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I-02744 (02744)



पश्चिम बंगाल WEST BENGAL

R 776058

I certify that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document

[Signature]
Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas

DEVELOPMENT
POWER OF ATTORNEY

10 MAR 2014

1. Date: 17th February 2014
2. Place: Kolkata
3. Parties:
 - 3.1 **Mihir Kumar Mondal**, son of Sudhangshu Kumar Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Reckjoyani, Kajjalpara, Police Station Rajarhat, District North 24 Parganas.
 - 3.2 **Partha Sarathi Tikari**, son of Gobinda Lal Tikari by faith - Hindu, by occupation - Service, by nationality - Indian, residing at Reckjoyani, Kajjalpara, Police Station Rajarhat, District North 24 Parganas.
(collectively Grantors)

Mihir Kumar Mondal

Parthasarathi Tikari

নম্বর : 2296
সম ও তারিখ : 17-12-13
ক্রেতার নাম : Realtech Myanmar Pvt Ltd.
ঠিকানা : T-68, T-M Road, Kot-157,
মূল্য : 1 Cr 10 L
ডেতার : [Signature]

ব্যাংক : উদয় ২৪ পরগণা
তারিখ : 09 DEC 2013
মোট টাকার পরিমাণ : RS 18 0000
ক্রেতারি ব্যাংক :
ক্রেতারি : শ্রী সফট বোস

Sh Nalin

Shishu



Additional District Sub-Registrar
Rajshahi New Town, North 24 Parganas

17 FEB 2014

[Signature]
Nalin Paul
8/0 Subhas Ch. Paul
T-68 Teforin Main Rd
Kolkata - 700157

Additional District Sub-Registrar
Rajshahi New Town, North 24 Parganas
10 MAR 2014

And

- 3.3 **Shishir Gupta**, son of Late Shree Bhagwan Gupta, of 16, Amherst Row, Kolkata-700009, Police Station Amherst Street.
- 3.4 **Sk. Nasir**, son of Late Sk. Rashid, of Hatiara Paschimpara, Post Office Hatiara, Kolkata-700157, Police Station New Town (collectively Attorneys).

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:

4. - Background

- 4.1 **Ownership of the Grantors:** The Grantors are the recorded owners of land measuring undivided *Dokan* land measuring 1 (one) decimal equivalent to 9 (nine) Chittack, more or less, out of 2 (two) decimal, comprised in R.S./L.R. *Dag* No. 370, recorded in R. S. *Khatian* No. 1842 corresponding to L. R. *Khatian* No. 558, *Mouza* Reckjoyani, J.L. No. 13, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)], within Rajarhat-Bishnupur 1 No. Gram *Panchayat (RBGP-I)*, District North 24 Parganas, all morefully and collectively described in the **Schedule** below (collectively **Said Property**) and delineated on the **Plan** attached hereto and bordered in colour **Green** thereon.
- 4.2 **Reason for Granting of Powers:** It is not possible for the Grantors to take the steps necessary for mutation, amalgamation, ULC clearance, conversion, sanction of plans and to be present at all times before the Authorities to sign, execute and deliver agreements, conveyances and other instruments for selling the newly constructed area/flats/shops/car parking spaces and other spaces on the Said Property and hence the Grantors is desirous of granting the following powers and authorities to the Attorney in relation to causing mutation in the name of the Grantors, conversion, ULC clearance, sanction of plans and accordingly the Grantors are granting certain powers and authorities in respect thereof to the Attorney, by this Power of Attorney.
- 4.3 **Development Agreement:** The Grantors have entered into a development agreement dated 17th February 2014 (Said **Development Agreement**), registered in the Office of the Additional District Sub-Registrar at Rajarhat, Being No. **02743** for the year 2014, with **Realtech Nirman Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at T-68, Tegharia Main Road, Police Station Baguiati, Kolkata-700157 (Developer) for development of the Said Property by constructing of new residential-commercial buildings (**Project**) in the manner and on the terms and conditions contained in the Said Development Agreement.
- 4.4 **Powers Pursuant to Said Development Agreement:** The Said Development Agreement further provides that the Grantors shall grant all powers and authorities to the Developer and/or its assigns, nominees, legal representatives for doing all things needful for development of the Said Property by construction of new residential-commercial building and sale of the constructed area of new residential-commercial building. The Developer

Shishir Kumar Mandal

Parthasarathi Sinari

Sh Nalin
10/3/14

Shibankar Saha
10/3/14



Shibankar Saha
S/o - Sarajit Saha
T-68, Teghoria Main Road
KOL-152

Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas

17 FEB 2014

has nominated the Attorneys to receive the powers and authorities in terms of the Said Development Agreement. Hence, the Grantors are granting the following powers and authorities to the Attorneys, either to act jointly or severally.

5. **Subject Matter of Power of Attorney**

- 5.1 **B.L & L.R.O Mutation:** Powers and authorities to obtain mutation from the office of B.L & L.R.O, with respect to the Said Property in the names of the Grantors.
- 5.4 **Panchayat Mutation:** Powers and authorities to obtain mutation from Rajarhat-Bishnupur 1 No. Gram *Panchayat* with respect to the Said Property in the names of the Grantors.
- 5.5 **Amalgamation:** Powers and authorities to amalgamate Said Property in the names of the Grantors.
- 5.6 **ULC Clearance:** Powers and authorities to obtain ULC clearance in the names of the Grantors.
- 5.7 **Conversion:** Powers and authorities to cause conversion of the Said Property.
- 5.8 **Sanction of Building Plans:** Powers and authorities for causing sanction of the building plans and ancillary activities relating to the Said Property.
- 5.9 **Construction of New Buildings:** Powers and authorities for construction of new residential cum commercial building on the Said Property in terms of the Said Development Agreement.
- 5.10 **Sale:** Powers and authorities for sale of the Project as defined in the Said Development Agreement.

6. **Appointment**

- 6.1 **Hereby Made:** The Grantors hereby irrevocably nominate, constitute and appoint the Attorneys as the lawful attorneys of the Grantors, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Grantors.

7. **Powers and Authorities**

- 7.1 **Mutation:** To take all necessary steps and to sign all papers, documents as to be required for obtaining mutation in the name of the Grantors from the office of B.L. & L.R.O and from the Rajarhat-Bishnupur 1 No. Gram *Panchayat* and to pay fees, costs and charges for that purpose.
- 7.2 **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for amalgamation of the various plots comprising in the Said Property into one property in the name of the Grantors and to pay fees, costs and charges for that purpose.
- 7.3 **Regulatory Clearances:** To apply for and obtain requisite clearances, including but not limited to the clearance under the Urban Land (Ceiling &

Mihir Kumar Mandal
Parthasarathi Sircari



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

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- Regulations) Act, 1976 in the name of the Grantors and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.4 **Conversion:** To take all necessary steps and to sign all papers, documents as to be required and to apply for conversion of the nature of the Said Property and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.5 **Sanction of Building Plans:** To cause the building plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/modified/altered/revision/re-validated by the planning authorities and to pay fees, costs and charges for such sanction/ modification/alteration/revision/ re-validation and upon completion of work, to obtain drainage connection, water connection and certificates from the planning authorities.
- 7.6 **Raising of Funds:** To mortgage the Said Property either in part or in full to obtain construction loan against the Said Property, strictly for the purpose of raising fund for successfully completion of the Project, as mentioned in the Said Development Agreement.
- 7.7 **Dealing with Authorities:** To deal with all authorities including but not limited to the B.L & L.R.O office, Rajarhat-Bishnupur 1 No. Gram *Panchayat* and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, as to be required for amalgamating the Said Property, obtaining regulatory clearances from ULC department, sanction/modification /alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate of the Rajarhat-Bishnupur 1 No. Gram *Panchayat* and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard.
- 7.8 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
- 7.9 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, for and in connection with amalgamation of the Said Property, obtaining regulatory clearances from ULC department, conversion, sanction/modification/alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate with regard to the change of nature of the Said Property and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.10 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein.

Mimic Kumar Mandal
Parthasarathi Sikari



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- 7.11 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of new residential cum commercial building/s on the Said Property.
- 7.12 **Demolition and Construction:** To demolish the existing buildings and structures on the Said Property and to construct temporary sheds and godowns for storage of building materials and running of site office and to construct new residential cum commercial building/s and/or any other structure on the Said Property.
- 7.13 **Contracts for Demolition and Construction:** In relation to such demolition and construction, to sign, execute and register any kind of contracts with any third party on terms and conditions as be deemed fit by the Attorney.
- 7.14 **Negotiation and Sale:** To negotiate for sale and to sell the entirety or any part or portion of the Developer's Allocation (as defined in Clause 12 of the Said Development Agreement) in the Project, on terms and conditions as be deemed fit by the Attorneys and to prepare, sign, execute and deliver agreements and conveyances of that part or portion.
- 7.15 **Receive Payments:** To receive all payments with regard to the sale of the entirety of the Developer's Allocation (as defined in Clause 12 of the Said Development Agreement) in the Project and acknowledge receipt of payments.
- 7.16 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into and executing agreements and conveyances for sale of the Developer's Allocation in the Project.
- 7.17 **Registration and Authentication:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit execution, have registered and obtain original of all agreements and conveyances as aforesaid.
- 7.18 **Legal Proceedings:** To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or with respect to the entirety of the Said Property or in any other matter in which the Grantors are now or may hereafter be interested or concerned and also if thought fit with such intent as aforesaid to compromise, refer to arbitration, abandon, submit to judgement or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, any Tribunals, Land Reform Office, etc and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.
- 7.19 **Outgoings:** To pay all outgoings, including *Panchayat* taxes etc. in respect of the Said Property/Project and to collect receipts thereof.

Mihir Kumar Mandal

Parthasarathi Sircari



Additional District Sub-Registrar
New Town, North 24 Parganas

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8. Ratification

- 8.1 **Hereby Made:** The Grantors hereby ratify and confirm and agree to ratify and confirm all actions of the Attorneys in pursuance of this Power of Attorney.

Schedule
(Said Property)

Land measuring 1 (one) decimal equivalent to 9 (nine) Chittack, more or less, out of 2 (two) decimal, comprised in R.S./L.R. Dag No. 370, recorded in R. S. Khatian No. 1842 corresponding to L. R. Khatian No. 558, Mouza Reckjoyani, J.L. No. 13, Police Station Rajarhat, Additional District Sub-Registration Office Rajarhat [formerly Bidhannagar (Salt Lake City)], within Rajarhat-Bishnupur 1 No. Gram Panchayat (RBGP-I), District North 24 Parganas and delineated on Plan attached hereto and bordered in colour Green thereon and butted and butted and bounded as follows :

- On the North** : By 91 Bus Routs.
On the East : By R.S./L.R. Dag Nos. 357.
On the South : By R.S./L.R. Dag No. 368.
On the West : By R.S./L.R. Dag Nos. 370.

Munir Kumar Mandal

Parthasarathi Sikari



Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas

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9. Execution and Delivery

9.1 In Witness Whereof the Grantors and the Attorneys have executed this Power of Attorney on the above date.

Mihir Kumar Mondal

Mihir Kumar Mondal

Parthasarathi Tikari

Partha Sarathi Tikari

[Grantors]

Accepted:

Sulagna De.
SULAGNA DE
Advocate
High Court, Calcutta

Shishir Gupta

(Shishir Gupta)

Sk Nasir

(Sk. Nasir)

[Attorneys]

Witnesses:

Signature *[Signature]*

Signature _____

Name Mihir Paul

Name _____

Father's Name S. C. Paul

Father's Name _____

Address Tephoria Main Rd
Kolkata - 700037






Address _____



Additional District Sub-Registrar
Pozarhat, New Town, North 24 Parganas

17 FEB 2014

SPECIMEN FORM TEN FINGER PRINTS




Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle	Fore	Thumb
	<i>Nini Kumar Mandal</i>	(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
	<i>Parthasarathi Inari</i>	(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
	<i>Shishu Kumar</i>	(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Additional District Sub-Registrar
Rajshahi New Town, North 24 Parganas

17 FEB 2014

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<p style="font-size: 1.2em; color: blue;">Shwelin</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

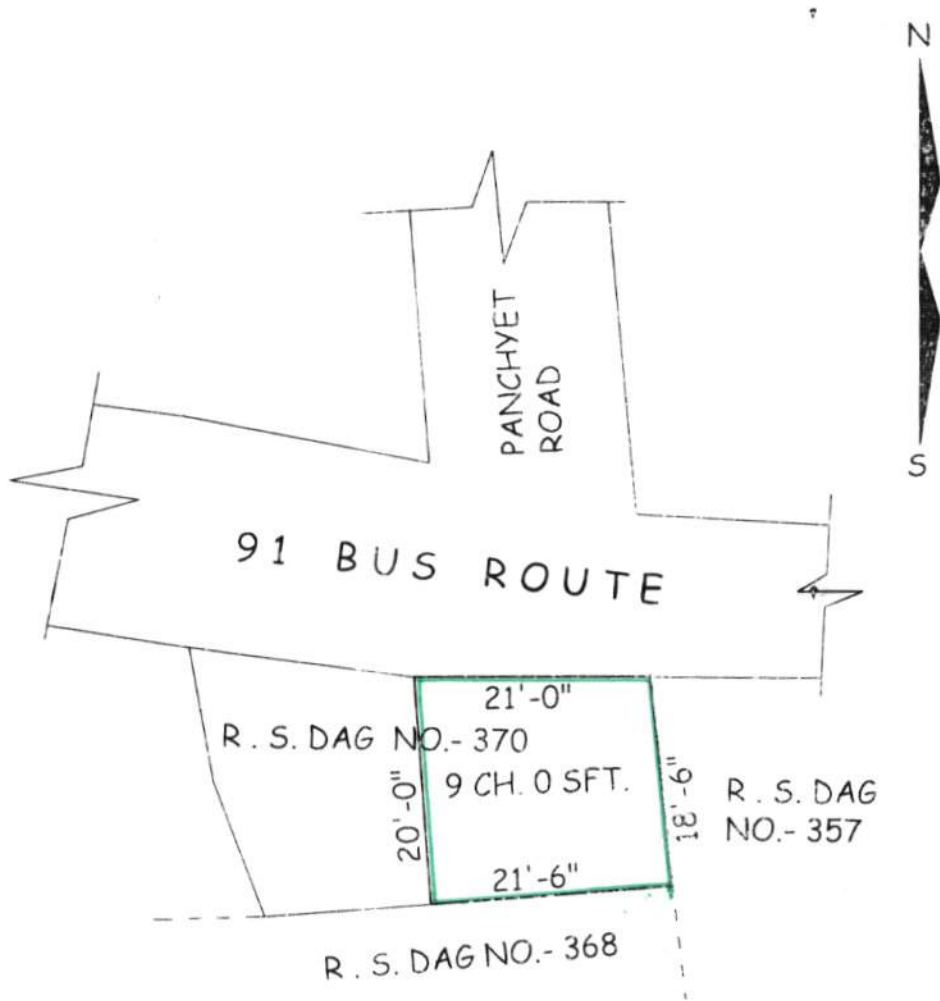


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Rajmahal New Town, North 24 Parganas

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SITE PLAN OF LAND MEASURING 9 CH. R.S./L.R. DAG NO. -370, KHATIAN NO.- 1842,
AT MOUZA - RECKJOANI, J.L. NO.-13, POLICE STATION - RAJARHAT, RAJARHAT
-BISHNUPUR 1NO. GRAM PANCHYET. DIST-NORTH 24 PARGANAS.

SCALE:-N.T.S.



Mihir Kumar Mandal
Parthasarathi Dixari

Shubham
S. K. S. S.

LAND OWNER

DEVELOPER





Additional District Sub-Registrar
Rajmahal New Town, North 24 Parganas

17 FEB 2014

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 01845 / 2014

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Mihir Kumar Mondal Reckjoyani, Kajjalpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India,	 17/02/2014	 LTI 17/02/2014	<i>Mihir Kumar Mondal</i>

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mihir Kumar Mondal Address -Reckjoyani, Kajjalpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India,	Self	 17/02/2014	 LTI 17/02/2014	<i>Mihir Kumar Mondal</i>
2	Partha Sarathi Tikari Address -Reckjoyani, Kajjalpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India,	Self	 17/02/2014	 LTI 17/02/2014	<i>Parthasarathi Tikari</i>

Name of Identifier of above Person(s)

Mintu Paul
T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati,
District:-North 24-Parganas, WEST BENGAL, India, Pin
:-700157

Signature of Identifier with Date

Mintu Paul
17/2/2014

(Signature)
Additional District Sub-Registrar
 (Debasish Dhar)
 New Town, North 24 Parganas
 Additional District Sub-Registrar
 Office of the A.D.S.R. RAJARHAT

17 FEB 2014


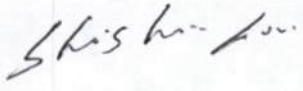





Additional District Sub-Registrar
Rajshahi, New Town, North 24 Parganas

17 FEB 2014

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 01845 / 2014, Deed No. (Book - I , 02744/2014)

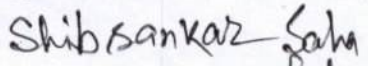
Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shishir Gupta Address -16, Amherst Row, , Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700009	Self		 LTI	
			10/03/2014	10/03/2014	
2	Sk. Nasir Address -Hatiara Paschimpara, Kolkata, Thana:-New Town, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Self		 LTI	
			10/03/2014	10/03/2014	

Name of Identifier of above Person(s)

Saha
68 Teghoria Main Rd, District:-North 24-Parganas,
WEST BENGAL, India, Pin :-700157

Signature of Identifier with Date


10/3/14



Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas
 (Debasish Dhar)
Additional District Sub-Registrar
 Office of the A.D.S.R. RAJARHAT

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Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

10 MAR 2014



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 02744 of 2014
(Serial No. 01845 of 2014 and Query No. 1523L000003517 of 2014)

On 17/02/2014

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 17/02/2014

(Under Article : ,E = 21/- on 17/02/2014)

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.-2,79,448/-

Certified that the required stamp duty of this document is Rs.- 70 /- 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 12.32 hrs on :17/02/2014, at the Office of the A.D.S.R. RAJARHAT by Mihir Kumar Mondal , one of the Executants.

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

Execution is admitted on 17/02/2014 by

1. Mihir Kumar Mondal, son of Sudhangshu Kumar Mondal , Reckjoyani, Kajjalpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Partha Sarathi Tikari, son of Gobinda Lal Tikari , Reckjoyani, Kajjalpara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Service

Identified By Mintu Paul, son of Subhas Ch Paul, T - 68, Teghoria Main Road, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste: Hindu, By Profession: Service.

(Debasish Dhar)
Additional District Sub-Registrar

On 10/03/2014


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.

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

Execution is admitted on 10/03/2014 by

1. Shishir Gupta, son of Late Shree Bhagwan Gupta , 16, Amherst Row, , Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700009, By Caste Others, By Profession : Business


Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas)
Additional District Sub-Registrar

10/03/2014 15:07:00

10 MAR 2014

EndorsementPage 1 of 2



Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas

UOMR 2021



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas


Endorsement For Deed Number : I - 02744 of 2014
(Serial No. 01845 of 2014 and Query No. 1523L000003517 of 2014)

2. Sk. Nasir, son of Late Sk. Rashid , Hatiara Paschimpara, Kolkata, Thana:-New Town, P.O. :-Hatiara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste Muslim, By Profession : Business

Identified By S Saha, son of S Saha, T -68 Teghoria Main Rd, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar




Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas
(Debasish Dhar)

Additional District Sub-Registrar




Additional District Sub-Registrar
Rajarhat New Town, North 24 Parganas

10 MAR 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 13316 to 13331
being No 02744 for the year 2014.




(Debasish Dhar) 10-March-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal