07782 (6) I-7650/13

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL N 170578

12.43 1001
B.No. 16959/13
27/9/13

27 SEP 2013

GENERAL POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that we,

(1) **SRI NITAI CHANDRA MONDAL**, (2) **SRI SWAPAN**

11622, 100/- 12/08/13

m/s Progressive Co-Operators,
Sukhankar Das

SUKHANKAR DAS
STAMP VENDOR

Gapal Dutta
S/O Late - Mahini Mohan Dutta
5/6, C.R. Colony
Jadavpur
Kol-32
Service

27 SEP 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. 07782 / 2013, Deed No. (Book - I , 07650/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Nitai Chandra Mondal Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	 27/09/2013	 LTI 27/09/2013	Nitai chandra Mondal 27/9/13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Nitai Chandra Mondal Address -Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 27/09/2013	 LTI 27/09/2013	Nitai chandra Mondal
2	Swapan Kumar Mondal Address -Kalitala Garia Station Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 27/09/2013	 LTI 27/09/2013	Swapan Kumar Mondal
3	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	Bijoy Mondal
4	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	Dipankar Naskar.

Name of Identifier of above Person(s)
Gopal Dutta
5/6 C R Colony Jadavpur, District:-South 24-Parganas,
WEST BENGAL, India, Pin :-700032

Signature of Identifier with Date
Gopal Dutta
27/9/13

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

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

Endorsement For Deed Number : I - 07650 of 2013

(Serial No. 07782 of 2013 and Query No. 1604L000016959 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.-1,19,37,508/-

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

1. Nitai 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
2. 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
3. Bijoy Mondal
   Developer, M/s Progressive Co Ordinators, Deodar Place Garia Station Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.
   , By Profession : Business
4. 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, S/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

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

Endorsement For Deed Number : I - 07650 of 2013
(Serial No. 07782 of 2013 and Query No. 1604L000016959 of 2013)

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

KUMAR MONDAL, *both sons of Late Jotish Chandra Mondal, both by Nationality - Indian, both by faith - Hindu, both by occupation - Business, both are residing at Kalitala, Garia Station Road, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084 are the joint absolute owners of* ***ALL THAT*** *piece and parcel of* **bastu** *land measuring* **13 (thirteen) Cottahs 2 (two) Chittaks 28 (twenty eight) Sft.** *more or less lying and situated at Mouza - Barhans Fartabad, Pargana - Medanmolla, J.L. No. 47, comprised in* **R.S. Dag No. 937** *under* **R.S. Khatian No. 596,** *presently within the limits of the Rajpur-Sonarpur Municipality, Ward No.* **29,** *Municipal Holding No.* **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 Holding with* ***M/S. PROGRESSIVE CO-ORDINATORS*** *a Partnership Firm, 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.O. - Garia, P.S. - Sonarpur, Kolkata -*

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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.O. - Garia, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (3) **SRI LALIT MONDAL**, son of Late Pasupati Mondal, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, P.O. - Garia, 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, P.O. - Garia, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (5) **SRI DEBASISH GAYEN**, son of Sri Satyendra Nath Gayen, by nationality - Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, P.O. - 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, P.O. - Garia, P.S. - Sonarpur, Kolkata - 700084, District - South 24 Parganas, (7) **SRI TUSHAR MONDAL**, son of Late Anil Chandra Mondal, by nationality

27 SEP 2013

- Indian, by faith - Hindu, by occupation - Business, residing at Garia Station Road, Kalitala, P.O. - 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, P.O. - Garia, P.S. - Sonarpur, Kolkata - 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, P.O. - Garia, P.S. - Sonarpur, Kolkata - 700084 AND the said Developement Agreement was duly registered on 27-09-2013 at the Office of D.S.R-IV Alipur South 24 Parganas and recorded at Book No. I, Being No. 7649 for the year 2013.

AND WHEREAS we, do hereby nominate, constitute and appoint **M/S. PROGRESSIVE CO-ORDINATORS** a Partnership Firm, 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.O. - Garia, P.S. - Sonarpur, Kolkata - 700084, District - South 24

27 SEP 2013

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.O. - Garia, 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.*

2) *To sign and execute all agreements and/or documents and all other necessary papers and document concerning the allotted portion of the Developer as mentioned in the Development Agreement dt.*
the said property for and on our behalf.

3) *To apply for and obtain on our behalf temporary connections of water, electricity as also to apply for and obtain in our names and on our behalf of permanent drainage, sewerage connections to the said property, and to sign and execute all plans, forms, papers,*

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documents in connection therewith for and on our behalf as our authorised agent on our behalf.

4) *To represent us before all the office/offices concerned and also like such* ***Rajpur-Sonarpur Municipality*** *and to sign all papers, documents on our behalf for mutation of our names in respect of relevant papers of the* ***Rajpur-Sonarpur Municipality*** *and to appear in all hearing before the authorities of the said* ***Rajpur-Sonarpur Municipality*** *for such mutation, filing objections and/ or appearing on our behalf against the excess valuation assessed by the* ***Rajpur-Sonarpur Municipality*** *and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection 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.*

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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 on 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.*

10) *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*

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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.

14) To apply for and obtain electricity, gas, water, sewerage/drainages or any other civil commotion, amenities, telephone and other utilities in the said

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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.* 27-09-2013 *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*

27 SEP 2013

Allocation only as mentioned in the said Development Agreement dt. 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.

18) *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*

27 SEP 2012

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 **13 (thirteen) Cottahs 2 (two) Chittaks 28 (twenty eight) Sft.** more or less together with 300 sft. R.T. Sheed Structure Standing thereon lying and situated at Mouza - Barhans Fartabad, Pargana - Medanmolla, J.L. No. 47, comprised in **R.S. Dag No. 937** under **R.S. Khatian No. 596,** presently within the limits of the Rajpur-Sonarpur Municipality, Ward No. **29,** Municipal Holding No. **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 as follows :-

27 SEP 2016

On the **North**	:-	Land of R.S. Dag No. 943.
On the **South**	:-	Land of R.S. Dag No. 884 and 936.
On the **East**	:-	Land of R.S. Dag No. 938 and 10'-0" wide Common Passage.
On the **West**	:-	Land of R.S. Dag No. 876 and 883.

IN WITNESSES WHEREOF we hereto set and subscribed our hand on this the 27th day of September, 2013.

WITNESSES :-

1. Milan Mondal
S/O- Swapan Kr. Mondal
Add- Garia Station Road
Kalitala, Kolkata - 84.

1. Nitai chandra Mondal

2. Gopal Dutta
Alipur Police Court
27.9.13

2. Swapan Kumar Mondal

SIGNATURE OF THE EXECUTANTS/ PRINCIPALS

PROGRESSIVE CO-ORDINATORS
Bijoy Mondal
Partner

PROGRESSIVE CO-ORDINATORS
Dipankar Naskar.
Partner

SIGNATURE OF THE ATTORNIES

Drafted by me,

Dipankar Chakraborty

(DIPANKAR CHAKRABORTY)
Advocate
Alipore Police Court,
Kolkata - 700027

Computer Printed at :
Panchanantala Lane
Kolkata - 700034.
By : S. S. Sarkar
(S.S. Sarkar)

27 SEP 2015

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PHOTO	left hand					
	right hand					

Name .....

Signature .....

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name NITAI CHANDRA MONDAL

Signature Nitai chandra Mondal

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SWAPAN KUMAR MONDAL

Signature Swapan Kumar Mondal

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BIJOY MONDAL

Signature Bijoy Mondal

27 SEP 2013

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PHOTO	left hand					
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Name .....

Signature .....

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	left hand					
	right hand					

Name DIPANKAR NASKAR

Signature Dipankar Naskar

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PHOTO	left hand					
	right hand					

Name .....

Signature .....

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PHOTO	left hand					
	right hand					

Name .....

Signature .....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 39
Page from 3007 to 3025
being No 07650 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