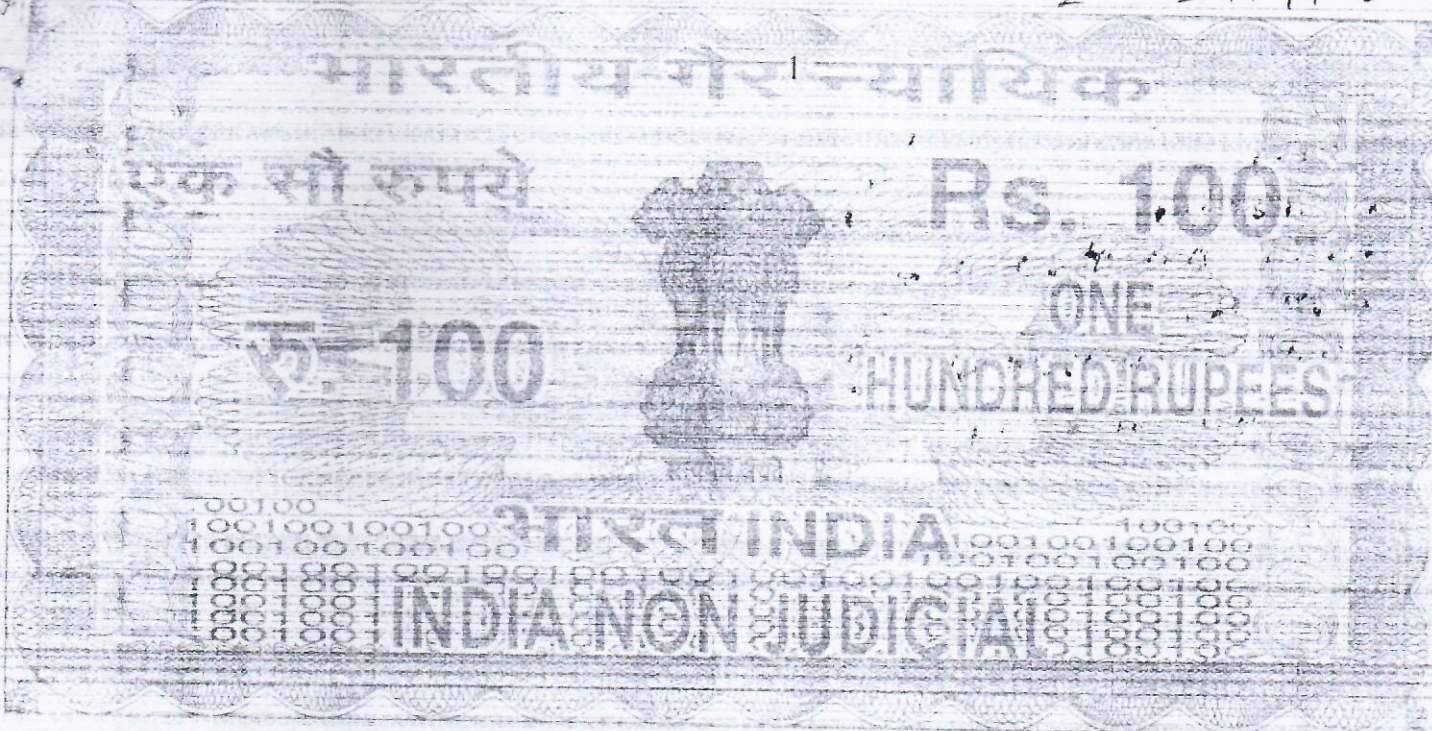


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2-13719/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

10/12/18

31512/18

AA 276264

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

[Handwritten Signature]

Additional District Sub-Registrar
New Town, North 24 Parganas

Puspa Kundu
Dipak Jaiswal
 PAVIKA DEVELOPER
Deebarjita Jaiswal
 Proprietor

10 DEC 2018

DEVELOPMENT POWER OF ATTORNEY
(after Registration of Development Agreement)

This DEVELOPMENT POWER OF ATTORNEY is made on this 10th day of December Two Thousand Eighteen (2018)

Puspa Kundu
Dipak Jaiswal
DEVELOPER
Deepanjali Jaiswal

BE IT KNOWN TO ALL CONCERN THAT we (1) **PUSPA KUNDU** (having PAN : DXBPK6968L) wife of Basudeb Kundu, residing at 40B, H/1/4A, Upendra Chandra Banerjee Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata- 700054, by faith Hindu, by occupation-Housewife, by Nationality Indian and (2) **DIPAK KUMAR JAISWAL** (having PAN : BADPJ7033A) son of Satyanarayan Jaiswal, residing at 124/2, Manicktala Street, P.O. Beadon Street, P.S. Burtola, Kolkata- 700006, by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter jointly referred to as the **PRINCIPALS**, do hereby nominate, constitute and appoint to **PAVIKA DEVELOPER** a sole Proprietorship firm, having its office at 124/2, Manicktala Street, P.O. Beadon Street, P.S. Burtola, Kolkata- 700006, represented by its sole Proprietor – **DEEPANJALI JAISWAL** (having PAN : AOKPJ8236R), wife of Dipak Kumar Jaiswal resident of 124/2, Manicktala Street, P.O. Beadon Street, P.S. Burtola, Kolkata- 700006, by faith Hindu, by occupation- Business, by Nationality- Indian, hereinafter called and referred to as the **ATTORNEY** on our behalf.

WHEREAS :

A) We the Principals herein are the joint owners of rayati dakhali swattiya **bastu** land admeasuring an area of **4 (four) Cottahs 0(Zero) Chittack 23.97 (twenty three point ninety seven) square feet** comprised in C. S. Dag No. 71 corresponding to **R.S. & L.R. Dag No. 83 (eighty**

Puspa Kumar

Pipak Jais

DEVELOP

Debanjali

three) under C.S. Khatian No. 1029 corresponding to R.S. Khatian No. 819, L.R. Khatian No. 350 & 344 at present **L.R. Khatian Nos. 13130 & 16212**, land lying and situated at Mouza- **HATIARA**, J.L. No. 14, R.S. No. 188, Touzi No. 169, within the local limits of Rajarhat Gopalpur Municipality, Ward No. 10, at present Bidhannagar Municipal Corporation, Ward No. 12, within the jurisdiction of Rajarhat Police Station, at present New Town Police Station, together with all easement rights of the same in the District North 24 Parganas (hereinafter called as the said **land**) by virtue of purchase and thereafter own L.R. Record of rights being L.R. Khatian Nos. **13130 & 16212**.

B) With a view to develop the said land by raising construction of a G+3 storied building, we as land owners herein approached to the present Developer for such construction of the said proposed building where the Developer has agreed to construct the same and in this connection, we have executed and registered one '**Development Agreement**' registered at the office of the Addl. District Sub-Registrar Rajarhat New Town and recorded in Book No. I, Being No. 152313697, on 10-12-2018.

C) In the said Development Agreement mentioned therein that the we the Principals herein as land owners will be entitled to get 35% (thirty five percent) constructed areas from the said Developer who is the Attorney herein and the Developer will be entitled to get the remaining 65% (sixty five percent) constructed areas.

Puspa Kumar

Pustar Kanda

Dipak Jain

DEEPA

DeeBanyali Jain

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:
(Description of property hereby powered by the Principals herein)

ALL THAT 65% (sixty five percent) constructed areas of the flats/units together with proportionate undivided interest or share on the land along with all proportionate rights on all common areas, amenities and facilities of the said building to be constructed on the land admeasuring an area of **4 (four) Cottahs 0(Zero) Chittack 23.97 (twenty three point ninety seven) square feet** comprised in C. S. Dag No. 71 corresponding to **R.S. & L.R. Dag No. 83 (eighty three)** under C.S. Khatian No. 1029 corresponding to R.S. Khatian No. 819, L.R. Khatian No. 350 & 344 at present **L.R. Khatian Nos. 13130 & 16212**, land lying and situated at Mouza- **HATIARA**, J.L. No. 14, R.S. No. 188, Touzi No. 169, within the local limits of Rajarhat Gopalpur Municipality, Ward No. 10, at present Bidhannagar Municipal Corporation, Ward No. 12, within the jurisdiction of Rajarhat Police Station, at present New Town Police Station, local area /road - Barabagan (Hatiara), together with all easement rights of the said land, under Addl. District Sub-Registrar Office Rajarhat New Town, District North 24 Parganas.

It is clearly stated that we the Principals hereby giving power in respect of the said land admeasuring an area of **4 (four) Cottahs 0(Zero) Chittack 23.97 (twenty three point ninety seven) square feet** for construction of the said G+3 storied building together with rights to sell, convey and transfer of **65% (sixty five percent) constructed areas** (except LAND OWNERS or OUR 35% constructed areas/portion) to be constructed on the said land unto and in favour of the Attorney herein.

IN WITNESS WHEREOF we the Principals herein have set and subscribed our respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the Principals & Attorney at Kolkata
in Presence of:

Puspa Kunder
Dipak Jaiswal

1. Sudipta Kunder
40/B/11/4/A, J.C.B. Road
KOL-54

SIGNATURE OF PRINCIPALS

2. Narmal Paul
Sukantapally, Heliara
KOL-157
P.S. New-Town.

RAVIKA DEVELOPER

Deebanjali Jaiswal
Proprietor

Power Accepted by :

Signature of the Attorney

Drafted by :

Shaikh Selim Ali
(SHAIKH SELIM ALI)

Advocate

Enrol. No. : F/1131/978/2016

Judges' Court, Barasat, 24 Parganas (N)

Composed by:

Rahamat Shaikh
(Rahamat Shaikh)

Typists' Association Room

A D.S.R. Office - Bidhannagar Kolkata-91

Major Information of the Deed


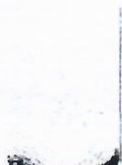
Deed No :	I-1523-13719/2018	Date of Registration	10/12/2018
Query No / Year	1523-1000315121/2018	Office where deed is registered	
Query Date	10/12/2018 2:18:11 PM	A.D.S.R. RAJARHAT, District: North 24-Parg	
Applicant Name, Address & Other Details	DIPAK KUMAR JAISWAL 124/2, MANICKTALA STREET, Thana : Burtola, District : Kolkata, WEST BENGAL, 700006, Mobile No. : 7980552623, Status :Seller/Executant		
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. 20/-	Rs. 38,31,630/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152313697/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :


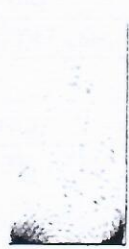

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road Bara Bagan(Hatiara), Mouza: Hatiara

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Deta
L1	LR-83	LR-13130	Bastu	Shali	2 Katha 11.985 Sq Ft	10/-	19,15,815/-	Width of Apprc Road: 8 Ft.,
L2	LR-83	LR-16212	Bastu	Shali	2 Katha 11.985 Sq Ft	10/-	19,15,815/-	Width of Apprc Road: 8 Ft.,
		TOTAL :			6.6549Dec	20 /-	38,31,630 /-	
	Grand Total :				6.6549Dec	20 /-	38,31,630 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	PUSPA KUNDU Wife of BASUDEB KUNDU Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			
	, 40B, H/1/4A, UPENDRA CHANDRA BANERJEE ROAD, P.O:- KANKURGACHI, P.S:- Phulbagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DXBPK6968L, Status :Individual, Executed Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office	10/12/2018	LTI 10/12/2018	10/12/2018










Major Information of the Deed :- I-1523-13719/2018-10/12/2018

2	Name	Photo	Fingerprint	Signature
	DIPAK KUMAR JAISWAL (Presentant) Son of SATYANARAYAN JAISWAL Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office			
		10/12/2018	LTI 10/12/2018	10/12/2018
, 124/2, MANICKTALA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BADPJ7033A, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PAVIKA DEVELOPER 124/2, MANICKTALA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India - 700006 , PAN No.:: AOKPJ8236R, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> DEEPANJALI JAISWAL Wife of DIPAK KUMAR JAISWAL Date of Execution - 10/12/2018, , Admitted by: Self, Date of Admission: 10/12/2018, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Dec 10 2018 4:10PM</td> <td>LTI 10/12/2018</td> <td>10/12/2018</td> </tr> </table>	Name	Photo	Finger Print	Signature	DEEPANJALI JAISWAL Wife of DIPAK KUMAR JAISWAL Date of Execution - 10/12/2018, , Admitted by: Self, Date of Admission: 10/12/2018, Place of Admission of Execution: Office					Dec 10 2018 4:10PM	LTI 10/12/2018	10/12/2018
Name	Photo	Finger Print	Signature										
DEEPANJALI JAISWAL Wife of DIPAK KUMAR JAISWAL Date of Execution - 10/12/2018, , Admitted by: Self, Date of Admission: 10/12/2018, Place of Admission of Execution: Office													
	Dec 10 2018 4:10PM	LTI 10/12/2018	10/12/2018										
, 124/2, MANICKTALA STREET, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN AOKPJ8236R Status : Representative, Representative of : PAVIKA DEVELOPER (as Proprietor)													

Identifier Details :

Name & address	
SUDIPTA KUNDU Son of BASUDEB KUNDU 40B, H/1/4A, UPENDRA CHANDRA BANERJEE ROAD, P.O:- KANKURGACHI, P.S:- Phulbagan, District:-Kolkata Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of PUSF KUNDU, DIPAK KUMAR JAISWAL, DEEPANJALI JAISWAL	
	10/12/2018

Major Information of the Deed :- I-1523-13719/2018-10/12/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PUSPA KUNDU	PAVIKA DEVELOPER-3.32747 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	DIPAK KUMAR JAISWAL	PAVIKA DEVELOPER-3.32747 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Bagan(Hatiara), Mouza: Hatiara

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 83(Corresponding RS Plot No:- 83), LR Khatian No:- 13130	Owner:পুষ্প কুন্ডু, Gurdian:বাসুদেব , Address:নিজ , Classification:শালি, Area:0.03 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 83(Corresponding RS Plot No:- 83), LR Khatian No:- 16212	Owner:দীপক কুমার জয়সোওয়াল, Gurdian:সত্যনারায়ন জয়সোওয়া, Address:সাং- 124/2, মানিকতলা ষ্ট্রীট কোল - 06 , Classification:শালি, Area:0.03 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152313719 / 2018

On 10-12-2018

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:30 hrs on 10-12-2018, at the Office of the A.D.S.R. RAJARHAT by DIPAK KUMAR JAISWAL , one of the Executants.

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 38,31,630/-

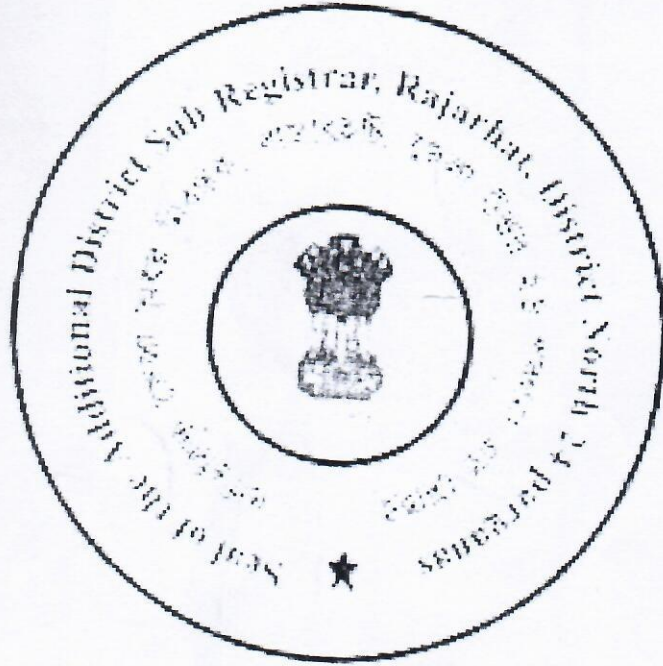
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 10/12/2018 by 1. PUSPA KUNDU, Wife of BASUDEB KUNDU, , 40B, H/1/4A, UPENDRA CHANDRA BANERJEE ROAD, P.O: KANKURGACHI, Thana: Phulbagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 2. DIPAK KUMAR JAISWAL, Son of SATYANARAYAN JAISWAL, , 124/2, MANICKTALA STREET, P.O: BEADON STREET, Thana: Burtola, , Kolkata WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by SUDIPTA KUNDU, , , Son of BASUDEB KUNDU, 40B, H/1/4A, UPENDRA CHANDRA BANERJEE ROAD, P.O: KANKURGACHI, Thana: Phulbagan, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hind profession Others

Major Information of the Deed :- I-1523-13719/2018-10/12/2018

ertificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2018, Page from 454610 to 454628
being No 152313719 for the year 2018.



Digitally signed by Sanjoy Basak
Date: 2018.12.17 14:42:41 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 17-12-2018 2:41:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)