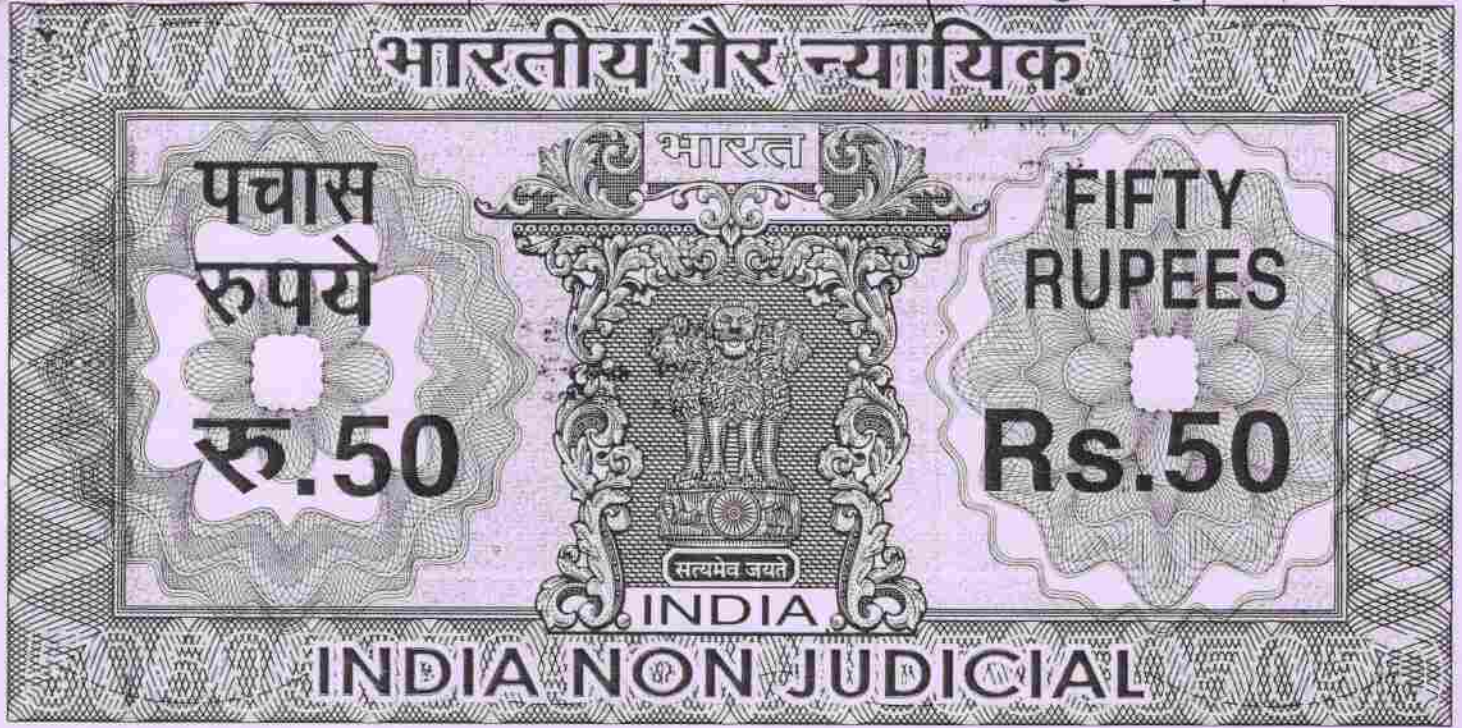


050/0048A/2017

05010 6985/17 (10)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 000655

02704741/17
31/7/17

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

District Sub-Register
Howrah

31 JUL 2017

02704741/17

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this

...31st day of July, 2017

BETWEEN

NEW MEGHA TOWER

Proprietor

SRI RAJA DOLUI (PAN-ADTPD4672K), son of Sri Mohan Dolui, by religion-Hinduism, by occupation - Business, by Nationality - Indian, residing at 156/A/66, B.T. Road. P.O. I.S.I, Police Station - Baranagar, Kolkata 700108, District North 24 Parganas, hereinafter called the **FIRST PARTY/ LANDLORD/ PRINCIPAL.**

AND

"NEW MEGHA TOWER" a Proprietorship Firm having its Office at 156/A/66, B.T. Road. P.O. I.S.I, Police Station - Baranagar, Kolkata 700108, District North 24 Parganas, represented by its sole Proprietor namely **SRI RAJA DOLUI (PAN-ADTPD4672K)**, son of Sri Mohan Dolui, by religion-Hinduism, by occupation - Business, by Nationality - Indian, residing at 156/A/66, B.T. Road. P.O. I.S.I, Police Station - Baranagar, Kolkata 700108, District North 24 Parganas, within the State of West Bengal, hereinafter called the **SECOND PARTY/ DEVELOPER/ ATTORNEY;**

KNOW ALL MEN BY THESE PRESENTS that I, **SRI RAJA DOLUI (PAN-ADTPD4672K)**, son of Sri Mohan Dolui, by religion-Hinduism, by occupation - Business, by Nationality - Indian, residing at 156/A/66, B.T. Road. P.O. I.S.I, Police Station - Baranagar, Kolkata 700108, District

NEW MEGHA TOWER



Proprietor

Contd....

North 24 Parganas, hereinafter referred to as the "**PRINCIPAL/ EXECUTANT/ FIRST PART**"

WHEREAS I, the Principal/ Executant/First Party is the sole owner and occupier of **ALL THAT** 20 (Twenty) Dceimals more or less comprised in J.L. No. 60 under Bagnan Mouza, appertaining to Old Dag No. 989/Hal - 968 and Old Dag No. 982/Hal Dag No. 961 and R.S. Khatian No. 1089, L.R.KhatianNo. 3473, 3473, Area of land 20 Decimal Bastu more or less under the said two Dag numbers, the limits of Bagnan Gram Panchayat No. - 1 lying and situated at N. D. Block Road, P.S. - Bagnan, Dist- Howrah,711303, which is more fully and particularly described in the Schedule herein below and hereinafter called the SAID PROPERTY;

WHEREAS the First Party is the owner in respect of Bagnan Gram Panchayet No 1 Mouja - Bagnan, J.L. No. 60, R.S. Khatian No. 1089, Old Dag No. 989, Hal Dag No. -968, and old Dag No. 982 and L.R, Dag no. 961 under same khatian number Area of total, land 10 Decimals more or less, purchased in the office of A.D.S.R. Bagnan being Nos 3129, 3130, 3131 respectively on 12th Dec, 2013 from One Sri Swapan Kumar Pandey and others, by a valuable consideration mentioned therein. The said property also duly mutated and conversed to Bastu land.

AFTER THAT the First Party received the rest 50% Portion of the said land property i.e. Mouja - Bagnan, J.L. No. 60. R.S. Khatian No. 1089, Old Dag No. 989, Hal Dag No. 968, old Dag No. 982 and L.R. Dag no. 961 under same khatian no. Area of land - 10 Decimal more or less, from his father Sri Mohan Dolui Son of Late Bhuban Dolui by a Bengali Deed of Gift registered at District Sub Registrar Howrah on 22nd August 2014, being No. 7848. That said Sri Mohan Dolui also transferred the full right to his son Sri Raja Dolui (First Party) to built up multi storied building (G+5) which was Sanctioned by Howrah, District Board as well as Bagnan Gram Panchayet No 1 on 23.07.2014, P.B. memo No. 032/165 on the said plot at P.O., P.S. & Mouja Bagnan, by the said Deed of Gift no.- 7848 registered at District Sub Registrar Howrah on 22nd Aug 2014.

AND WHEREAS in the manner aforesaid the First Party became the sole and absolute owner in respect of land measuring an area 20 Decimals Bastu land more or less together with sanctioned plan of multistoried building (G+5) thereon comprised in Mouja - Bagnan, J.L. no. 60, appertaining to Dag No. old 989, L.R. 968, and Dag No. old 982, L.R. 961, under old khatian No. 1089, L.R. Khatian No. 3472 and 3473, Area of land 20 Decimals bastu land more or less, lying and situated by the side of N.D. Block Road, Near Bagnan Gram Panchayet No. 1 office, P.O. and

Contd....

P.S. - Bagnan, which is morefully and particularly described in the schedule hereunder.

AND WHEREAS in the above manner the I, Owner/Principal herein have got the Schedule mentioned property by virtue of the aforesaid Deed of Partition and since then I am in peaceful and uninterrupted possession of the said premises by paying necessary taxes before the concerned authority till date and the said property remains free from all encumbrances;

AND WHEREAS I, the present Owner/Principal/ First Part herein while seized and possessed in the said property desired to invest my aforementioned property in a profitable manner by constructing a multistoried building over the said property.

AND WHEREAS since the I am not technically expert to undertake the construction myself I resorted to take proper assistance of the Promoters/ Developer having sound financial stability and technical knowledge.

AND WHEREAS in the meantime the parties of the Second Part/ Developer namely "**NEW MEGHA TOWER**" a Proprietorship Firm having its Office at 156/A/66, B.T. Road. P.O. I.S.I, Police Station - Baranagar, Kolkata 700108, District North 24 Parganas, represented by its sole Proprietor namely **SRI RAJA DOLUI (PAN-ADTPD4672K)**, son of Sri

Mohan Dolui, by religion-Hinduism, by occupation - Business, by Nationality - Indian, residing at 156/A/66, B.T. Road. P.O. I.S.I, Police Station - Baranagar, Kolkata 700108, District North 24 Parganas, within the State of West Bengal, approached me and made a proposal to develop the said property by way of construction of the said new building in accordance with the sanctioned plan by arranging financial resources from his own side;

AND WHEREAS on the basis of such approach, the Developer being experienced in developing the said property has agreed to develop the said property at his own cost and accordingly I, the Principal herein have entered into a Development Agreement dated ..31/07/2017 with "**NEW MEGHA TOWER**" a Proprietorship Firm having its Office at 156/A/66, B.T. Road. P.O. I.S.I, Police Station - Baranagar, Kolkata 700108, District North 24 Parganas, represented by its sole Proprietor namely **SRI RAJA DOLUI (PAN-ADTPD4672K)**, son of Sri Mohan Dolui, by religion-Hinduism, by occupation - Business, by Nationality - Indian, residing at 156/A/66, B.T. Road. P.O. I.S.I, Police Station - Baranagar, Kolkata 700108, District North 24 Parganas, within the State of West Bengal, the Developer/Attorney herein which was registered in the office of District Sub-Registrar at Howrah and recorded in Book No. 1, Being

Mohan Dolui
(SRI RAJA DOLUI)

fully and particularly described in the Schedule hereunder written as mentioned below in my name and on my behalf that is to say.

1. To sign, enter into take possession for managerial work and charge for and look after manage and administrate the said premises including all the meassuages tenement hereditaments premises or any part thereof and also take possession.
2. To appoint any architect, for the construction of building on the land comprised in the said property or any portion thereof the good view and greater interest of my family in my name and on my behalf.
3. To receive consideration money or earnest money or deposit in respect of newly constructed building/ buildings and also to realize and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient and effectual receipts in respect of Developer's allocation only.
4. To ask, demand, sue for recovery and receipt from all and every person, firms, land acquisition, collectors, State of West Bengal, Central Government, Bodies or Public Bodies or Corporate

whom it doth shall or may concern all sums of money debits dues goods effects and things of whatsoever nature.

5. To present and execute all sale deeds and/or documents and/or Agreement relating to and/or in respect of any transfer assignment or Sale of any portion or portions of newly constructed building so far as Developer's allocation is concerned or any other portion or portions of the new proposed building to the appropriate authority of Registration and to appear and represent for the said property before such Authority and to admit execution for the Registration of such deeds and/or documents of instruments for Registration and/or to receive such deeds, and/or documents and to deliver the same to the concerned transferee and/or appoint to any such person/ Persons by way of registration such documents or deeds or instruments and/or to do all such acts, deeds and things as may be fit and proper for the greater interest of myself on my name and on my behalf.
6. To make prepare or cause to be made or prepared all any sketches, Plans, applications and all other papers or documents as may be necessary and/or required for the purpose

Contd....

construction and./or in re-construction with and/or relating to the construction and/or erection of building in or upon the land comprised in the said premises or any part of any portion whereof which is to be made, signed, sealed, executed, affirmed., endorsed, verified and delivered for the said purpose on my behalf.

7. To sign, seal, execute, affirm and endorse, verify and deliver all or any such schemes, applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or relating to the construction and/or re-construction and/or erection of building/ buildings in or upon the said land or said premises or any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said construction purpose in my name and on my behalf.
8. To make over, submit file and deliver on such schemes, applications and/or all other papers and on documents which may be necessary and/or required for any of the said purpose relating to the construction in the said premises before the concerned authority, Improvement Trust, Fire Brigade,

Contd....

Authority, Competent Authority under the Urban Land (Ceiling & Regulation Act), 1976, CESC LIMITED, Police Authorities, Insurance Company or any other Judicial Administrative or Revenue Authority, State or Central Govt. Authority/ Authorities or any other local or public authority or authorities whatsoever in order to get all or any of aforesaid schemes sanctioned as aforesaid and to make, sign, seal, execute, endorse, affirm, verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or required for the said purpose and the same to make over present and deliver and to submit the file before the aforesaid authorities relating to the said building plan sanctioned in my name and on my behalf.

9. To get back or receive the scheme for construction or building/ buildings in or upon the said land/ premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water connection, drains and/or sewerage connection (to be submitted for being sanctioned by the concerned authority or Improvement Trust or Fire Brigade Authorities) on my behalf.
10. To amalgamate any other adjacent property with the Schedule mentioned property and to execute and register necessary Deed

Contd....

of Amalgamation and also execute and register any other Deed or Deeds which are necessary for the purpose of development of the Schedule mentioned property on my behalf before final handover of the building to the Land Owner.

11. To pay and/or to receive refund of the excess amount of fees, if any paid for such development purpose aforesaid in my name and on my behalf.
12. To enter into any agreement for sale in the said building for betterment and benefits of the family with any person or persons or any company as will be required and proper and fit on my behalf in respect of developer's allocation.
13. To enter into, execute, ~~resign~~ contract with any person/ persons, firms or Company or corporation for and/or to modify and cancel and/or registration of all or any documents, instruments, power, development agreement with embodying any terms and conditions as will be required and fit and proper and to receive consideration or deposit therefore and grant valid receipt and discharge therefore on my behalf in respect of area for the developer's allocation only.

14. To sign, execute and/or register all or any documents, instruments, agreement for sale and/or transfer of flat or flats, or portion or portions or entire portion of developer's allocation along with undivided proportionate share of land thereof and also any other portion or portions of the proposed building according to the West Bengal Ownership Apartment Act, 1972 upon the newly constructed building or buildings on the said premises to any person, persons, firms or company and will present such documents, instruments or deeds or conveyance for sale for registration to the District, Sub-Registration Office or Registrar of Assurance, Calcutta and adequate and competent authority such documents, instruments, Sale Deed, Deeds, conveyances on my behalf for developer's allocation.
15. To appear and represent me before all or any judicial administrative revenue or legal authority, authorities, Calcutta Electric Supply Corporation, Colectorate, Insurance Company, Notary Public, Registrar of 1st Classes, Police Station, Police Commissioner, Income Tax Department or any Central or State Govt. Department or State Govt. Department or other public bodies corporation, concerned authority, Rent Controller and/or

Contd....

- any Arbitrator appointed on behalf of me and to make sign, affirm, verify and execute all necessary papers, documents, applications, writ notices petition pleadings and affidavits and submit the same to all or any of the aforesaid Authorities and/or Government offices and/or public bodies and/or Rent Controller and/or Arbitrators and to make all such steps as will be required, necessary proper and fit for the said premises.
16. To make build or erect or construct any multistoried or other building or structure/ structures in or upon any portion of the land or upon the total land, comprised in the said premises and/or to make any alteration and/or addition/ additions in any manner whatsoever will be necessary of the newly constructed building/ buildings thereon or as will be required and proper on my behalf strictly as per the said Development Agreement.
17. For all or any of the purposes aforesaid to appoint Solicitor, Advocates, Pleaders and such appointments and relation from time to time revoke and other again to appoint, reappoint as shall arise and to sign and execute Vokatnamas, Warrant or attorneys and such other papers and documents as will be required and necessary and be expedient on my behalf.

Contd....

18. To sign, execute, affirm, verify, present and file all application, petitions, complaints, written statements, Memo of Appeals, Affidavits and tabular statements and such other papers and documents or pleadings, necessary and expedient and to be made signed, executed, affirmed, presented or filed or such documents, again to receive back on my behalf.
19. To sign, allow to pay fees, costs, charges and expenses, necessary to be allowed or paid for the said premises aforesaid on my behalf.
20. To sign and execute and/or register all or any document/ documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer in my name and on my behalf in respect of Developer's allocation only.
21. To receive consideration amount from any person/ persons for the said property partly or fully including undivided proportionate impartible share of land in respect of Developer's allocation only.
22. This Power of Attorney is revocable in nature.

AND GENERALLY to do all that is or may be necessary and proper for the aforesaid.

Contd....

AND, I, the said appointer, do hereby agree to ratify and confirm all and whatsoever as aforesaid shall lawfully do or cause to be done the premises by virtue of these presents.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring more or less 20 decimals with 200 Square Feet structure lying and situated within Mouza-Bagnan, comprised in R.S. Dag No. 989 and 982, corresponding to L.R. Dag No. 968 and 961, appertaining to R.S. Khatian No. 1089 corresponding to L.R. Khatian No. 3472, P.S. Bagnan, District-Howrah (out of which 16 Decimals in L.R. Dag No. 968 and 4 Decimals in L.R. Dag No. 961) within the limits of Bagnan Gram Panchayet No. 1. The said is butted and bounded as follows :-

- On the North :** Property of Dag No. 989.
On the South : 12'feet wide Kuncha Rasta.
On the East : Property of Swapan Pandey.
On the West : Ganguli Bari.

(Signature)
 C. R. JADAV

Contd....

IN WITNESS WHEREOF the parties hereto subscribed their hands and seals on the day, month and year written hereinbefore.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES

(1) *Strikanta mabhar*
Howrah court

(2) *S. Manu*
Howrah court

Raja Dolui

RAJA DOLUI
SIGNATURE OF THE EXECUTANT

I hereby accept the Power

NEW MEGHA TOWER
Raja Dolui
RAJA DOLUI
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me:

Rama Mallik

Advocate

Howrah Judges' Court

Enrolment No. F/375/827 of 2012

Computerized by:

Timis Das

Howrah Judges' Court

Major Information of the Deed

Deed No :	I-0501-06985/2017	Date of Registration	31/07/2017
Query No / Year	0501-1000270474/2017	Office where deed is registered	
Query Date	31/07/2017 2:09:28 PM	D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Rana Mallick Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9836553847, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3,000/-	Rs. 82,60,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 050106976/2017		

Land Details :

District: Howrah, P.S:- Bagnan, Gram Panchayat: BAGNAN-I, Mouza: Bagnan

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-989	RS-1089	Bastu	Bastu	16 Dec	1,000/-	65,60,000/-	Width of Approach Road: 12 Ft.,
L2	RS-982	RS-1089	Bastu	Bastu	4 Dec	1,000/-	16,40,000/-	Width of Approach Road: 12 Ft.,
TOTAL :					20Dec	2,000 /-	82,00,000 /-	
Grand Total :					20Dec	2,000 /-	82,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1,000 /-	60,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fringerprint	Signature
1	Mr Raja Dolui (Presentant) Son of Mr Mohan Dolui Executed by: Self, Date of Execution: 31/07/2017 , Admitted by: Self, Date of Admission: 31/07/2017 ,Place : Office			
		31/07/2017	LTI 31/07/2017	31/07/2017

156/A/66, B.T Road., P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADTPD4672K, Status :Individual, Executed by: Self, Date of Execution: 31/07/2017 , Admitted by: Self, Date of Admission: 31/07/2017 ,Place : Office

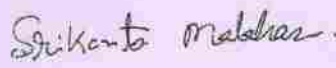
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	New Megha Tower 156/A/66, B.T Road., P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108 , PAN No.:: ADTPD4672K, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Raja Dolui Son of Mr Mohan Dolui Date of Execution - 31/07/2017, , Admitted by: Self, Date of Admission: 31/07/2017, Place of Admission of Execution: Office			 RAJADOLUI
		Jul 31 2017 2:21PM	LTI 31/07/2017	31/07/2017
156/A/66, B.T Road., P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADTPD4672K Status : Representative, Representative of : New Megha Tower (as proprietor)				

Identifier Details :

Name & address	
Mr Srikanta Malakar Son of Mr A Malakar Howrah Court, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Raja Dolui, Mr Raja Dolui	31/07/2017
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Raja Dolui	New Megha Tower-16 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Raja Dolui	New Megha Tower-4 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Raja Dolui	New Megha Tower-200.00000000 Sq Ft

Endorsement For Deed Number : I - 050106985 / 2017

On 31-07-2017

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.

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

Presented for registration at 14:13 hrs on 31-07-2017, at the Office of the D.S.R. HOWRAH by Mr Raja Dolui, Executant.

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 82,60,000/-

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

Execution is admitted on 31/07/2017 by Mr Raja Dolui, Son of Mr Mohan Dolui, 156/A/66, B.T Road., P.O: I S I, Thana Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by Profession Business Indetified by Mr Srikanta Malakar, , , Son of Mr A Malakar, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-07-2017 by Mr Raja Dolui, proprietor, New Megha Tower, 156/A/66, B.T Road., P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108

Indetified by Mr Srikanta Malakar, , , Son of Mr A Malakar, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3188, Amount: Rs.50/-, Date of Purchase: 28/07/2017, Vendor name: S Mayur

Tapas Dutta

Tapas Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
Howrah, West Bengal

NEW MEGHA TOWER

Rajsa

Proprietor

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0501-2017, Page from 183014 to 183039
being No 050106985 for the year 2017.



Digitally signed by TAPAS DUTTA
Date: 2017.07.31 16:24:17 +05:30
Reason: Digital Signing of Deed.

Tapas Dutta

(Tapas Dutta) 31-07-2017 16:24:14
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. HOWRAH
West Bengal.

NEW MEGHA TOWER

Rajal

Proprietor

(This document is digitally signed.)