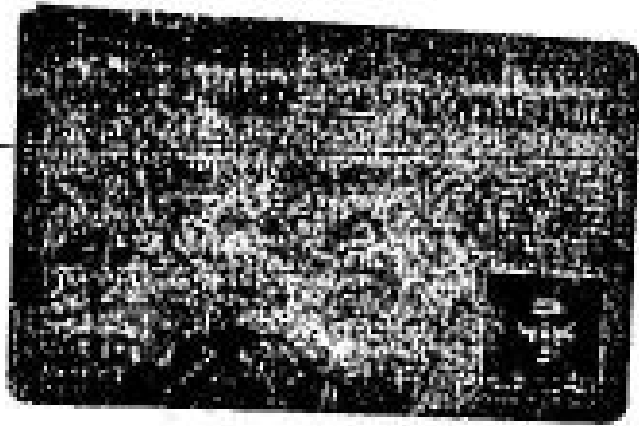
GOVS OF INDIA



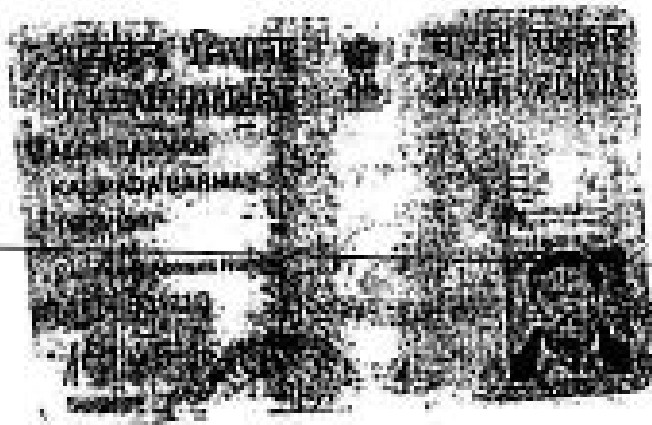
शिका बेरा



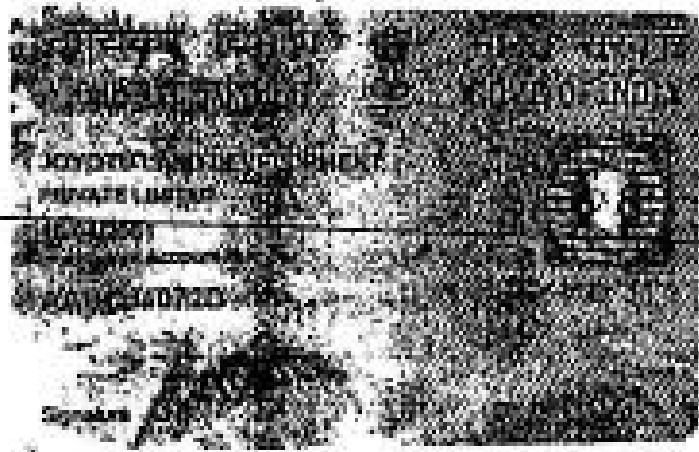
Hermann's Nautilus



Non-ka gopad shikhi



Mick Penn



JOYOTU LAND DEVELOPMENT PVT. LTD.
AK *Pan*
Director

	From	To. with area (Name-Area)
	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-6 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-6 Dec

SLNo	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-9 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-9 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-9 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-9 Dec

Note:

1. If the given information are found incorrect, then the assessment made stays invalid.
2. Query is valid for 30 days (i.e. upto 14/04/2018) for e-Payment, Assessed market value & Query is valid for 44 days (i.e. upto 28/04/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situated in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If these are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

	Smt NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-21.875 Dec

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-11.25 Dec

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-2.25 Dec

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-2.75 Dec

Sl.No	From	To. with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-6 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
3	Shri HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-6 Dec
4	Smt SIKHA BERA	USASHI REALSTATES PRIVATE LIMITED-6 Dec

Representative Details :

Name / Address	Organization	Executed by Representative
USASHI REALSTATES PRIVATE LIMITED 104/1, Dakshindan Road, "Bima Abasan", First Floor, Flat No: 2/1, P.O - Sreebhumi, P.S.- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700048 PAN No. : AAFCD0790C, Status : Organization, Executed by: Representative		

Representative Details :

Name / Address	Organization
Shri ALOK BURMAN Son of Late Kalipada Burman 21/2D, Monoharpukur Road, P.O.- Sarat Bose Road, P.S.- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AEFPB3121G	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED (as Director)
2 Shri SOUMEN MAHA Son of Shri Tapan Mahapatra - Talbera Ghunghuri Patna, P.O.-Lowada, P.S.- Debra, District -Paschim Midnapore, West Bengal, India, PIN - 721130 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. CKAPM6296A	USASHI REALSTATES PRIVATE LIMITED (as Director)

Identifier Details :

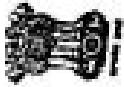
Mr Dibyajit Sarkar Son of Mr Babram Sarkar 143 Surya Sen Nagar, P.O - Motjheel, P.S.- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of India, Identifier Of Shri NANDA GOPAL ADHIKARI, Shri HEMANTA NANDI, Smt SIKHA DEBRA, Shri ALOK BURMAN, Shri SOUMEN MAHA	N
--	---

Sl.No	From	To, with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-6 6 Dec
2	Shri NANDA GOPAL ADHIKARI	USASHI REALSTATES PRIVATE LIMITED-6 6 Dec
3	Smt HEMANTA NANDI	USASHI REALSTATES PRIVATE LIMITED-6 6 Dec
4	Smt SIKHA DEBRA	USASHI REALSTATES PRIVATE LIMITED-6 6 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED	USASHI REALSTATES PRIVATE LIMITED-11 25 Dec

	RS-297	Commercial	Shali	11 Dec	1/-	68,52,800/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
7	RS-667	Commercial	Bastu	24 Dec	1/-	1,45,15,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
8	RS-668	Commercial	Bastu	24 Dec	1/-	1,45,15,200/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
9	RS-670	Commercial	Bastu	36 Dec	1/-	2,17,72,600/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
	TOTAL :			307.9Dec	9/-	1882,17,920/-	
	Grand Total :			307.9Dec	9/-	1882,17,920/-	

Principal Details :

Sr No.	Name of the Principal	Organization	Executed by
1	JOYOTU LAND DEVELOPMENT PRIVATE LIMITED 35/1, Panchanantola Lane, P.O.- Behala, P.S.- Behala, District- South 24-Parganas, West Bengal, India, PIN - 700034 . PAN No : AABCJH072D, Status: Organization, Executed by Representative	Organization	Executed by: Representative
2	Shri NANDA GOPAL ADHIKARI Son of Shri Nabadip Adhikan71/1, Sahapur Main Road, P.O.- Behala, P.S.- Behala, District -South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AXHPA5455rt, Status: Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
3	Shri HEMANTA NANDI Son of Late Bhudev Nandi35/1, Panchanantola Lane, P.O.- Behala, P.S.- Behala, District -South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AFJPN2343F, Status: Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
4	Smt SIKHA BERA Daughter of Late Bechuram BeraVillage - Katakhal, P.O.- Fatehpur, P.S.- Falta, District -South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. BFPP87731G, Status: Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

1604-10000807472018 15/03/2018 4:17:33 PM	15/03/2018 4:17:33 PM D.S.R. - IV SOUTH 24-PARANAS, District South 24 -Paranas
Applicant Name, Address & Other Details Soumen Mana Thana : Alipore, District : South 24-Paranas, WEST BENGAL, PIN - 700027, Mobile No. 8420429127, Status -Others	
[0138] Sale, Development Power of Attorney after Registered Development Agreement (438) Other than Immovable Property, Declaration (No of Declaration : 2)	
Rs. 0/-	Rs. 18,62,17,820/-
Rs. 70/- (Article-18(g))	Rs. 33/- (Article - E, MBL 1)
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 1654015752018

Land Details :

District: South 24-Paranas, P. S. - Babnagar, Gram Panchayat: AMGACHHIA, Mouza: Anpachhia

Sl. No.	Plot No.	Area (Sq. Ft.)	Category	Development Date	Value (Rs.)	Remarks
L1	RS-659	RS-442	Commercial	28.4 Dec	1,59,66,720/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road.
L2	RS-665	RS-1071	Commercial	45 Dec	2,72,16,000/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road.
L3	RS-665	RS-1071	Shall	87.5 Dec	5,28,20,000/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road.
L4	RS-664	RS-205	Commercial	45 Dec	2,72,16,000/-	Width of Approach Road: 36 Ft. Adjacent to Metal Road.
L5	RS-660	RS-237	Commercial	9 Dec	54,43,300/-	Width of Approach Road: 30 Ft. Adjacent to Metal Road.

TEN FINGER PRINT

ମନୁ

ମନୁ ମାତା



ମନୁ ମାତା
ମନୁ ମାତା

	Little	Ring	Middle	Fore	Thumb
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
	Right Hand				

TEN FINGER PRINT



AL

Alok Pawar

Little	Ring	Middle	Fore	Thumb
Left Hand				
Thumb	Fore	Middle	Ring	Little
Right Hand				



Wandekar

Nandagopal Wandekar

Little	Ring	Middle	Fore	Thumb
Left Hand				
Thumb	Fore	Middle	Ring	Little
Right Hand				



Hemant Pawar

Hemant Pawar

Little	Ring	Middle	Fore	Thumb
Left Hand				
Thumb	Fore	Middle	Ring	Little
Right Hand				

IN WITNESS WHEREOF We, the Principals and the constituted Attorney herein both have set and subscribed our respective hands and seals on this 15th day of March, Two Thousand and Eighteen (2018).

SIGNED, SEALED AND DELIVERED

by the Principals at Kolkata
in the presence of :-

1. Kalipada Charan
Advocate

2. Bidish Mandal
35/1, Panduamanta Lane,
Kolkata - 700034.

JOYOTI LAND DEVELOPMENT PVT. LTD.

Alok Kumar
Director

Hemanta Mondal

Hemanta Mondal

গোপাল গুপ্তা

Signature of the Principals

SIGNED, SEALED AND DELIVERED

by the Attorney at Kolkata
in the presence of :-

1. Kalipada Charan
Advocate

2. Bidish Mandal

USASHI REALSTATES PVT. LTD.

Soumen Mondal

Director

Signature of the Attorney

Drafted by :-
Kalipada Charan
(Kalipada Charan),
Advocate,

Eri. No. WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Dum Dum,

- ON THE NORTH** : By part of R. S. & L. R. Dag Nos. 664 and Canal;
ON THE SOUTH : By part of R. S. & L. R. Dag No. 670 & other Dags;
ON THE EAST : By part of R. S. & L. R. Dag Nos. 665, 667 & 668;
ON THE WEST : By 30' ft. wide common passage & other Dags.

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

The Developer shall, at its own costs and expenses, construct, finish, complete and deliver to the Owners, undisputed possession of 30% share of the built up area which includes entire Third Floor, Two Flats being Nos. B & F having a built up area of 792 Sq.ft. each more or less on the Fourth Floor and six Car Parking Spaces being Nos. C7, C8, C9, C10, C11 & C12 on the Ground Floor as per drawing of the said proposed Housing Complex in Phase - I and it is further agreed by the Developer to allocate the 30% share of the built up area in Phase - II of the said Housing Complex to be constructed in accordance with the building Plan to be sanctioned from the Amgachia Gram Panchayet and/or any other concerned authority or authorities and the said 30% share of the built up area in Phase - II will be demarcated and separated by the both Parties herein after receipt of the sanctioned building Plan in Phase - II in habitable condition (Owners' Allocation) which further includes other spaces or areas comprised of the said Housing Complex in two Phases. It is clarified that the Owners' Allocation shall include proportionate undivided, impartible and indivisible share in the land, common areas, amenities and facilities made available in the said Housing Complex in two Phases such as paths, passages, stairways, electric meter rooms, pump room, underground reservoir, over head water tanks, water pumps and motors, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Housing Complex.

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

The Developer shall be fully and completely entitled to get the balance 70% share of the built up area of the said proposed Housing Complex in two Phases comprised of the said entire Property after allocating the Owners' areas stated above and other common areas comprising of the said Housing Complex and open spaces of the said entire Property (Developer's Allocation). It is clarified that the Developer's Allocation shall include proportionate undivided, impartible and indivisible share in the land, common areas, amenities and facilities made available in the said Housing Complex such as paths, passages, stairways, electric meter rooms, pump room, underground reservoir, over head water tanks, water pumps and motors, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said Housing Complex.

1070 & 1009 corresponding to L. R. Khatian Nos. 9378, 11056, 10670 & 10664 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet, Additional District Sub-Registration Office at Bishnupur in the District of South 24 Parganas and butted and bounded in the manner as follows:-

- ON THE NORTH** : By part of R. S. & L. R. Dag Nos. 654 and Canal and 20' ft. wide common passage;
- ON THE SOUTH** : By part of R. S. & L. R. Dag Nos. 670, 659 & other Dags;
- ON THE EAST** : By part of R. S. & L. R. Dag Nos. 665, 667, 668 & 659;
- ON THE WEST** : By 30' ft. wide common passage & other Dags.

THE FIRST SCHEDULE PART - III ABOVE REFERRED TO
(THE SAID PHASE - I OR FIRST PHASE)

ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of 26.40 Decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag No. 659 appertaining to R. S. Khatian No. 442 corresponding to L. R. Khatian No. 9378 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet, Additional District Sub-Registration Office at Bishnupur in the District of South 24 Parganas and butted and bounded in the manner as follows:-

- ON THE NORTH** : By 20' ft. wide common passage;
- ON THE SOUTH** : By part of R. S. & L. R. Dag No. 659;
- ON THE EAST** : By part of R. S. & L. R. Dag No. 659;
- ON THE WEST** : By other Dags.

THE FIRST SCHEDULE PART - IV ABOVE REFERRED TO
(THE SAID PHASE - II OR SECOND PHASE)

ALL THAT piece or parcel of the plots of bastu and sali land containing by estimation a total area of 281.50 Decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag Nos. 665 (bastu land measuring an area of 45 Decimals for commercial use and sali land measuring an area of 87.50 Decimals), 664 (bastu land measuring an area of 45 Decimals for commercial use), 660 (bastu land measuring an area of 09 Decimals and sali land measuring an area of 11 Decimals), 667 (bastu land measuring an area of 24 Decimals), 668 (bastu land measuring an area of 24 Decimals) & 670 (bastu land measuring an area of 36 Decimals) appertaining to R. S. Khatian Nos. 442, 1071, 295, 297, 1070 & 1009 corresponding to L. R. Khatian Nos. 11056, 10670 & 10664 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet, Additional District Sub-Registration Office at Bishnupur in the District of South 24 Parganas and butted and bounded in the manner as follows

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.

32. 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.
33. We, the Principals herein, do hereby agreed to ratify and confirm whatsoever the said Attorney shall do in relation to the said Housing Complex by virtue of these presents and We could do hereby further declare that we the Principals will not do anything inconsistent with this Development Power of Attorney.

THE FIRST SCHEDULE PART - I ABOVE REFERRED TO
(THE SAID MOTHER LAND)

ALL THAT piece or parcel of the plots of bastu and sali land containing by estimation a total area of 352 Decimals be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag Nos. 659 (bastu land measuring an area of 26.40 Decimals for commercial use and sali land measuring an area of 22.10 Decimals), 665 (bastu land measuring an area of 45 Decimals for commercial use and sali land measuring an area of 87.50 Decimals), 664 (bastu land measuring an area of 45 Decimals for commercial use), 660 (bastu land measuring an area of 09 Decimals and sali land measuring an area of 33 Decimals), 667 (bastu land measuring an area of 24 Decimals), 668 (bastu land measuring an area of 24 Decimals) & 670 (bastu land measuring an area of 36 Decimals) appertaining to R. S. Khatian Nos. 442, 1071, 295, 297, 378, 1070 & 1009 corresponding to L. R. Khatian Nos. 9378, 11056, 10670 & 10664 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayat, Additional District Sub-Registration Office at Bishnupur in the District of South 24 Parganas.

THE FIRST SCHEDULE PART - II ABOVE REFERRED TO
(THE SAID ENTIRE PROPERTY TO BE DEVELOPED)

ALL THAT piece or parcel of the plots of bastu and sali land containing by estimation a total area of 307.90 Decimals be the same a little more or less being the part or portion of the said Mother Land measuring an area of 352 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag Nos. 659 (bastu land measuring an area of 26.40 Decimals for commercial use), 665 (bastu land measuring an area of 45 Decimals for commercial use and sali land measuring an area of 87.50 Decimals), 664 (bastu land measuring an area of 45 Decimals for commercial use), 660 (bastu land measuring an area of 09 Decimals and sali land measuring an area of 11 Decimals out of 33 Decimals), 667 (bastu land measuring an area of 24 Decimals), 668 (bastu land measuring an area of 24 Decimals) & 670 (bastu land measuring an area of 36 Decimals) appertaining to R. S. Khatian Nos. 442, 1071, 295, 297, 378.

- consider necessary for conveying the Developer's Allocation at the said Housing Complex or any part or parts thereof particularly mentioned and described in the Third Schedule hereunder written to the said Purchaser or Purchasers save and except the Owner's Allocation particularly mentioned and described in the Second Schedule hereunder written as fully and effectually in all respects as it could do the same itself.
25. To insure the Flats, Units, Car Parking Spaces, commercial spaces and/or other areas 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 said proposed Housing Complex or any portion thereof for the full value of the said Housing Complex and other assets and lives therein, as the said Attorney may think fit and proper.
 26. To ask, receive and realize from all Occupiers or Purchasers of Flats, Units, Car Parking Spaces, commercial spaces and/or other areas, charges, expenses, rates, cesses and other sums due or that might become due and payable by him/her/them and on non-payment to take appropriate steps for realization thereof.
 27. To accept writ or summons or other legal processes or notices, to 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, Car Parking Spaces, commercial spaces and other areas or spaces pertaining to the Developer's Allocation.
 28. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revisions, review petitions in connection with any suits, proceedings, appeals, revisions, review before any Officer, Authority, Court, Tribunal, Magistrate or any other person for and on our behalf.
 29. To sell any part or portion pertaining to the Developer's Allocation if any further storey(s) to be constructed on and upon the roof of the said (G+IV) storied ownership buildings sanctioned and/or to be sanctioned from the concerned authorities comprised of the said Entire Property in two Phases and to sign, execute any Agreement for Sale, Deed of Conveyance or any other documents pertaining to the Developer's Allocation of the said extra storey(s) and to present the same before any concerned Registration Office for their registration and to do all other necessary acts, deeds and things thereof as the said Attorney may deem fit and proper.
 30. To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt thereof.

To defend possession, manage and maintain the said Housing Complex and the said proposed Flats, Units, Car Parking Spaces, commercial spaces and/or other areas or any part or parts thereof from time to time and conduct all correspondence relating to the said Entire Property with any person or persons authority or authorities.

20. To enter into Agreement or Agreements for Sale of the Flats, Units, Car Parking Spaces, commercial spaces and other areas togetherwith the undivided impartible proportionate share or interest in the land underneath the said Housing Complex to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation at the said Housing Complex mentioned in the Third Schedule hereunder written to any intending Purchaser or Purchasers at such price which the said Attorney at its absolute discretion think fit and proper and/or to cancel and/or repudiate the same.
21. 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, Car Parking Spaces, commercial spaces and/or other areas togetherwith the undivided impartible proportionate share or interest in the land underneath the said Housing Complex to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation 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.
22. Upon such receipt as aforesaid in our names and as our acts and deeds to sign, execute and deliver any Agreement for Sale, Deeds of 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.
23. To sign and execute all other deeds, instruments and assurances which the said Attorney 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 Developer's Allocation or any part or parts thereof as it could do itself.
24. To present any such Agreement for Sale, Deeds of Conveyance or any other Deeds or Documents for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Agreement, Conveyance etc. registered and to do all acts, deeds and things which the said Attorney shall

connection and all other service connections to the said proposed Housing Complex to be constructed.

12. To make necessary applications to the concerned Electricity Authority for obtaining electric power for the said Entire Property and the said proposed Housing Complex to be constructed thereon.
13. To make necessary representations including filing of complaints and appeals before the Assessor and Collector of **Angachla Gram Panchayet** and other concerned authorities in regard to the fixation of rateable value in respect of the said proposed Housing Complex on the said Entire Property and/or any portion thereof by the Assessor and Collector of **Angachla Gram Panchayet**.
14. To apply from time to time for modification, rectification and revision of the said sanctioned building Plan for Phase - I and proposed building Plan for Phase - II in respect of the said proposed Housing Complex to be constructed on the said Entire Property.
15. To apply for and obtaining water connection for the said proposed Housing Complex to be constructed on the said Entire Property and/or Occupation and Completion Certificate in respect of the said Housing Complex from the **Angachla Gram Panchayet** and other concerned authorities.
16. To give such letters and writings and/or undertakings as may be required from time to time by the **Angachla Gram Panchayet** and/or other concerned authorities for the purpose of carrying out the development work in respect of the said Housing Complex on the said Entire Property particularly mentioned and described in the **First Schedule Part - II** hereunder written.
17. To give necessary letters, writings and undertakings to the **Angachla Gram Panchayet**, Fire Brigade Department and/or any other Government authority for occupying the said Flats, Units, Car Parking Spaces, commercial spaces and/or other areas in the said proposed Housing Complex and/or obtaining necessary No Objection Certificate (NOC) from the said Authority/Department in connection with the said proposed Housing Complex to be constructed thereon the said Entire Property.
18. To do all other acts, deeds, matters and things in respect of the said Entire Property described in the **First Schedule Part - II** hereunder written including to represent before and correspond with the **Angachla Gram Panchayet** and other concerned authorities for any of the matters relating to the proposed Housing Complex to be constructed on the said Entire Property and any other matters pertaining to the said Entire Property.

Government of West Bengal, Amgachia Gram Panchayet, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

- To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and in all its Departments, Amgachia Gram Panchayet and/or Town Planning Department and other concerned authorities in connection with the development of the said Entire Property particularly mentioned and described in the **First Schedule Part - II** hereunder written.
6. To appear before the Amgachia Gram Panchayet and/or any other concerned Government Office for any purpose in respect of the said Entire Property and also the said proposed Housing Complex comprising of several residential ownership Flats, Units, Car Parking Spaces, commercial spaces and/or other area, if required, on our behalf and/or in our names as may deem fit and proper by the said Attorney.
 7. To appear and represent us before all concerned authorities and parties as may be necessary in connection with the development of the said Entire Property as aforesaid.
 8. 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 Entire Property as also construction of said Housing Complex thereon comprised of the said Entire Property and to pay their fees, consideration moneys, salaries and/or wages.
 9. To appoint any Agent to sell the Developer's Allocation and every part thereof particularly mentioned and described in the **Third Schedule** hereunder written on any terms and conditions as the said Attorney may deem fit and proper.
 10. To pay various deposits to the Amgachia Gram Panchayet and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said Entire Property and construction of the said Housing Complex thereon the said Entire Property and to claim refund of such deposits so paid by the Attorney and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.
 11. To approach the officers of the Amgachia Gram Panchayet and other concerned authorities for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said Entire Property and construction of the said proposed Housing Complex comprising of several ownership residential Flats, Units, Car Parking Spaces, commercial spaces and other areas in the said Entire Property and also to obtain water

... Police Station - Lake Town, Kolkata - 700 048, District - North 24
 Panchayat, being represented by its Director namely SRI SOURAB MAHA Bandyopadhyay
CACAPM8296A, son of Sri Tapun Mana, by faith - Hindu, by nationality -
 Indian, by occupation - Service, residing at Village - Talberia Chingpara Para,
 Post Office - Lowada, Police Station - Debra, District - Paschim Medinipur, Pin -
 721 136 to be our true and lawful constituted Attorney and on our behalf and in
 our names to do and execute and perform all or any of the following acts, deeds,
 matters and things viz:

1. To occupy, defend possession of the said Entire Property particularly mentioned and described in the First Schedule Part - II hereunder written or any part or parts thereof on our behalf and in our names as the said Attorney may deem fit and proper.
2. To prepare and to get building Plan to be sanctioned for Phase - II and additional/revised/modified plan/completion certificate for both Phases from the Ampchela Gram Panchayat and/or any other appropriate authority for development of the said Entire Property by two Phases being Phase - I particularly mentioned and described in the First Schedule Part - III hereunder written in accordance with the sanctioned building Plan vide No. 460/590/KMDA dated 05.05.17 for construction of the (G+IV) storied ownership buildings thereon and also in accordance with the building Plan to be sanctioned from the said authority or authorities for Phase - II particularly mentioned and described in the First Schedule Part - IV hereunder written and to sign the building Plan for both Phases and any other additional/revised/modified plan for development of the said Entire documents as may be required for development of the said Entire Property particularly mentioned and described in the First Schedule Part - II hereunder written on our behalf and in our names.
3. To enter upon the said Entire Property or any part or parts thereof either alone or alongwith others for the purpose of commencing construction work on the said Entire Property and erecting the said proposed Housing Complex thereon.
4. To supervise the development work in respect of the said proposed Housing Complex on the said Entire Property and to carry out and/or in such manner as may be determined by the said Attorney and to erect the construction of the said proposed Housing Complex comprised of the said Entire Property in accordance with the sanctioned building Plan for Phase - I and in accordance with the building Plan to be sanctioned from the said authority or authorities for Phase - II and/or additional/revised/modified plan for both Phases and in accordance with all the applicable rules and regulations made by the

Other Part. We, the Principals herein, desires to develop ALL THAT piece or parcel of the plots of bastu and sali land containing by estimation a total area of **307.90 Decimals** be the same a little more or less being the part or portion of the said Mother Land measuring an area of 352 Decimals including all easement rights and appurtenances thereto lying situate at Mouza - Amgachia, J. L. No. 93, R. S. No. 326, Touzi Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag Nos. 659 (bastu land measuring an area of 26.40 Decimals for commercial use), 665 (bastu land measuring an area of 45 Decimals for commercial use and sali land measuring an area of 87.50 Decimals), 664 (bastu land measuring an area of 45 Decimals for commercial use), 660 (bastu land measuring an area of 09 Decimals and sali land measuring an area of 11 Decimals out of 33 Decimals), 667 (bastu land measuring an area of 24 Decimals), 668 (bastu land measuring an area of 24 Decimals) & 670 (bastu land measuring an area of 36 Decimals) appertaining to R. S. Khatian Nos. 442, 1071, 295, 297, 378, 1070 & 1009 corresponding to L. R. Khatian Nos. 9378, 11056, 10670 & 10664 under the Police Station of Bishnupur within the limits of Amgachia Gram Panchayet in the District of South 24 Parganas particularly mentioned and described in the **First Schedule Part - II** hereunder written and hereinafter referred to the **"SAID ENTIRE PROPERTY"** by two Phases being **Phase - I** and **Phase - II** more particularly mentioned and described in the **First Schedule Part - III & IV** 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, the Principals herein, have agreed to execute a Development Power of Attorney in favour of the Developer as it may direct in order to enable to get the building Plan to be sanctioned for **Phase - II** and additional/revised/modified plan/completion certificate for both Phases from the Amgachia Gram Panchayet and/or other concerned Authority and construction of a Housing Complex comprised of the said Entire Property containing of several ownership residential Flats, Units, Car Parking Spaces, commercial spaces and/or other areas, booking and sale of the Developer's Allocation and all matters ancillary thereto and to sign building Plan to be sanctioned for **Phase - II** and additional/revised/modified plan for both Phases of the proposed ownership Housing Complex on our behalf and in our names and to do all other acts, deeds and things in relation to the development of the said Entire Property and every part thereof.

AND WHEREAS the Developer has requested us to grant the said Development Power of Attorney in favour of the said Developer and which We could do hereby done and executed by these presents.

NOW KNOW YOU AND THESE PRESENTS WITNESSETH that We, the Principals herein, do hereby nominate, constitute and appoint the said **M/S. USASHI REALSTATES PVT. LTD.** (having Pan AAFCD0790C), a Company incorporated under the Companies Act 1956, having its office at Premises No. 594/1, Dakshinarti Road, "Bina Abasan", Flat No. E2/1, First Floor, Post Office -

700 029, District - South 24 Parganas, (2) SRI NANDA GOPAL ADHIKARI (having Pan AXHPA5455H), son of Sri Nabadip Adhikari, by faith - Hindu, by nationality - Indian, by occupation - Business, resident at Premises No. 71/1, Sahapur Mam Road, Post Office & Police Station - Behala, Kolkata - 700 038, District - South 24 Parganas, (3) SRI HEMANTA NANDI (having Pan AFJPN2343F), son of Late Bhudev Nandi, by faith - Hindu, by nationality - Indian, by occupation - Business, resident at Premises No. 35/1, Panchanantala Lane, Post Office & Police Station - Behala, Kolkata - 700 038, District - South 24 Parganas and (4) SMT. SIKHA BERA (having Pan BFPPB7731C), daughter of Late Bechuram Bera, by faith - Hindu, by nationality - Indian, by occupation - Housewife, resident at Village - Katakhal, Post Office - Fatchpur, Police Station - Falta, District - South 24 Parganas, Pin - 743 503. SEND GREETINGS :

WHEREAS we, the Principals herein, are the absolute Owners and jointly seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of the plots of bastu and sah land containing by estimation a total area of 352 Decimals be the same a little more or less including all enclosures, easements and appurtenances thereto lying situate at Mouza - Angachia, J. L. No. 93, R. S. No. 326, Touza Nos. 85, 87 & 94, Pargana - Magura, comprised in R. S. & L. R. Dag Nos. 659 (bastu land measuring an area of 26.40 Decimals for commercial use and sah land measuring an area of 22.10 Decimals), 665 (bastu land measuring an area of 45 Decimals for commercial use and sah land measuring an area of 37.50 Decimals), 664 (bastu land measuring an area of 45 Decimals for commercial use), 660 (bastu land measuring an area of 09 Decimals and sah land measuring an area of 33 Decimals), 667 (bastu land measuring an area of 24 Decimals), 668 (bastu land measuring an area of 24 Decimals) & 670 (bastu land measuring an area of 36 Decimals) appertaining to R. S. Khatian Nos. 442, 1071, 295, 297, 378, 1070 & 1009 corresponding to L. R. Khatian Nos. 9376, 11056, 10670 & 10664 under the Police Station of Bishnupur within the limits of Angachia Gram Panchayet in the District of South 24 Parganas, particularly mentioned and described in the First Schedule Part - I hereunder with all and every matter referred to the "SAID MOTHER LAND" free from all encumbrances, whatsoever.

AND WHEREAS by virtue of a Development Agreement dated 15th day of March, 2018 duly registered at the Office of the District Sub-Registrar - IV at Alipore, South 24 Parganas in Book No. 1, Page No. 16040 1579 for the year 2018 made between we, the Principals herein jointly referred to as the Owners of the One Part and ASHI REFINEMENTS PVT. LTD. (having Pan AAFCD0790C), a Company incorporated under the Companies Act, 1956, having its office at Premises No. 35/1, Dakshindari Road, "Dama Abasan", Flat No. E2/1, First Floor, Post Office - Beldhuma, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas, being represented by its Director namely SRI SOUMEN MANA (having Pan CKAPM0296A), son of Sri Tapan Mana, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at Village - Talberia Ghungghum Patis, Post Office - Lawada, Police Station - Debra, District - Paschim Medinipur, Pin - 751 136 therein referred to as the Developer of the

Alch Pan

100100

1-2625/18



पश्चिम बंगाल WEST BENGAL

Z 528612

It is certified that the documents in relation to registration, the signature sheets and the endorsement sheets attached with the document are true and correct.

Handwritten signature/initials in the left margin.

District Sub-Registrar-IV
Alipore, South 24-Pgs.

26 APR 2018

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF THE
DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that We, (1) **M/S. JOYOTU LAND DEVELOPMENT PRIVATE LIMITED** (having Pan AABCJ4072D), a company incorporated under the Companies Act, 1956 having its registered office at Premises No. 35/1, Panchanantola Lane, Post Office - Behala, Police Station - Parnasree (formerly Behala), Kolkata - 700 034, District - South 24 Parganas, being represented by its Director namely **SRI ATOMIC BURMAN** (having Pan AEFPB31210), son of Late Kalipada Burman, by faith - Hindu, by nationality - Indian, by occupation - Farmer, resident at Premises No. 21/2D, Monohorpukur Road, Post Office - Garat House Road, Police Station - Lake, Kolkata -