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Government of West Bengal

Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas

Signature / LTI Sheet of Serial No. 07777 / 2013, Deed No. (Book - I , 07652/2013)

gnature of the Presentant

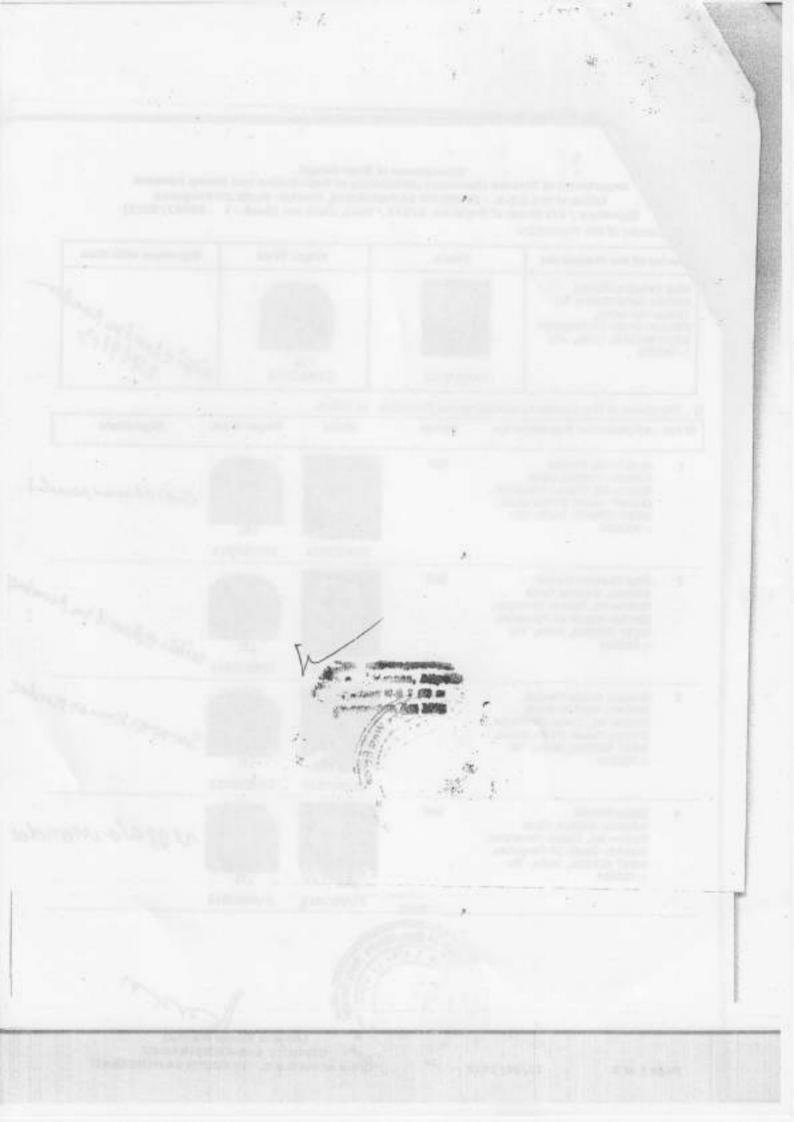
Name of the Presentant	Photo	Finger Print	Signature with date
Nital Chandra Mondal Kalitala Garia Station Rd, Thene: Sonarpur, District: South 24-Parganas, WEST BENGAL, India, Pin :-700084	27/09/2013	LTI 27/09/2013	nitai chandra pand

	Admission of Execution By	Status	Photo	Finger Prin	t Signature
Gopicharan Mondal     Address -Kalitala Garia     Station Rd, Thana:-Sonarpur,	Address -Kalitala Garia Station Rd, Thana:-Sonarpur,	Self			(jopi chanan Monste)
	District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084			LTI	
2 11	,-700004		27/09/2013	27/09/2013	
2	Nitai Chandra Mondai Address -Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self		LTI	Nilar chandra Mond
			27/09/2013	27/09/2013	, Nie
3	Swapan Kumar Mondal Address - Kalitala Garia Station Rd, Thana: - Sonarpur, District: - South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self		LTI	Swatzankamazpand
			27/09/2013	27/09/201	3
4	Ujjala Mondal Address -Kalitala Garia Station Rd, Thena:-Sonarpur, District:-South 24-Parganes, WEST BENGAL, India, Pin :-700084	Self	8	LTI	v y ala mond

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(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

27/09/2013



Government of West Bengal Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas Signature / LTI Sheet of Serial No. 07777 / 2013, Deed No. (Book - I , 07652/2013)

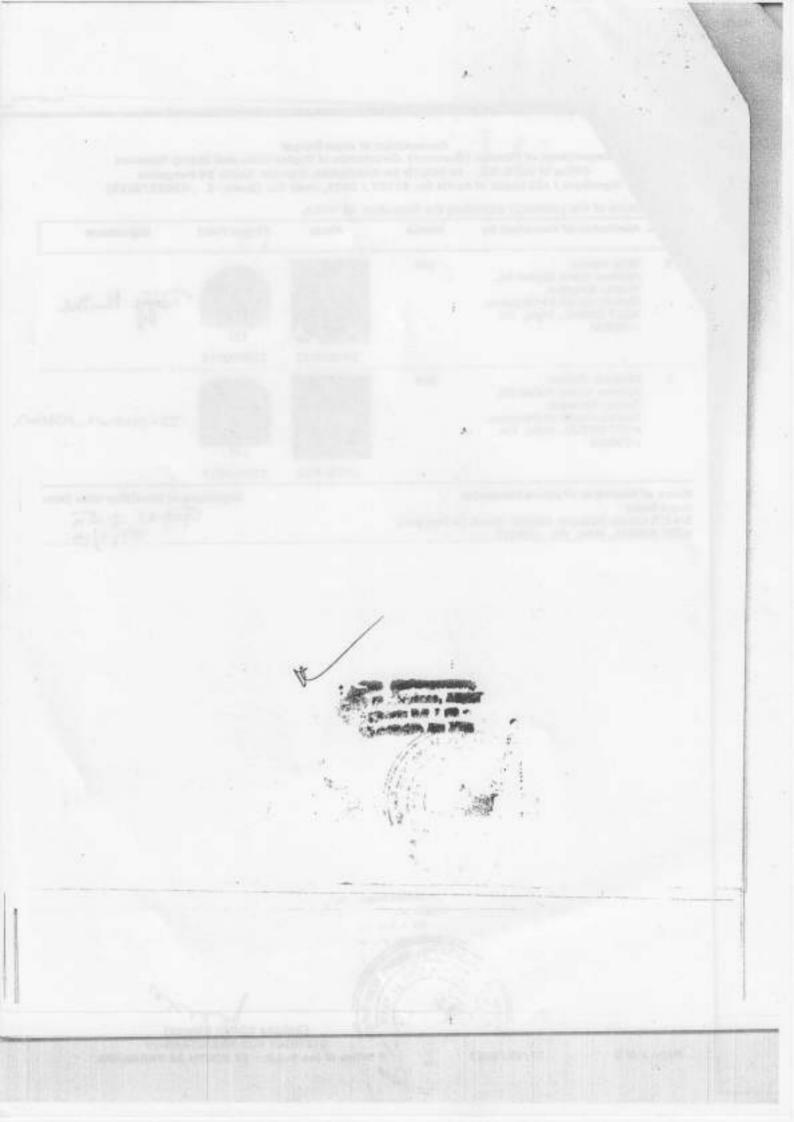
10.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Bijoy Mondal Address -Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	27/09/2013	LTI 27/09/2013	Bijog Howder
6	Dipankar Naskar Address -Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	27/09/2013	LTI 27/09/2013	Diparker_NEAK

Gopal Dutta
5/6 C R Colony Jadavpur, District:-South 24-Parganas,
WEST BENGAL, India, Pin:-700032

(Ashoke Kumar Biswas) DISTRICT SUB-REGISTRAR-IV \* Office of the D.S.R. - IV SOUTH 24-PARGANAS

Page 2 of 2

27/09/2013





# Government Of West Bengal Office Of the D.S.R. - IV SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number : I - 07652 of 2013 (Serial No. 07777 of 2013 and Query No. 1604L000016961 of 2013)

#### On 27/09/2013

# 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. 46.00/-, on 27/09/2013

( Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 27/09/2013 )

## 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.-4,08,47,602/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Presented for registration at 12.43 hrs on :27/09/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Nitai Chandra Mondal , one of the Executants.

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

Execution is admitted on 27/09/2013 by

- Gopicharan Mondal, son of Lt. Jotish Ch Mondal, Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700084, By Caste Hindu, By Profession: Business
- Nitei Chandra Mondal, son of Lt. Jotish Ch Mondal , Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
- Swapan Kumar Mondal, son of Lt. Jotish Ch Mondal, Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700084, By Caste Hindu, By Profession: Business
- Ujjala Mondal, wife of Gopicharan Mondal, Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin.:-700084, By Caste Hindu, By Profession: House wife

5. Bijoy Mondal
Developer, M/s Progressive Co Organia (Co. 24-Parganas, WEST BENGAL, India; Progression Business (Co. 27-27)

Place Garla Station Rd, District:-South

Muci

( Ashoke Kumar Biswas ) DISTRICT SUB-REGISTRAR-IV

EndorsementPage 1 of 2

27/09/2013 15:31:00

No. 10 to 10



#### Government Of West Bengal Office Of the D.S.R. - IV SOUTH 24-PARGANAS District:-South 24-Parganas

Endorsement For Deed Number : I - 07652 of 2013 (Serial No. 07777 of 2013 and Query No. 1604L000016961 of 2013)

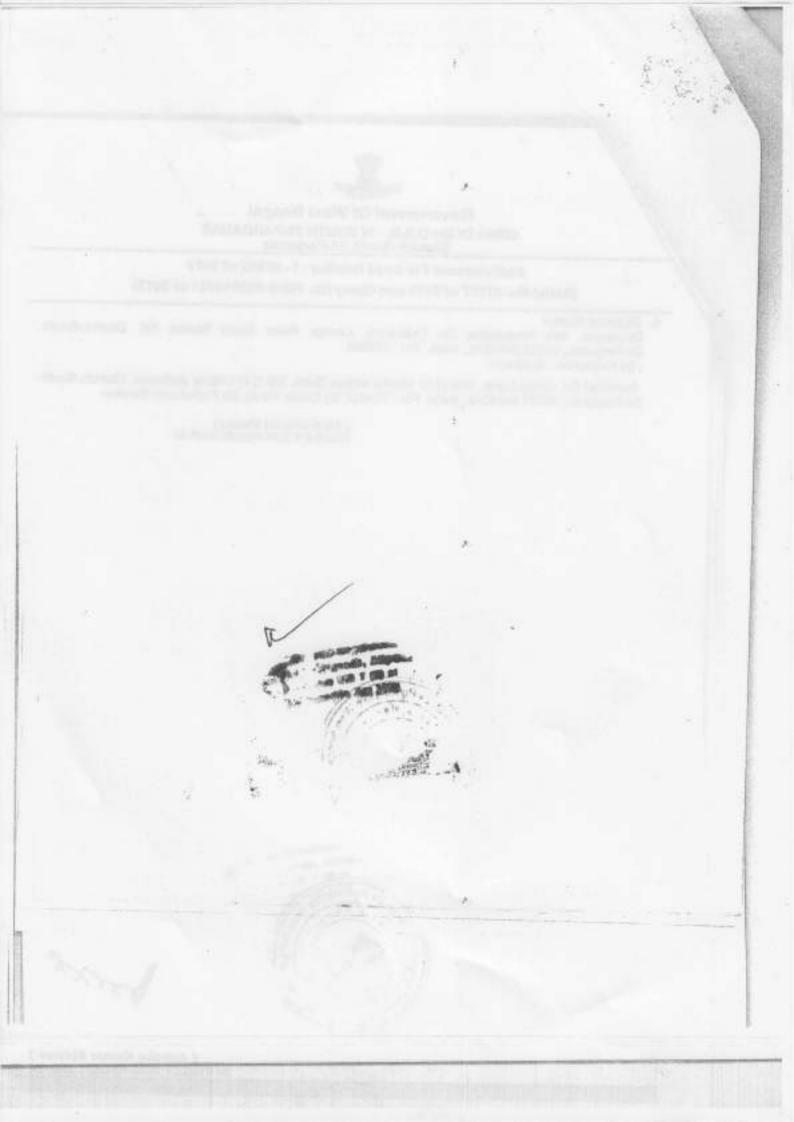
Dipankar Naskar
 Developer, M/s Progressive Co Ordinators, Deodar Place Garia Station Rd, District: South 24-Parganas, WEST BENGAL, India, Pin: -700084.
 By Profession: Business

Identified By Gopal Dutta, son of Lt. Mohini Mohan Dutta, 5/6 C R Colony Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700032, By Caste: Hindu, By Profession: Service.

( Ashoke Kumar Biswas ) DISTRICT SUB-REGISTRAR-IV



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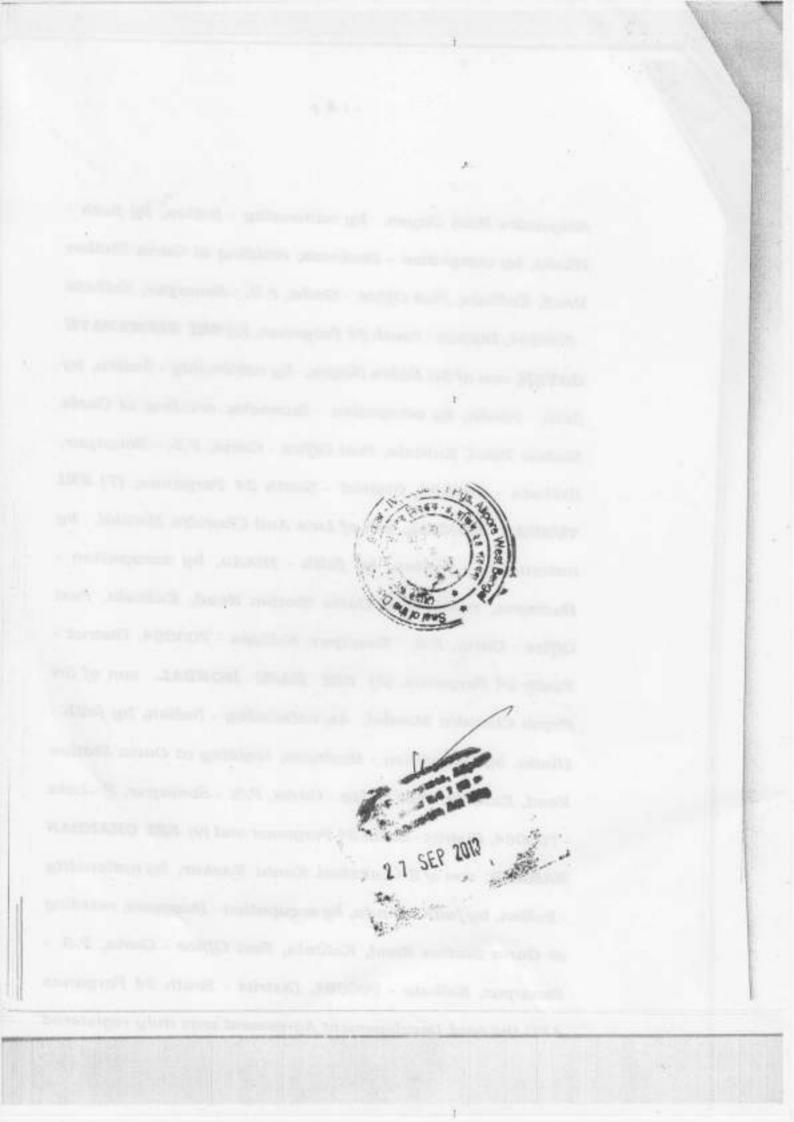


MONDAL, (3) SRI SWAPAN KUMAR MONDAL, all are sons of Late Jotish Chandra Mondal, (4) SMT. UJJALA MONDAL, wife of Sri Gopicharan Mondal, all by Nationality - Indian, all by faith - Hindu, by occupation - No. 1 to 3 Business, No. 4 Housewife, all are residing at Kalitala, Garia Station Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, are the joint absolute owners of bastu land measuring 26.25 (twenty six point two five) Decimals more or less i.e. 15 Cottahs 14 Chittaks 4 Sft. comprised in R.S. Dag No. 879 (P), land measuring 17 (seventeen) Decimals more or less i.e. 10 Cottahs 4 Chittaks 25 Sft. comprised in R.S. Dag No. 880 AND land measuring 24 (twenty four) Decimals more or less i.e. 14 Cottahs 8 Chittaks 14 Sft. comprised in R.S. Dag No. 883 i.e. total land measuring 67.25 (sixty seven point two five) Decimals more or less lying and situated at Mouza - Barhans Fartabad, Pargana - Medanmolla, J.L. No. 47, comprised in R.S. Dag No. 879 (P), R.S. Dag No. 880 and R.S. Dag No. 883 under R.S. Khatian No. 596, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 29, Municipal Holding Nos. 1951, 1601, 1764, Kalitala Garia Station Road, Kolkata - 700084 under Police Station - Sonarpur, Addl. District Sub-Registrar Office Sonarpur in the District of South 24 Parganas

AND WHEREAS we have entered into a registered

DEVELOPMENT AGREEMENT for construction of a multi-Storeyed building upon our said land and premises with M/S. PROGRESSIVE CO-ORDINATORS a Partnership Firm, having its registered office at Deodar Place, Garia Station Road, Post Office - Garia, Kolkata - 700084, represented by its Partners namely (1) SRI BIJOY MONDAL, son of Sri Badal Mondal, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Post Office - Garia, Kalitala, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (2) SRI DIPANKAR NASKAR, son of Late Kashi Nath Naskar, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Post Office - Garia, Kalitala, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (3) SRI LALIT MONDAL, son of Late Pasupati Mondal, nationality - Indian, by faith - Hindu, by occupation -Business, residing at Garia Station Road, Post Office - Garia, Kalitala, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (4) SRI ANUP KAYAL, son of Sri Adhir Kayal, by nationality - Indian, by faith - Hindu, by occupation -Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. - Sonarpur, Kolkata - 700084, District -South 24 Parganas, (5) SRI DEBASISH GAYEN, son of Sri

27 SEP 2013 - EPOST, MICOUT - Manthet Propinit - 201 SPRES - - - ProSatyendra Nath Gayen, by nationality - Indian, by faith -Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (6) SRI BISWANATH GAYEN, son of Sri Rabin Gayen, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. - Somerpur, Kolkata - 700084, District - South 24 Parganas, (7) SRI TUSHAR MONDAL, son of Late Anil Chandra Mondal, by nationality - Indian, by faith - Hindu, by occupation -Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. - Sonarpur, Kolkata - 700084, District -South 24 Parganas, (8) SRI RAJU MONDAL, son of Sri Gopal Chandra Mondal, by nationality - Indian, by faith -Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. - Sonarpur, Korkata - 700084, District - South 24 Parganas and (9) SRI CHANDAN NASKAR, son of Sri Lakshmi Kanta Naskar, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, Post Office - Garia, P.S. -Sonarpur, Kolkata - 700084, District - South 24 Parganas AND the said Developement Agreement was duly registered



on 27-09-2013 at the Office of D.S.R-W Airport

South 24 Parganas and recorded at Book No. I,

Being No. 76 51 for the year 2013.

AND WHEREAS we, do hereby nominate, constitute and appoint M/S. PROGRESSIVE CO-ORDINATORS a Partnership Firm, having its registered office at Deodar Place, Garia Station Road, Post Office - Garia, Kolkata -700084, represented by its Partners namely (1) SRI BIJOY MONDAL, son of Sri Badal Mondal, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (2) SRI DIPANKAR NASKAR, son of Late Kashi Nath Naskar, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas to be our true and lawful ATTORNIES to do and execute all or any of the following acts and deeds for us and on our behalf.

1) To look after, manage the aforesaid property as particularly mentioned and written in the Schedule below and hereinafter referred to as the "said Property" on our behalf.

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or appeals on our behalf and also to sign building plans thereof.

- 5) To prepare and/or submit the plan or any revision plan or altered building plans by the said Attornies on our behalf.
- 6) To apply for and obtain all necessary sanction clearances of the said building for and on our behalf.
- 7) To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.
- 8) To appear for and represent us before any competent authorities Tribunal Arbitrator or Revenue,

  Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as per mentioned and written in the schedule below or our behalf.
- 9) To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on our behalf.
- To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and/or

any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarnamas, Show-causes petitions etc. for the aforesaid purposes on our behalf.

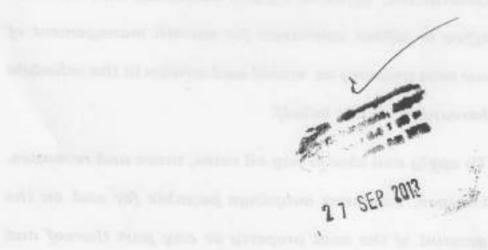
- 11) To sign, execute, submit or deliver all plaints, written statement, objections, memorandum of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.
- 12) To visit and represent me before all the West Bengal
  Government Office or Offices and/or Central
  Government, Office or Offices concerned and all other
  office or offices concerned for smooth management of
  our said property as stated and written in the schedule
  hereunder on our behalf.
- 13) To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as per mentioned and written in the Schedule below.



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- 14) To apply for and obtain electricity, gas, water, sewerage/
  drainages or any other civil commotion, amenities,
  telephone and other utilities in the said property and/or
  make alteration thereof and to close down or to disconnect
  the same on our behalf.
- 15) To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/
  or agree to such covenants and conditions as may be required for fully and effectually conveying several properties out of the Developer's Allocation only upon the said premises on our behalf.
- 16) To sign, make and present any Deed of Conveyance or Conveyances or other documents for registration in respect of the Developer's Allocation as mentioned in the Development Agreement dt. 27-09-2012 when to be executed by our said Attornies and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and/or Assurance at Kolkata or any other such like registering office or offices concerned on our behalf.
- 17) To make any kind of agreement or agreements with any purchaser or purchasers in respect of Developer's

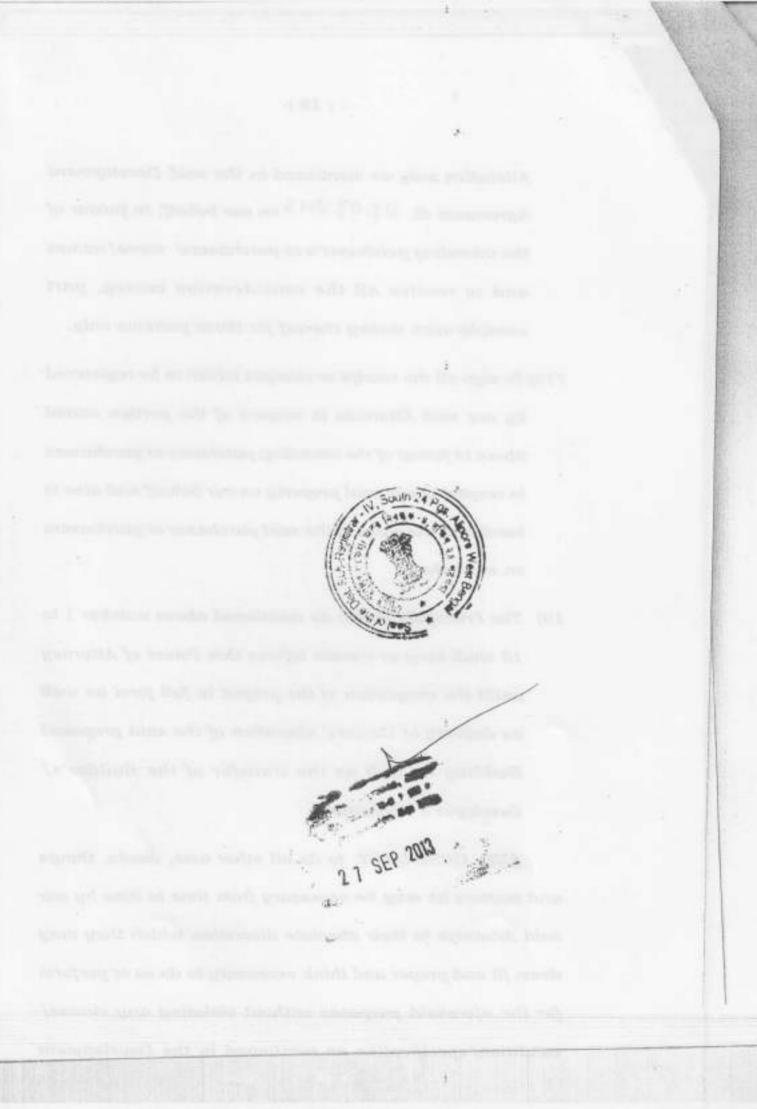
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Allocation only as mentioned in the said Development Agreement dt. 24.09.2013 on our behalf, in favour of the intending purchaser's or purchasers' name/names and to receive all the consideration money, part consideration money thereof for those portions only.

- 718) To sign all the receipt or receipts which to be registered by our said Attornies in respect of the portion stated above in favour of the intending purchaser or purchasers in respect of our said property on our behalf and also to hand over the same to the said purchaser or purchasers on our behalf.
- 19) The Principals herein as mentioned above number 1 to 18 shall keep or remain inforce this Power of Attorney untill the completion of the project in full form as well as delivery of Owners' allocation of the said proposed Building as well as the transfer of the Builder's/Developer's Allocation.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attornies in their absolute discretion which they may deem fit and proper and think necessary to do so or perform for the aforesaid purposes without violating any clause/condition/specification as mentioned in the Development



Agreement Dt

AND we do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attornies may lawfully do, execute and cause to be performed by virtue of this General Power of Attorney.

### THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring 26.25 (twenty six point two five) Decimals more or less i.e. 15 Cottahs 14 Chittaks 4 Sft. comprised in R.S. Dag No. 879 (P), land measuring 17 (seventeen) Decimals more or less i.e. 10 Cottahs 4 Chittaks 25 Sft. comprised in R.S. Dag No. 880 AND land measuring 24 (twenty four) Decimals more or less i.e. 14 Cottahs 8 Chittaks 14 Sft. comprised in R.S. Dag No. 883 i.e. total land measuring 67.25 (sixty seven point two five) Decimals more or less lying and situated at Mouza - Barhans Fartabad, Pargana - Medanmolla, J.L. No. 47, comprised in R.S. Dag No. 879 (P), R.S. Dag No. 880 and R.S. Dag No. 883 under R.S. Khatian No. 596, presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. 29, Municipal Holding Nos. 1951, 1601, 1764, Kalitala Garia Station Road, Kolkata - 700084 under Police Station - Sonarpur, Addl. District Sub-Registrar Office Sonarpur in the District of South 24 Parganas and it is butted and bounded

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as follows :-

On the North :- Land of R.S. Dag No. 879, 877, 876.

On the South :- Partly land of R.S. Dag No. 889, 881,

882 and remaining land of R.S. Dag No.

885, 884.

On the East :- Land of R.S. Dag No. 884.

On the West :- wide Kalitala Main Road.

IN WITNESSES WHEREOF we hereto set and subscribed our hand on this the W day of September 2013.

WITNESSES:

1. Milan Hondal S/O-Swaran Krittondal Add-Garia Station Road Kalitala, Kolkala-84.

2. Gapas Dutie Aupur Palies cost 1. Gori Chanan Mondal.

2. Nitai chandra Mendul

3. Swapan Kumar Mondral

4. výjala Monda

SIGNATURE OF THE EXECUTANTS/ PRINCIPALS

PROGRESSIVE CO-ORDINATORS

Partner

PROGRESSIVE CO-ORDINATORS

Diparkar Naskar.

SIGNATURE OF THE ATTORNIES

Drafted by me,

Diponkan Rokraborly

(DIPANKAR CHAKRABORTY)
Advocate

Alipore Police Court, Kolkata - 700027 Computer Printed at:
Parchementals Lane
Kolkata - 700034
By: S. S. Sarratos

(S.S. Sarkar)



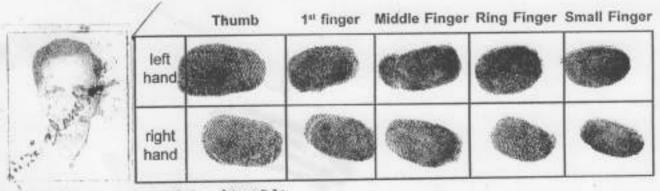
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PHOTO	right hand		5			

Name .....

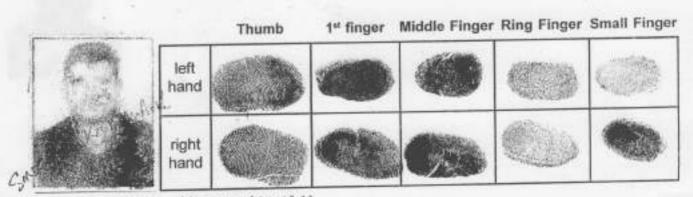
Signature .....

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Cardle In	right hand					0

Name GOPICHARAN MONDAL
Signature Capiehaman Mondal.

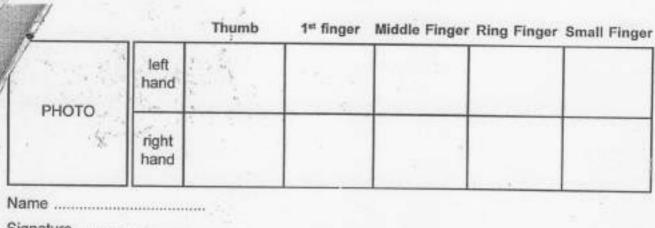


Name MITAL CHANDRA MONDAL
Signature Nitae Chandra Mondal



Name SWAPAN KUMAR MONDAL Signature Swapan Kumar Mondal

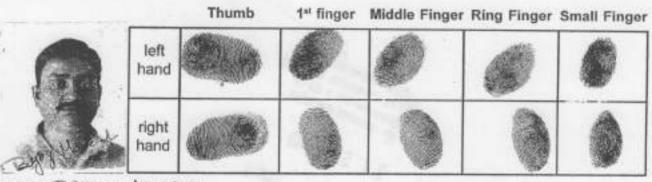




Signature .....

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	right hand		0		3	9

Name U.T.TALA MONDAL Signature Vitala Mondal



Name BITOY MONDAL Signature Bygy Howard

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	left hand	4 Tilly		0	0	9
Di fankan 1 jouen	right hand					

Name DIPANIXAR NASKAR Signature Dipankar Nolkar.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 39 Page from 3026 to 3045 being No 07652 for the year 2013.



(Ashoke Kumar Biswas) 30-September-2013 DISTRICT SUB-REGISTRAR-IV Office of the D.S.R. - IV SOUTH 24-PARGANAS West Bengal