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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ পশ্চিম বঙ্গাল WEST BENGAL X 206170

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

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
22 SEP 2016

DEVELOPER'S POWER OF ATTORNEY

KNOW ALL MEN THESE PRESENTS shall come We, 1. **SRI AJAY BANERJEE** son of Sri. Malay Kumar Banerjee, by faith – Hindu, by occupation - business, residing at, 121, BRB, G.T. Road, P.O. Bhadrakali, P.S. Uttarpara, Hooghly – 712232, having his **PAN No.AJXPB2224K, 2. SRI SANJAY BANERJEE,** son of Sri. Malay Kumar Banerjee, both by faith – Hindu, practicing as Advocate, residing at, 121, BRB, G.T. Road, P.O. Bhadrakali, P.S. Uttarpara, Hooghly – 712232, having his **PAN No.AKNPB6432C, 3. SMT. ANTARA BOSE,** daughter of Ashoke Kumar Bose, by faith – Hindu, by occupation –

52596 15 SEP 2016

(SANJAY BANERJEE)

VC 3266

No. — Date 15 SEP 2016
Sold to Avijit Dey, Advocate
Address 10, Old Post Office Street, Right Block, 1st Floor Room No. 42 & 43 Kolkata-700001
Rs. 1/-
ANJUSHREE BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

15 SEP 2016

VC 3268

(AJAY BANERJEE)

VC 3267

VC 3269

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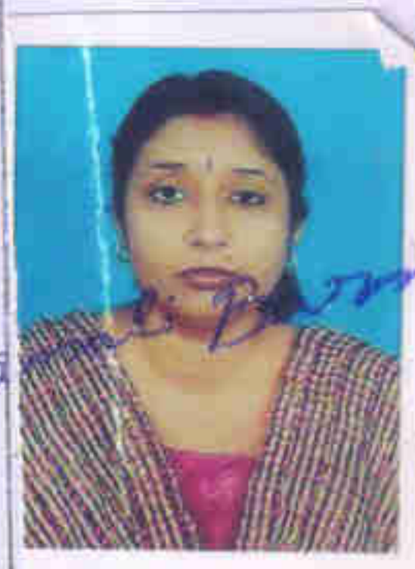
Ramendra Roy Chowdhury
S/o Lt. R.K. Roy Chowdhury
10, Old Post Office Street
P.S. Hare St. P.O. G.P.O.
Kolkata - 1 Lawclerk.

SPECIMEN FORM FOR TEN FINGERPRINTS

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)			



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Thumb	Fore	Middle	Ring	Little
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SPECIMEN FORM FOR TEN FINGERPRINTS

						
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		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

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			(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)			

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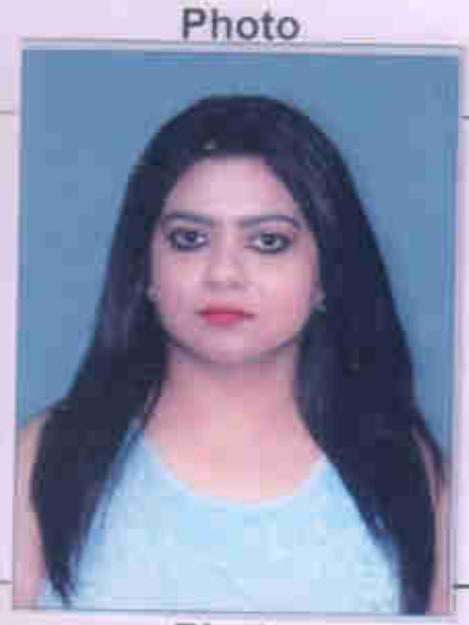
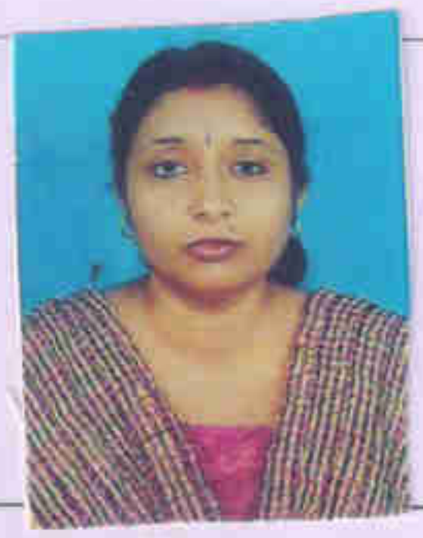
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Aparna Bose 23 West Rd Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Principal			Aparna Bose. 23/9/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mrs Antara Bose 23 West Rd Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Principal			Antara Bose 23/9/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mrs Tamali Barman A 26 Rajdanga Naba Pally, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Representative of Attorney [Grass Rootz Developers Llp]			Tamali Barman 23/9/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Anish Kr Mahipal 20 Mohan Lal St Shyam Bazzar 2nd Floor, P.O:- Shyambazar, P.S:- Ultadanga, District:- South 24-Parganas, West Bengal, India, PIN - 700004	Principal			23/09/16

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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 Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16041000342583/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sanjib Barman A 26 Rajdanga Naba Pally, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Representative of Attorney [Grass Rootz Developers Llp]			23-09-2016
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Ajay Banerjee 121 Brb G T Rd Bhadrakali Hoogly, P.O:- Bhadrakali, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712232	Principal			23/09/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Sanjay Banerjee 121 Brb G T Rd Bhadrakali Hoogly, P.O:- Bhadrakali, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712232	Principal			23/09/2016

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S. No.	Name and Address of identifier	Identifier of	Signature with date
1.	Mr Ranendra Roy Chowdhury Son of Late R K Roy Chowdhury 10 Old Post Office St., P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Mr Sanjib Barman, Mr Ajay Banerjee, Mr Sanjay Banerjee, Mrs Aparna Bose, Mrs Antara Bose, Mrs Tamali Barman	Ranendra Roy Chowdhury 23/9/16

(Tridip Misra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

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business, residing at, 23, West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, having her **PAN No.ADQPB4473R AND** **SMT. APARNA BOSE,** wife of Sri Ashoke Kumar Bose, by faith – Hindu, by occupation – business, residing at, 23, West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, having her **PAN No.ADVPB8259N** hereinafter called, mentioned, and referred to as **"PRINCIPAL"** (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his successors or successors-in-office) **AND** **SRI ANISH KUMAR MAHIPAL,** son of Sri Tarachand Mahipal, by faith – Hindu, by occupation – Business, residing at 20, Mohan Lal Street, 2nd floor, Post Office - Shyam Bazar, P.S. Ultadanga, Kolkata – 700 004, having his **PAN No.ADZPM839OF** hereinafter called, mentioned, and referred to as **"CONFIRMING PARTY"**(which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his successors or successors-in-office) **SEND GREETINGS :**

WHEREAS said Ajoy Banerjee, Sanjay Banerjee, Antara Bose and Aparna Bose, jointly purchased ALL THAT piece and parcel of land measuring about 37.34 Decimal more or less lying and situated at, Mouza – Raghabpur, J.L. no. 118, L.R. Khatian no. 1193, L.R. Dag no. 557, area of land 2 decimal, L.R. Khatian no. 1193, R.S. and L.R. Dag no. 558, area of land 2.67 decimal, L.R. Khatian no. 1194, L.R. and R. S. Dag no. 557, area of land 2 decimal, L.R.

3270

Antara Bose

3271

Baisali Bose

3272

Tamali Bose

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Khatian no. 1194, R.S. and L.R. Dag no. 558, area of land 2.67 decimal, L.R. Khatian no. 1191, R.S. and L.R. Dag no. 557, area of land 3 decimal, L.R. Khatian no. 1191, L.R. and R.S. Dag no. 558, area of land 2.67 decimal, L.R. Khatian no. 870, R.S. and L.R. Dag no. 557, area of land 7 decimal, L.R. Khatian no. 929, R.S. and L.R. Dag no. 558, area of land 13 decimal, L.R. Khatian no. 859, R.S. and L.R. Dag no. 557, area of land 0.33 decimal, total 37.34 decimal more or less under P.S. and Sub-Registry office Bishnupur, District South 24 Parganas from the then Owner DESIRE AGRO RESORTS DEVELOPMENT PVT LTD. having its office at P-525, Hemanta Mukhopadhyay Sarani, Kolkata – 700 029, and the said Deed of Sale was registered in the office of District Sub-Registrar office at Alipore and recorded in Book no. 1, CD Volume no. 9, Pages 2538 to 2555 and being no. 02588 for the year 2011

WHEREAS thereafter said Owners also purchased ALL THAT piece and parcel of land measuring about 22 Kathas 5 Chataks and 1 sqft. a little more or less lying and situated at, under Panakua Gram, Panchayat, District – South 24 Parganas, J.L. no. 118, Mouza – Raghabpur, R.S. and L.R. Khatian no. 1192, R.S. and L.R. Dag no. 557 area of land 3 decimal, R.S. and L.R. Khatian no. 929, R.S. and L.R. Dag no. 557, area of land 6 decimal, R.S. and L.R. Khatian no. 689, R.S. and L.R. Dag no. 557, area of land 10 decimal, R.S. and L.R. Khatian no. 689, R.S. and L.R. Dag no. 558, area of land 11 decimal, R.S. and L.R. Khatian

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no. 859, R.S. and L.R. Dag no. 557, area of land 6.82 decimal total 36.82 Decimal, (22 Kathas 5 Chataks and 1 sqft.) from the then Owner **DESIRE AGRO RESORTS DEVELOPMENT PVT LTD**. having its office at P-525, Hemanta Mukherjee Sarani, represented by its Managing Director Sri Ashoke Kumar Bose, son of Late Amiya Kumar Bose, residing at 23, West Road, P.S. – Purba Jadavpur, Kolkata 700025 by virtue of Deed of Sale and Sri Uttam Chakraborty, son of Sri Jibon Chakraborty, residing at Vill- Bakeswar, P.O. Nepalgunge, P.S. – Bishnupur, Dist – South 24 Parganas, was represent as constitute attorney of said Ashoke Kumar Bose of the said Sale Deed and the said Deed was registered in the office of D.S.R. IV at Alipore and recorded in Book no. 1, Volume no. 9, Pages 2556 to 2573 and being no. 02589 for the year 2011

WHEREAS thereafter said Owners herein jointly seized and possessed ALL THAT piece and parcel of land measuring about 44 Kathas 15 Chataks and 3 sqft. by virtue of said two sale Deed and enjoy the same free from all encumbrances

WHEREAS thus the present Owners lawfully and absolutely seized and possessed of ALL THAT piece and parcel of land measuring an area 44 Kathas 15 Chataks and 3 sqft. a little more or less which is morefully and particularly mentioned the Schedule – A, hereunder written free from all encumbrances

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AND WHEREAS parties hereto namely Mr. Ajay Banerjee, Mr. Sanjay Banerjee, Mrs. Aparna Bose And Ms. Antara Bose had already executed a Development Agreement in favour of Grass Rootz Developers LLP, a partnership firm for development of the schedule property mentioned therein. Such Development agreement was executed on 30th June 2014 between the parties herein and registered in the office of D.S.R. IV at Alipore and recorded in Book no. 1, CD Volume no. 928, Pages 1316 to 1343 and being no. 04883 for the year 2014 and such development agreement executed by Sri Anish Kumar Mahipal, the then partner of **GRASS ROOTZ DEVELOPERS LLP, the confirming party herein**. The parties have agreed that the Developer would be entitled to the irrevocable exclusive and absolute right of development of the schedule property (hereinafter referred to as "the **said premises**") and on the terms and conditions therein contained with exclusive rights to deal with, alienate and transfer the same as morefully contained in the Development Agreement.

AND WHEREAS by the said Development Agreement dated 30th June 2014, the owners was allocated 30% of total F.A.R. according to the sanctioned plan along with Rs. 3,00,000/- as adjusted money And the Developer was allocated 70% of the multi storied building complex to be constructed on the schedule property.

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AND WHEREAS in terms of the said Development Agreement, the Principal is executing this Power of Attorney in favour of **GRASS ROOTZ DEVELOPERS LLP**, the developer having its office at 109/25, Hazra Road, P.S. Bhownipore, Kolkata – 700 025, as the Developer for the purposes relating to the said schedule property and the development thereof and other purposes hereinafter contained to which the confirming party herein, being the erstwhile partner of the said firm **GRASS ROOTZ DEVELOPERS LLP**, Sri Anish Kumar Mahipal had confirmed such execution of the Power of Attorney in favour of the existing partners of the said firm, namely in favour of Sanjeeb Barman and Smt. Tamali Barman.

NOW KNOW YE AND THESE PRESENTS WITNESS THAT We, 1. **SRI AJAY BANERJEE** 2. **SRI SANJAY BANERJEE** 3. **SMT. ANTARA BOSE** 4. **SMT. APARNA BOSE** do hereby nominate, constitute and appoint **GRASS ROOTZ DEVELOPERS LLP, having PAN No. AANFG3320L,** a partnership firm having its office at 109/25, Hazra Road, P.S. Bhownipore, Kolkata – 700 025, represented by 1) **SANJEEB BARMAN, (PAN No.ALLPB8691A)** son of Sri Suresh Barman, by faith – Hindu, by occupation – Business **AND 2) Smt. TAMALI BARMAN (PAN No.BESWPB3073B)** wife of Sri Sanjeeb Barman, by faith- Hindu, both residing at A26, Rajdanga Nabapally, P.O. EKTP, P.S. Kasba,

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Kolkata – 700 107, as our true and lawful attorney for in our name and on behalf of the Principal and the said attorney or any of them do execute exercise and perform all or any of the following acts deeds matters and things relating to the said premises and the development thereof and transfer of the Developer's Allocation therein and other purposes in respect of the schedule premises as mentioned hereinafter;-

1. To manage, maintain, protect and secure the said schedule property and do all acts deeds and things in connection therewith.

2. To construct or reconstruct the new building in the said schedule property in accordance with the sanction plan.

3. To apply for and obtain all licenses, registrations and permissions required for construction for the New Building at the said schedule property, if the authority sanctions additional construction.

4. To prepare apply for, sign and submit the plans and/or specifications and/or applications from time to time for sanctioning, modification and/or alteration, revalidation etc., from time to time and to have the same sanctioned, modified, altered, revalidated etc., as may be deemed fit and proper by the said attorney or attorneys.

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5. To apply for and obtain on behalf of our names temporary connections of water, supply, electricity as also to apply for obtaining in our names and on behalf of our names permanent drainage, sewerages, connections to the said premises and property and to sign and execute all forms, papers, documents in connection therewith for and on behalf of our names as may be authorized our agent on behalf of our names.

6. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the building.

7. The Developer agrees to obtain Completion Certificate and connections of other civic services such as connection to Municipal sewerage/drains and water supply.

8. To pay all fees and expenses and obtain sanction, modification, alteration, revalidation, renewal and such other order or orders or permissions from the necessary authorities and do all other necessary acts deeds and things as be expedient for the same.

9. To apply for and obtain :-

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(i) certificates clearances and permissions the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, pollution control authorities and/or authorities under environment laws or any other concerned authority and all other certificates clearances and permissions that may be required for any purpose hereinstated.

(ii) permissions clearances and licenses to erect and run/operate and/or maintain all or any utility, input or facility in the new building and/or the said premises.

(iii) all permissions, approvals, licenses, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of construction of the new building and other structures to be erected at the said premises and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned.

10. To insure and keep insured the New Building/s and or modification of the building at the said schedule property or any part thereof or any materials

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equipments or machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorneys or any of them and to pay all premium therefor.

11. To deal with, alienate, sell, convey, lease out, let out or otherwise transfer or market the Developer's Allocation only in the new building to be constructed at the said premises at such consideration and on such terms and conditions as the said attorneys may deem fit and proper, subject however to the terms and conditions as contained in the Development Agreement relating to such transfer without jeopardizing and detrimental to the part of the Owner's allocation in respect of their respective allocation.

12. To take bookings and applications of whatsoever nature in respect of sale, leasing out, letting out or otherwise transfer of the Developer's Allocation only in the new building or any part thereof and if necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of any transfer of any Developer's Allocation and issue receipts, acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same without involving the Owners in any liability and litigation.

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13. To prepare sign, execute and/or deliver all papers, documents, agreements, sale deeds, conveyances, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said attorneys in respect of the Developer's Allocation only.

14. To enforce any covenant in any agreement, deed or any other contracts or documents of transfer executed by the Principal and the Developer and to exercise all rights and remedies available to the Principal and the Developer thereunder.

15. To terminate any contract, agreement, right of occupancy user enjoyment with any person or persons intending to acquire the Developer's Allocation or any part thereof for and on behalf of Principal in such manner as the said attorney or attorneys may deem fit and proper.

16. To appear and represent the Principal before any Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents instruments and writings executed by the said attorneys by

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virtue of the powers hereby conferred in respect of the Developer's Area only along with undivided proportionate share of land and common area and common parts.

17. To sign and execute all other deeds, instruments, assurances, which will be necessary and to enter into and/or agree to such covenants and documents conditions as may be required for fully and effectually convey several properties in respect of Developer's allocation upon the said premises and Power of Attorney holder shall have the right to cause sale of property as per Developer's allocation in the said premises.

18. To make and present any deed of conveyance or conveyances or other documents for registration when to be executed by our said Attorney and to admit, execution and registration thereof before the registering authority or authorities concerned like as such registrar of Assurances, Kolkata, District Registrar Alipore, Additional District Sub-Registrar, Behala, or like any such other registering office or offices concerned on behalf of our names.

19. To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser or purchasers on behalf of our names.

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20. To ask, demand, sue for, recover, realize and collect all monies, earnest monies, considerations, construction costs, extras, deposits, charges for maintenance and/or facilities provided in the said premises, advances, compensations, interests, damages, statutory levies and/or duties, payments whatsoever etc., which are or may be due payable or recoverable from any person or persons or authority or authorities on any account whatsoever in the names as expressly agreed in the said Development Agreement and to give effectual receipts and discharges for the same.

21. To have the Developer's Allocation or any part thereof to be separately assessed and mutated in the name of the owners/purchasers/transferees/alienees thereof and in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorney or attorneys may deem fit and proper.

22. To appear and represent us before Kolkata Municipal Corporation, Fire Brigade, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Competent Authority under the Urban Land (Ceiling & Regulation) Act,

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1976, the Authorities under the Town and Country (Planning & Development) Act, , pollution control related authorities, Collector, District Magistrate, Insurance me, Banks, Financial Institutions, civic authorities and other authorities and Police Authorities and also all other authorities and Government Departments and/or its officers and also all other State Executives Judicial or Quasi Judicial, Municipal and other authorities and all private bodies and service providers and all other persons and also all courts tribunals and appellate authorities and to do all acts deeds and things as may in any way be found necessary or expedient by the said attorney or attorneys.

23. For all or any of the purposes hereinstated, to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to applications, bookings, receipts, cancellation, declarations, affidavits, forms, plans, receipts undertakings, indemnities, objections, notices etc and also to submit and take delivery of all title deeds concerning the said premises and other papers and documents as be required by the necessary authorities or as may in any way be found necessary or expedient by the said attorneys or any of them and for registration or notarization to appear and represent the me before any Notary Public, Registrar, Sub Registrar, Additional Registrar, District

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Registrar, Additional District Sub Registrar, Registrar of Assurances, Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected the same only with regard to the Developer's Allocation along with undivided proportionate share of land and common area and common parts.

24. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning and/or touching any of the matters hereinstated in which the Principal in any way or manner now are or may hereafter be interested ,or concerned and if thought fit to compromise settle, refer to arbitration, to appoint arbitrator to settle disputes, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including any Tribunal, Collector, etc. without detrimental to the interest of the principals.

25. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any

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proceeding as the occasions shall require and/or as the said attorney or attorneys may think fit and proper.

26. To accept notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.

27. To receive or pay and/or deposit on behalf and account of myself court fees, legal fees etc.

28. To receive, on behalf and account of myself refund of the excess amount of fee or other amounts, if any, paid for the purposes hereinstated and to give valid and effectual receipts in respect thereof.

29. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments.

30. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said attorney or attorneys.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said premises or any part thereof

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which the Principal itself could have lawfully done under their own hand and seal, if personally present.

AND the Principal doth hereby ratify and confirm and agree to ratify and confirm all and whatever my said Attorney or Attorneys shall lawfully do or cause to be done in or about the premises aforesaid.

AND it is clarified that the said attorneys or any of them shall be entitled to execute and register agreements or Deeds of Conveyance/Transfer in respect of any transferable Area from the Developer's own Allocation in favour of the intending buyers/transferees as the constituted attorney of the Principal.

AND it is further clarified that the terms and expressions used herein shall unless there be something contrary or repugnant to the subject or context have the meanings assigned to them in the said Development Agreement.

AND it is clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which would go against the express provisions of or the spirit of the said Development Agreement and also that by executing this Power of Attorney, the

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Principal shall not be absolved of any of its obligations to be fulfilled by it under the said Development Agreement nor shall affect or prejudice any right or remedy of the Developer under the said Development Agreement which, but for the execution hereof, is or would be available to the Developer.

SCHEDULE – A REFERRED TO ABOVE:-

ALL THAT **the** piece and parcel of land containing an area of 44 Kathas 15 Chataks and 3 sqft.with in the limit of Gram Panchayat, P.S. Bishnupur, District – South 24 Parganas, J.L. no. 118, L.R. Khatian no. 1193, L.R. Dag no. 557, area of land 2 decimal, L.R. Khatian no. 1193, R.S. and L.R. Dag no. 558, area of land 2.67 decimal, L.R. Khatian no. 1194, L.R. and R. S. Dag no. 557, area of land 2 decimal, L.R. Khatian no. 1194, R.S. and L.R. Dag no. 558, area of land 2.67 decimal, L.R. Khatian no. 1191, R.S. and L.R. Dag no. 557, area of land 3 decimal, L.R. Khatian no. 1191, L.R. and R.S. Dag no. 558, area of land 2.67 decimal, L.R. Khatian no. 870, R.S. and L.R. Dag no. 557, area of land 7 decimal, L.R. Khatian no. 929, R.S. and L.R. Dag no. 558, area of land 13 decimal, L.R. Khatian no. 859, R.S. and L.R. Dag no. 557, area of land 0.33 decimal, total 37.34 decimal

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(22 Kathas 10 Chataks and 2 sqft.) P.S. Bishnupur, and in same Mouza and in same J.L. no. 118, R.S. and L.R. Khatian no. 1192, R.S. and L.R. Dag no. 557 area of land 3 decimal, R.S. and L.R. Khatian no. 929, R.S. and L.R. Dag no. 557, area of land 6 decimal, R.S. and L.R. Khatian no. 689, R.S. and L.R. Dag no. 557, area of land 10 decimal, R.S. and L.R. Khatian no. 689, R.S. and L.R. Dag no. 558, area of land 11 decimal, R.S. and L.R. Khatian no. 859, R.S. and L.R. Dag no. 557, area of land 6.82 decimal total 36.82 Decimal, (22 Kathas 5 Chataks and 1 sqft.) And the said property buitted and bounded as follows:-

ON THE NORTH	:	Land of Binod Bihari Pramanik;
ON THE SOUTH	:	Property of Gouranga Malik;
ON THE EAST	:	Land of Others;
ON THE WEST	:	17' Wide Road.

SCHEDULE – B REFERRED TO ABOVE:-

Construction of land of at Panakuia Gram Panchyat, Mouza – Raghabpaur, J.L. no. 118, District : South 24 Parganas.

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IN WITNESS WHEREOF the Principal has hereunto set and subscribed their hands and seals on this 23rd day of September Two Thousand and Sixteen.

EXECUTED AND DELIVERED at

Kolkata in the presence of:

1) Ramendra Nath Chowdhury
10, Old Post Office St
Kolkata - 700 001

2) . Purna Ghosh
19A, J.L. Nehru Road
Kolkata - 700087.

1. (Sanjoy Banerjee)

(Ajay Banerjee)

Aparna Bose
Anara Bose

(SIGNATURE OF THE OWNERS)

we accept the Power

Tamali Barman

(SIGNATURE OF THE DEVELOPER)

(SIGNATURE OF THE CONFIRMING PARTY)

Drafted by me

Arijit Dey
Advocate
High Court Calcutta
Enrolment No. WB/713/2001

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Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	**1604-1000342583/2016**	**Office where deed will be registered**
Query Date	**15/09/2016 4:36:39 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24 -Parganas
Applicant Name, Address & Other Details	Avijit Dey 10 Old Post Office St,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433543173, Status :Advocate	
Transaction		Additional Transaction
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value		Market Value
Rs. 3,00,000/-		Rs. 52,25,715/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 70/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PANAKUA, Mouza: Raghabpur

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-557	RS-1192	Bastu	Shali	42.15 Dec	1,50,000/-	29,66,517/-	Width of Approach Road: 17 Ft.,
L2	RS-558	RS-1193	Bastu	Shali	32.1 Dec	1,50,000/-	22,59,198/-	Width of Approach Road: 17 Ft.,
		TOTAL :			**74.25Dec**	**3,00,000 /-**	**52,25,715 /-**	
	Grand Total :				**74.25Dec**	**3,00,000 /-**	**52,25,715 /-**	

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Ajay Banerjee Son of Mr Malay Kr Banerjee121 Brb G T Rd Bhadrakali Hoogly, P.O:- Bhadrakali, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJXPB2224K, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 23/09/2016	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 23/09/2016

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South 24-Parganas, Alipur, Kol-27

Major Information of the Deed

Deed No :	**I-1604-06517/2016**	**Date of Registration**	**10/5/2016 3:43:12 PM**
Query No / Year	**1604-1000342583/2016**	**Office where deed is registered**	
Query Date	**15/09/2016 4:36:39 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Avijit Dey 10 Old Post Office St,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433543173, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 3,00,000/-		Rs. 52,25,715/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: PANAKUA, Mouza: Raghabpur

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-557	RS-1192	Bastu	Shali	42.15 Dec	1,50,000/-	29,66,517/-	Width of Approach Road: 17 Ft.,
L2	RS-558	RS-1193	Bastu	Shali	32.1 Dec	1,50,000/-	22,59,198/-	Width of Approach Road: 17 Ft.,
		TOTAL :			**74.25Dec**	**3,00,000 /-**	**52,25,715 /-**	
	Grand Total :				**74.25Dec**	**3,00,000 /-**	**52,25,715 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Mr Ajay Banerjee** Son of Mr Malay Kr Banerjee 121 Brb G T Rd Bhadrakali Hoogly, P.O:- Bhadrakali, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJXPB2224K, Status :Individual, Executed by: Self, Date of Execution: 23/09/2016 , Admitted by: Self, Date of Admission: 23/09/2016 ,Place : Pvt. Residence			
2	**Name**	**Photo**	**Fringerprint**	**Signature**
	Mr Sanjay Banerjee Son of Mr Malay Kr Banerjee Executed by: Self, Date of Execution: 23/09/2016 , Admitted by: Self, Date of Admission: 23/09/2016 ,Place : Pvt. Residence			
	121 Brb G T Rd Bhadrakali Hoogly, P.O:- Bhadrakali, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712232 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. AKNPB6432C, Status :Individual			

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3	**Mrs Aparna Bose** Wife of Mr Ashoke Kr Bose 23 West Rd Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADVPB8259N, Status :Individual, Executed by: Self, Date of Execution: 23/09/2016 , Admitted by: Self, Date of Admission: 23/09/2016 ,Place : Pvt. Residence
4	**Mrs Antara Bose** Daugther of Mr Ashoke Kr Bose 23 West Rd Santoshpur, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADQPB4473R, Status :Individual, Executed by: Self, Date of Execution: 23/09/2016 , Admitted by: Self, Date of Admission: 23/09/2016 ,Place : Pvt. Residence
5	**Mr Anish Kr Mahipal** Son of Mr Tarachand Mahipal 20 Mohan Lal St Shyam Bazzar 2nd Floor, P.O:- Shyambazar, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADZPM8390F, Status :Confirming Party, Executed by: Self, Date of Execution: 23/09/2016 , Admitted by: Self, Date of Admission: 23/09/2016 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Grass Rootz Developers Llp** 109/25 Hazra Rd 2nd Floor, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AANFG3320L, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Sanjib Barman** Son of Mr Suresh Barman A 26 Rajdanga Naba Pally, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALLPB8691A, Status : Representative, Representative of : Grass Rootz Developers Llp (as partner)
2	**Mrs Tamali Barman** Wife of Mr Sanjib Barman A 26 Rajdanga Naba Pally, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BESWPB3073, Status : Representative, Representative of : Grass Rootz Developers Llp (as partner)

Identifier Details :

Name & address	
Mr Ranendra Roy Chowdhury Son of Late R K Roy Chowdhury 10 Old Post Office St., P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Sanjib Barman, Mr Ajay Banerjee, Mr Sanjay Banerjee, Mrs Aparna Bose, Mrs Antara Bose, Mrs Tamali Barman, Mr Anish Kr Mahipal	

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Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Ajay Banerjee	Grass Rootz Developers Llp-10.5375 Dec
2	Mr Sanjay Banerjee	Grass Rootz Developers Llp-10.5375 Dec
3	Mrs Aparna Bose	Grass Rootz Developers Llp-10.5375 Dec
4	Mrs Antara Bose	Grass Rootz Developers Llp-10.5375 Dec

Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Ajay Banerjee	Grass Rootz Developers Llp-8.025 Dec
2	Mr Sanjay Banerjee	Grass Rootz Developers Llp-8.025 Dec
3	Mrs Aparna Bose	Grass Rootz Developers Llp-8.025 Dec
4	Mrs Antara Bose	Grass Rootz Developers Llp-8.025 Dec

Endorsement For Deed Number : I - 160406517 / 2016

On 16-09-2016

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 52,25,715/-

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

On 23-09-2016

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

Presented for registration at 17:15 hrs on 23-09-2016, at the Private residence by Mr Sanjay Banerjee , one of the Executants.

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

Execution is admitted on 23/09/2016 by 1. Mr Ajay Banerjee, Son of Mr Malay Kr Banerjee, 121 Brb G T Rd Bhadrakali Hoogly, P.O: Bhadrakali, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by Profession Business, 2. Mr Sanjay Banerjee, Son of Mr Malay Kr Banerjee, 121 Brb G T Rd Bhadrakali Hoogly, P.O: Bhadrakali, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712232, by caste Hindu, by Profession Advocate, 3. Mrs Aparna Bose, Wife of Mr Ashoke Kr Bose, 23 West Rd Santoshpur, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 4. Mrs Antara Bose, Daughter of Mr Ashoke Kr Bose, 23 West Rd Santoshpur, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 5. Mr Anish Kr Mahipal, Son of Mr Tarachand Mahipal, 20 Mohan Lal St Shyam Bazzar 2nd Floor, P.O: Shyambazar, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business

(Seal) Office of the Dist Sub-Registrar IV
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Indetified by Mr Ranendra Roy Chowdhury, , , Son of Late R K Roy Chowdhury, 10 Old Post Office St., P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-09-2016 by Mr Sanjib Barman, partner, Grass Rootz Developers Llp, 109/25 Hazra Rd 2nd Floor, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr Ranendra Roy Chowdhury, , , Son of Late R K Roy Chowdhury, 10 Old Post Office St., P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-09-2016 by Mrs Tamali Barman, partner, Grass Rootz Developers Llp, 109/25 Hazra Rd 2nd Floor, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Indetified by Mr Ranendra Roy Chowdhury, , , Son of Late R K Roy Chowdhury, 10 Old Post Office St., P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

On 05-10-2016

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 : 48 (g) of Indian Stamp Act 1899.

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 52596, Amount: Rs.100/-, Date of Purchase: 15/09/2016, Vendor name: A Banerjee

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

(Seal) Office of the Dist Sub-Registrar IV
South 24-Parganas, Alipur, Kol-27

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2016, Page from 177758 to 177798

being No 160406517 for the year 2016.

Digitally signed by TRIDIP MISRA
Date: 2016.10.20 15:57:08 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 20-10-2016 15:57:07

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)