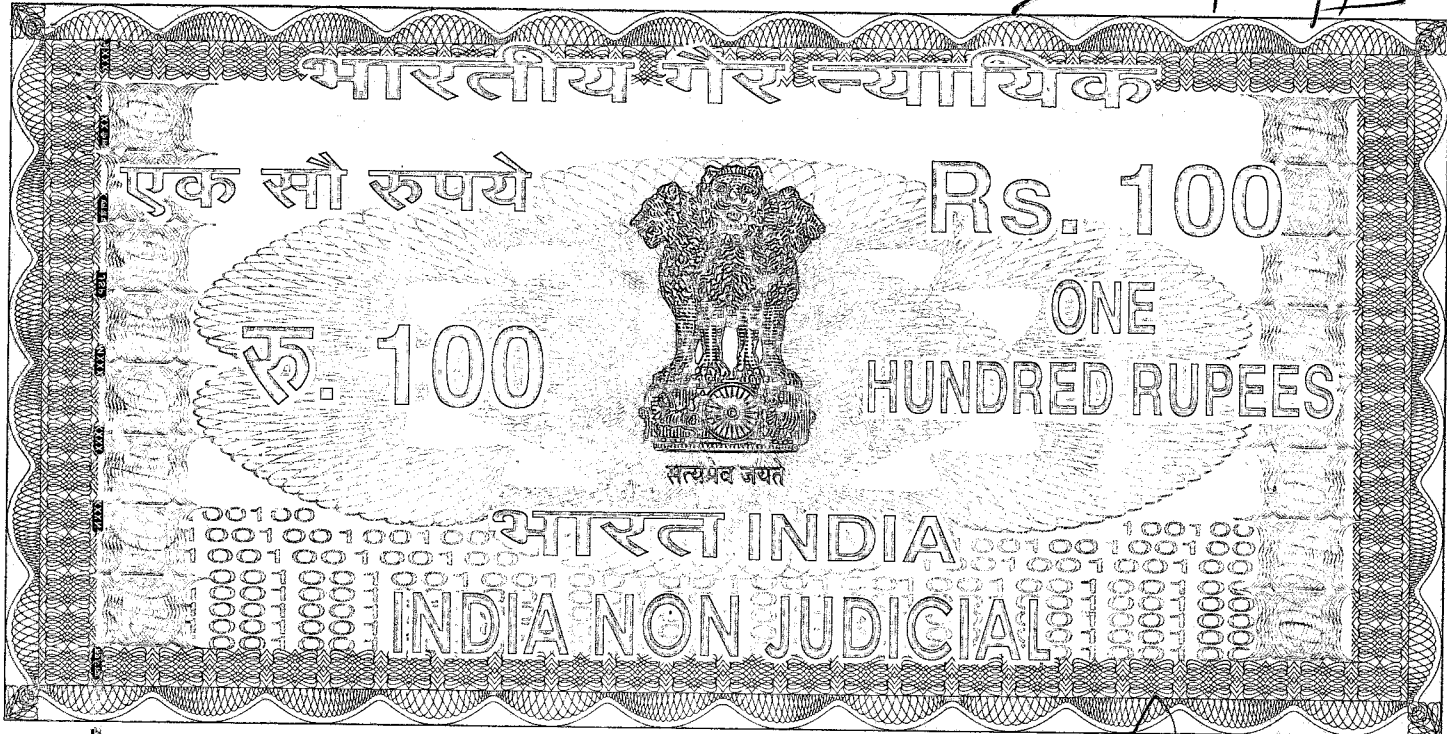


3431

I 3175/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

PC-100 313/13

N 885833

22/03/13
at 8-30 PM

Certified that the documents admitted to registration, the signature sheet and the endorsement sheets attached with the this document are the part of this document

Add. District Sub Registrar
Barrackpore, 24 Fgs (NI)

03 APR 2013

DEVELOPERS' POWER OF ATTORNEY AFTER

REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS WE,

Handwritten initials

84667

19 MAR 2013 19 MAR 2013

SL. NO.....DATE.....
NAME.....
ADD.....
AMT.....

Roy Job Associates Managements Pvt. Co.
30A, Sibersayan, Dae Lora
KOL-6

- Chaya Chaudhury.

22.03.2013



5416

- Chaya Chaudhury.

22.03.2013

Rhash
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



5417

- ~~Kakali Banerjee~~

22/3/2013



- Kakali Banerjee.

22.03.13



5418

- Dilip Kumar Choudhury.

22.3.13

Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas



5419

- Moumita Maji

22/03/013

22 MAR 2013



5420

DATED THIS 22nd DAY OF March, 2013

**SMT. CHAYA CHOWDHURY,
SRI KALLOL KUMAR CHOWDHURY
SMT. KAKALI BANERJEE
SRI DILIP KUMAR CHOWDHURY
SMT. MOUMITA MAJI,
SMT. PURNIMA GANGULY**

... OWNERS

AND

M/S. ROY JOB ASSOCIATES MANagements PVT. LTD.

... DEVELOPERS/PROMOTERS

DEVELOPERS' POWER OF ATTORNEY

KALYAN KUMAR CHOUDHURY

Advocate

**High Court, Calcutta
12, Chowringhee Square
2nd Floor, Esplanade
Andhra Insurance Building
Kolkata-700069**



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

Endorsement For Deed Number : I - 03175 of 2013
(Serial No. 03431 of 2013)

On 22/03/2013

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

Presented for registration at 20.30 hrs on :22/03/2013, at the Private residence by Chaya Chowdhury, one of the Executants.

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

Execution is admitted on 22/03/2013 by

1. Chaya Chowdhury, wife of Lt. Kishore Kumar Chowdhury, Bose Para, Thana:-Khardaha, P.O. :-B D Sopan, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700117, By Caste Hindu, By Profession : House wife
2. Kallol Kumar Chowdhury, son of Lt. Kishore Kumar Chowdhury, Bose Para, Thana:-Khardaha, P.O. :-B D Sopan, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700117, By Caste Hindu, By Profession : Service
3. Kakali Banerjee, daughter of Lt. Kishore Kumar Chowdhury, Bose Para, Thana:-Khardaha, P.O. :-B D Sopan, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700117, By Caste Hindu, By Profession : House wife
4. Dilip Kumar Chowdhury, son of Lt. Krishna Ch. Chowdhury, Bose Para, Thana:-Khardaha, P.O. :-B D Sopan, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700117, By Caste Hindu, By Profession : Retired Person
5. Moumita Maji, wife of Nirjhar Majhi, Bose Para, Thana:-Khardaha, P.O. :-B D Sopan, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700117, By Caste Hindu, By Profession : House wife
6. Purnima Ganguly, wife of Tapan Kumar Ganguly, 520 Dum Dum Road, District:-Kolkata, WEST BENGAL, India, Pin :-700074, By Caste Hindu, By Profession : House wife
7. Rasbehari Roy
Director, M/s Roy Job Associates Managements Pvt. Ltd., 30 A, Sib Narayan Das Lane, District:-Kolkata, WEST BENGAL, India, Pin :-700006.
, By Profession : Service

Identified By Tapan Ganguly, son of Lt. S Ganguly, 520 Dum Dum Road, Thana:-Dum Dum, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

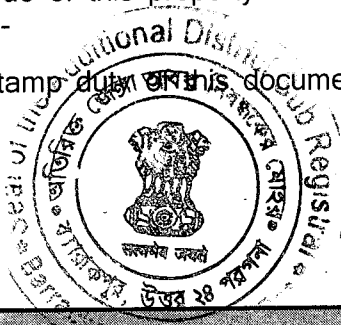
(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 26/03/2013

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.-2,32,22,197/-

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



(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

03/04/2013 18:01:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 03175 of 2013
(Serial No. 03431 of 2013)

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 03/04/2013

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 : 48(g), 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 14.00/-, on 03/04/2013

(Under Article : ,E = 14/- on 03/04/2013)

(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Subhas Chandra Majumdar)
ADDITIONAL DISTRICT SUB-REGISTRAR

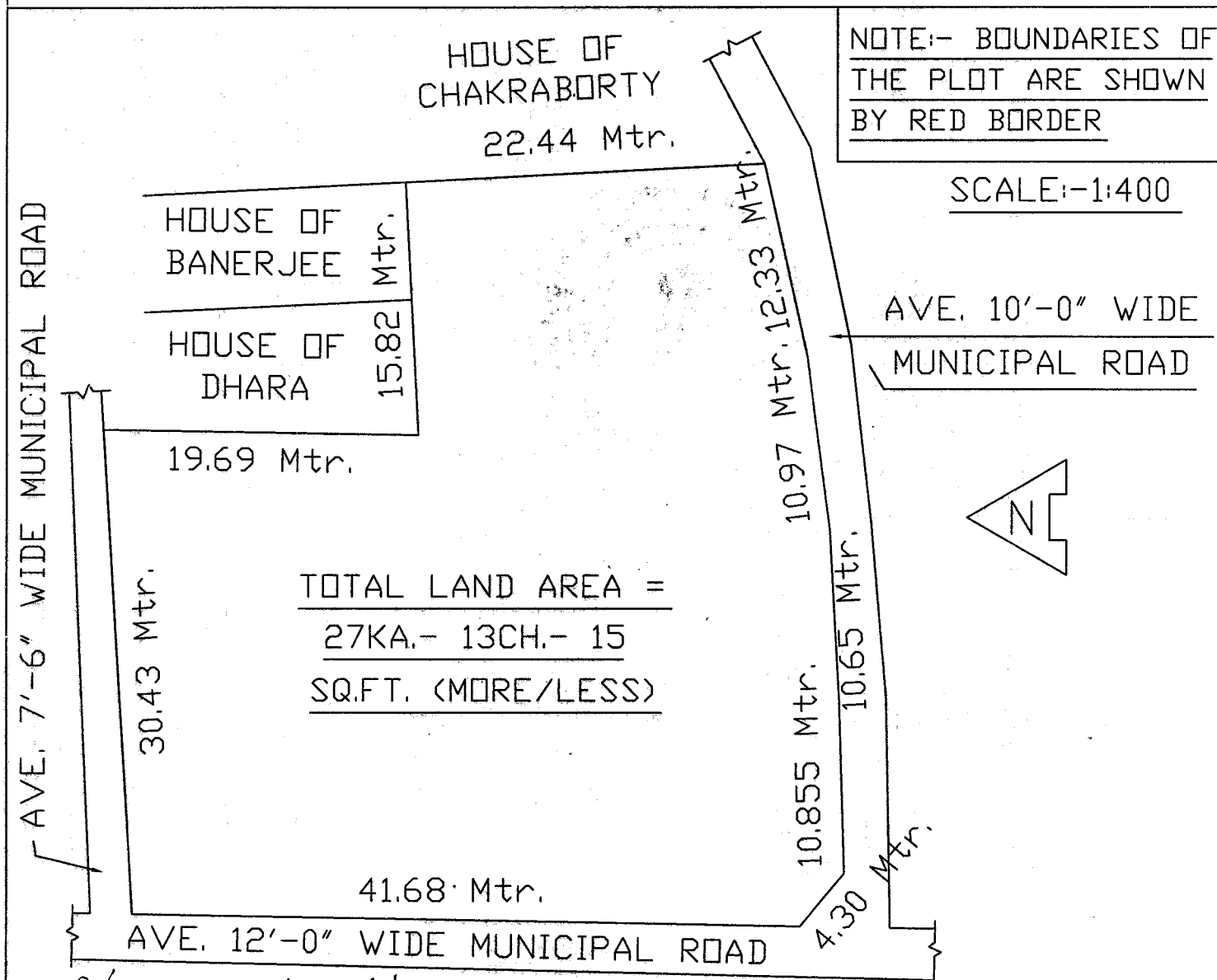
SITE PLAN SHOWS THE LAND AT HOLDING NO.- 118/83, BOSEPARA OF R.S. DAG NO.- 2496 & 2497; L.R. DAG NO.- 2496/3873 & 3869 UNDER KHATIAN NO.- 830; J.L.NO.-2; R.S. NO.- 18; TOUJI NO.- 145, 2998 & 1505; WARD NO.- 14; MOUJA, MUNICIPALITY & P.S.- KHARDAHA; DISTRICT- NORTH 24 PARGANAS.

AREA STATEMENTS:-

LAND AREA AT DAG NO.- 2496 = 22KA.- 2CH.- 22 SQ.FT.

LAND AREA AT DAG NO.- 2497 = 5KA.- 10CH.- 38 SQ.FT.

TOTAL LAND AREA = 27KA.- 13CH.- 15SQ.FT. (MORE OR LESS)



1. Chaya Chandhary
2. ~~Kakali Banerjee~~
3. Kakali Banerjee
4. Dilip Kumar Choudhary
5. Mounita Maji
- 6.

Rusmina Ganguly
SIGNATURES OF OWNERS

SKETCHED BY:-

Susanta De

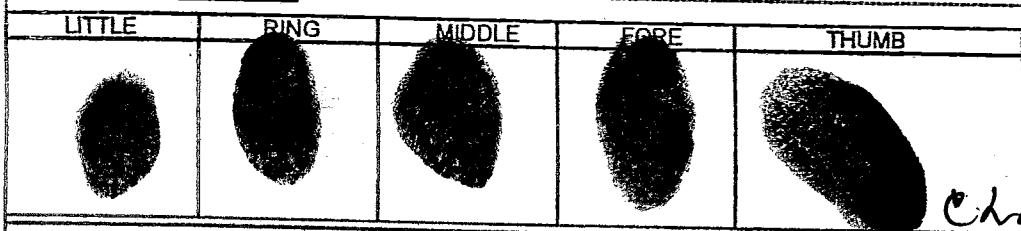
Susanta De

Plan Maker, Estimator and Surveyor
6-25/6, Adarshapally Khardaha
Dist. North 24 Parganas
B. S. Licence No. 11723480
Under Khardaha Municipality



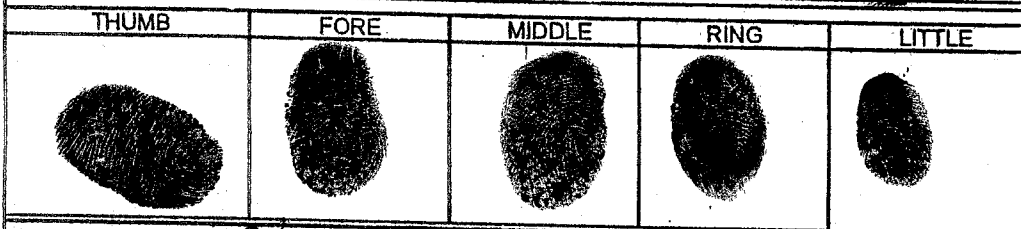
Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

22 MAR 2013



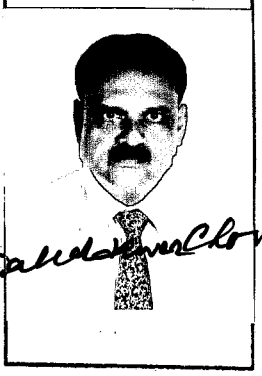
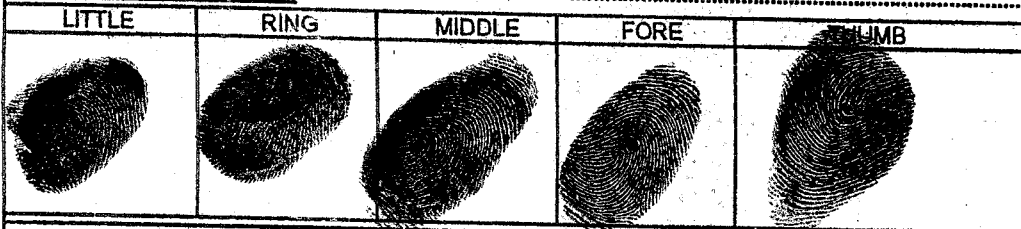
Chaya

RIGHT HAND FINGER PRINT



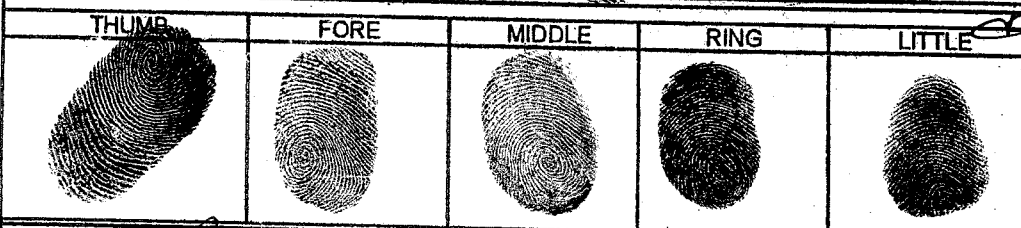
SIGNATURE Chaya Chandhry

LEFT HAND FINGER PRINT NAME.....



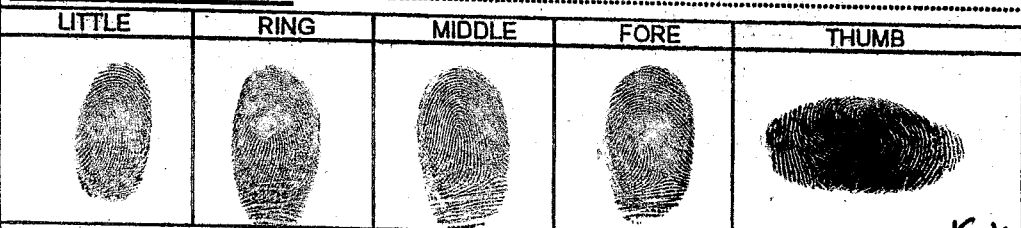
Kaddan Chandhry

RIGHT HAND FINGER PRINT



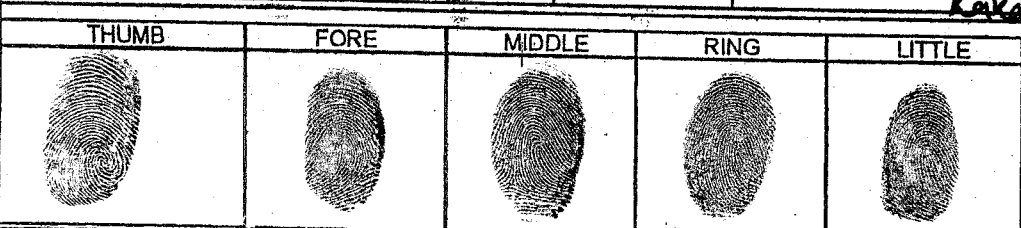
SIGNATURE Kaddan Chandhry

LEFT HAND FINGER PRINT NAME.....



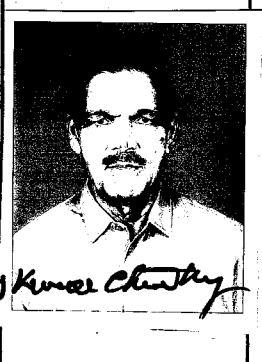
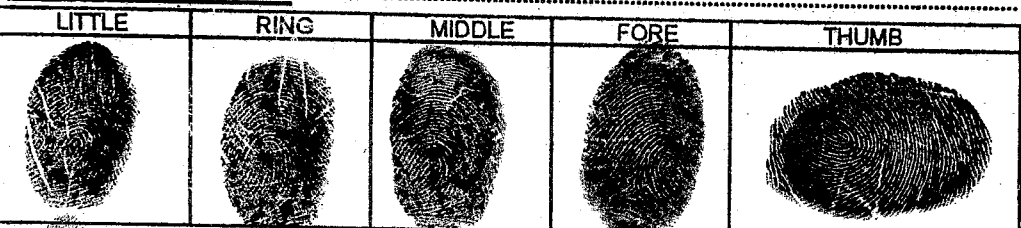
Kakali Banerjee

RIGHT HAND FINGER PRINT



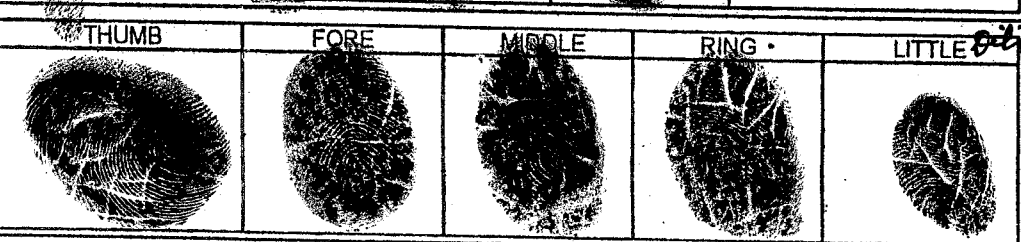
SIGNATURE Kakali Banerjee

LEFT HAND FINGER PRINT NAME.....



Kumar Chaturvedi

RIGHT HAND FINGER PRINT








Kumar Chaturvedi

DISTRICT NORTH 24 PARGANAS

** OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA






STATUS : PRESENTANT

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB
				








RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE
				






SIGNATURE Moumita Maji

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB
				








RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE
				






SIGNATURE Rurnima Ganguly

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB
				



RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE
				

SIGNATURE Rasbehari Roy

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB

Space for photo

(1) **SMT. CHAYA CHOWDHURY, (PAN- N.A.)** wife of Late Kishore Kr. Chowdhury, by occupation- Housewife (widow) by Caste-Hindu,

(2) **SRI KALLOL KUMAR CHOWDHURY, (PAN- ACTPC6966A)** son of Late Kishore Kr. Chowdhury, by occupation- Service, by Caste-Hindu, (3) **SMT. KAKALI BANERJEE, (PAN - BONPB5370Q)** daughter of Late Kishore Kr. Chowdhury, by occupation- Housewife, by Caste-Hindu, (4) **SRI DILIP KUMAR CHOWDHURY, (PAN - ACFPC4804M)** son of Late Krishna Ch. Chowdhury, by occupation- Retired, by Caste-Hindu, all residing at "**KARUNAKUTIR**" Bose Para, P.O. & P.S.- Khardah, Dist.- 24 Parganas (North), Kolkata- 700 117. (5) **SMT. MOUMITA MAJI, (PAN- BKXPM9275R)**, wife of Dr. Nirjhar Majhi, by occupation- Housewife, by caste- Hindu, residing at "Doctor's quarters, Raghunathpur (New Buildings) Sub Divisional Hospital, Dist.- Purulia, PIN- 723133. (6) **SMT. PURNIMA GANGULY, (PAN - BBPPG0179M)**, wife of Sri Tapan Kr. Ganguly, by occupation- Housewife, by caste- Hindu, residing at 520, Dum Dum Road, (Surer Math) "**SWAPANDIP APARTMENT**", Kolkata- 700 074, hereinafter called and referred to as the **JOINT OWNERS** (which expression shall unless and excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators legal representatives and assigns) of the **ONE PART.**



- Purnima Ganguly

22-3-2013

5421

ROY JOB ASSOCIATES MANagements PVT. LTD.



- Rosbehani Roy
Director

5422



Tapan Ganguly

22.03.2013

Shri Late Shilpa Devi Ganguly

520, Dm-Dm Rd. Saran Moha

Kol. 700014

P.O. Dm Dm

P.S. Dm Dm.

Ex Bank Manager

S.P.-1. (Retiree)

Addl. Dist. Sub-Registrar
Barrackpore, North 24 Parganas

22 MAR 2013

AND

M/S. ROY JOB ASSOCIATES MANagements PVT. LTD. (PAN - AAECR7946K) a Company having its Regd. Office at 30A, Sibnarayan Das lane, Kolkata- 700 006, represented by its Director Sri Rasbehari Roy (PAN-AGDPR0279F), son of Late Satyakinkar Roy, residing at 68, Vivekananda Road, 3rd Floor, P.O. Beadon Street, P.S. Girish Park, Kolkata- 700006, hereinafter called the **DEVELOPERS/ PROMOTERS** as our true, authorized and lawful Attorneys for our in our name, on our behalf (which expression shall unless and excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators legal representatives and assigns) of the **OTHER PART.**

WHEREAS we are the absolute **'JOINT OWNERS'** of **ALL THAT** piece and parcel demarcated plot of Bastu land measuring 45.93 decimal i.e. 27 Cottahs 13 Chittacks 15 sq. ft. (out of which in R.S. Dag No.2496=36.56 decimal i.e. 22 Cottahs 2 Chittacks 22 sq. ft. and R.S. Dag No.2497 = 9.37 decimal i.e. 5 Cottahs 10 Chittacks, 38 sq. ft.) i.e. **total area = 27 Cottahs, 13 Chittacks, 15 sq.ft.** be the same a little more or less, with 2000 Sq. ft. pucca Two stoired building (1000 sq. ft. each floor) be the same a little more or less lying and situated at Mouza-Khardah, J.L. No.2, Re. Sa. No.18, Touzi No.145, 2998, 1505, in R.S. Dag No.2496 and 2497 now L.R. Dag No.2796/3873 and 3869 under L.R. Khatian No.830

respectively under S.R. Barrackpur, within the limit of Khardah Municipality having holding No.118/83 at Bose Para, Ward No.14, P.O. - B.D. Sopan and P.S.- Khardah, District- North 24 Parganas, Kolkata - 700117, West Bengal, morefully and particularly described in the Schedule hereinafter written, hereinafter called and known as the "Said Premises".

AND WHEREAS, we, the **CO- OWNERS** entered into a Registered Development Agreement in respect of the aforesaid land and morefully and particularly described in the Schedule hereinafter written, with the said **DEVELOPERS/ PROMOTERS/ ATTORNEY HOLDERS** of **M/S. ROY JOB ASSOCIATES MANAGERMENTS PVT. LTD.** having its Registered Office at 30A, Sibnarayan Das.lane, Kolkata- 700 006, The said Development Agreement is registered on this 03rd day of April, 2013 in the office of the A.D.S.R. Barrackpore, North-24 Parganas and recorded in Deed No. 3174 for the year 2013.

AND WHEREAS referred to the above Registered Agreement for Development, and for smooth development work, we, the Co-owners appointing the **SAID ATTORNEY HOLDERS** as our true authorized and lawful attorneys for our names and on our behalf and to exercise, execute and perform all and every/any of the acts, deeds, matters and things, registered etc. as mentioned hereinafter appearing.

1. To appear and represent before the authorities of Khardah Municipalities, CESC Ltd./W.B.S.E.D.C.L., All Statutory Tax Departments like Income Tax, Sales Tax, Service Tax and Etc. under the Town and Country Planning Act, Airport Authority of India, Railway Authority, Additional Registrar of Assurances- II, Kolkata, District Registrar, Additional District Sub-Registrar and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of Flats/Car Parking/Garage spaces of Developers' Allocation.
2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/ or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said both the Attorneys may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.



4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before Khardah Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf when the same will become due and payable.
6. To enter into any Agreement for Sale, Memorandum of Understanding and/or to execute deed of amalgamation with neighbors' plot of land of the schedule property and/or any other instruments and deeds and documents in respect of sale of Flat/s, unit and/or Car parking spaces within Developers' Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending purchaser/s from the financial concern by depositing and mortgaging flat/flats/car parking/garages etc from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, and/or car parking spaces in the said new

building/s in favour of the intending purchaser/s relating to Developers' Allocation as per said Registered Agreement for Development.

7. To receive the consideration money in cash or by cheque/draft from the intending purchaser/s for booking of flat/s, shops, garages or unit of car parking spaces, office spaces relating to Developers' Allocation and to grant receipts thereof and to give full discharge to the purchase/s as our lawful representatives.

8. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement/contract for sale of flats, shops, garages, car parking spaces, office spaces and etc, if any, within the Developers' Allocation.

9. To instruct the Advocate/s or Lawyer/s for preparing and/or drafting such agreements, instruments, deeds and documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of flats/units and car parking spaces in the said building/s relating to Developers' Allocation in our said premises.

10. To Commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of




the matter concerning in our said premises or any part or portion thereof.

11. To sign, declare and/or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That my Attorneys will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreement for Sale / Deeds of Conveyance in favour of any intending purchaser/s according to the condition mentioned in the aforesaid Registered Agreement for Development on behalf of us.

13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the Registered Development Agreement.

 14. The Attorneys/Developers' will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the Schedule of the said Registered Agreement for Development.

15. That Attorneys/Developers' have given power to choose/select any name/s of the above said building / project as per their own choice in due course of time.

For all or any of the purposes arising out of the Registered Agreement for Development and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereof.

AND GENERALLY to act as our Attorneys in relation to all matters touching our said property and on our behalf to do all instruments, acts, matters, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorneys appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Agreement for Development.

THE SCHEDULE ABOVE REFERRED TO**(Description of land and building)**

ALL THAT piece and parcel demarcated plot of Bastu land measuring 45.93 decimal i.e. 27 Cottahs 13 Chittacks 15 sq. ft. (out of which in R.S. Dag No.2496=36.56 decimal i.e. 22 Cottahs 2 Chittacks 22 sq. ft. and R.S. Dag No.2497 = 9.37 decimal i.e. 5 Cottahs 10 Chittacks, 38 sq. ft.) i.e. **total area = 27 Cottahs, 13 Chittacks, 15 sq.ft.** be the same a little more or less, with 2000 Sq. ft. pucca Two stoired building (1000 sq. ft. each floor) be the same a little more or less lying and situated at Mouza-Khardah, J.L. No.2, Re. Sa. No.18, Touzi No.145, 2998, 1505, in R.S. Dag No.2496 and 2497 now L.R. Dag No.2796/3873 and 3869 under L.R. Khatian No.830 respectively under S.R. Barrackpur, within the limit of Khardah Municipality having holding No.118/83 at Bose Para, Ward No.14, P.O. – B.D. Sopan and P.S.- Khardah, District- North 24 Parganas, Kolkata – 700117, West Bengal, which is butted & bounded as follows :-

- ON THE NORTH** : Average 7½ feet wide Municipal Road.
And House of Gopal Banerjee and Netai Dhara.
- ON THE SOUTH** : Average 10 feet wide Municipal Road.
- ON THE EAST** : House of Chakraborty Families.
- ON THE WEST** : Average 12 feet wide Municipal Road.

Whe

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

22nd, March, 2013.

SIGNED, SEALED AND DELIVERED by the Parties at Kolkata in the presence of:

WITNESSES :

1. Nishan Maji
3, Ramkrishna Road
Ranisagan (North)
Burdwan - 713101

1) Chaya Choudhury
SMT. CHAYA CHOWDHURY,

2) Kalol Kumar Chowdhury
SRI KALLOL KUMAR CHOWDHURY

2. Tapen Ganguly
570, Dm Rd.
Smt. Math.
Cal - 700074

3) Kakali Banerjee
SMT. KAKALI BANERJEE

4) Dilip Kumar Chowdhury
SRI DILIP KUMAR CHOWDHURY

3. Rupam Karimkar
24/9, Akshay Kumar
Mukherjee Road, Kol-90
P.S. - Baranagar

5) Moumita Maji
SMT. MOUMITA MAJI,

6) Purnima Ganguly
SMT. PURNIMA GANGULY

ROY JOB ASSOCIATES MANagements PVT. LI.

Rasbehari Roy
SRI RASBEHARI ROY
FOR M/S. ROY JOB ASSOCIATES Director
MANAGEMENTS PVT. LTD. DEVELOPERS/
PROMOTERS

Drafted by :

Kalyan Kumar Choudhury
Kalyan Kumar Choudhury
Advocate

High Court, Calcutta
12, Chowringhee Square
2nd Floor, Esplanade
Andhra Insurance Building
Kolkata-700069

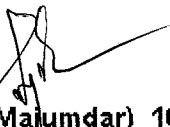
Computer Printed by me :

f. Maji
New Vijaya
10, Old Post Office Street,
Kolkata-700001.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 4910 to 4928
being No 03175 for the year 2013.




(Subhas Chandra Majumdar) 10-April-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARRACKPORE
West Bengal