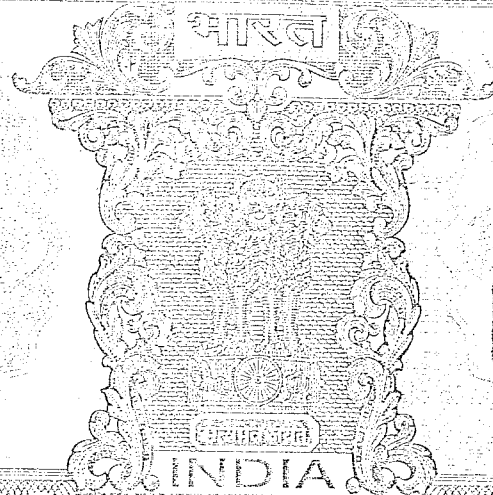


11V) 4230 9780/11

भारतीय रिजिस्ट्रार जनरल

पचास
रुपये
₹.50



FIFTY
RUPEES
RS.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

508
29349/17

A.R.A.
III

501 V 532656

Case no 1478/17

Certified that the Document is admitted in
Registration. The Signature Sheet and the
endorsement sheet attached to this document
are the part of this Document.

[Signature]

Additional Registrar
Assurances III Kolkata

KNOW ALL MEN BY THESE PRESENTS SHALL COME that I ASOIC SINGH
KUMAR BHATTACHARYA, son of Late Ganesh Chandra Bhattacharya
(PAN NO. AVMPB1943H) a citizen of India and at present residing at No.
47, Dr. B. C. Roy Road, P. O. Dakshin Jagaddal, P. S. Sonarpur, District-
24 Parganas (South), Kolkata - 700 151 SEND GREETINGS.

1000
500
250

42408 18 AUG 2017

Sl. No.....Date.....

Name.....

Add.....

AMT..... 50/-

T. C. RAY & CO.
Solicitors & Advocates
6, Old Post Office Street
3rd Floor, Kolkata-700001



SOURITRA CHAN
Licensed Stamp Vender
8/2, K. S. Roy Road, 1

Additional Registrar of
Assurances III Kolkata
22/11/2017

Jasanta
(PRABNATH KR. CHANDRA)
16/2 B. M. Roy Rd.
Kolkata-10

WHWREAS :

- A. I being the Executant, and absolute owner of ALL THAT pieces and parcels of Land comprised in RS Dag No. 3105 corresponding to LR Dag No. 3142 appertaining to LR Khatian No. 1315/1 containing an area of 14 satak be the same a little more or less and Part of RS Dag No. 3106 corresponding to LR Dag No. 3143 appertaining to LR No. 411 containing an area of 24.4 satak out of 77 satak more or less aggregating to 38.4 satak equivalent to 23 cottahs 3 chittacks and 31 sq. ft. more or less and more fully and particularly described and mentioned in the SCHEDULE hereunder written and hereafter referred to as the 'SAID PREMISES'.
- B. In pursuance of my desire for beneficial use and utilization of the said premises by an agreement for development dated 28th April, 2017 registered in the office of ARA-I, Kolkata and registered in Book No. I, being Deed No. 190102454 for the year 2017 and made between myself and Starlite Infracon Pvt. Ltd. and having its Registered Office at No. 116/1/1, Mahatama Gandhi Road, Kolkata - 700 007, P. S. Jorasanko the said Developer has been empowered and authorized to enter into possession of the said premises strictly for the purpose of carrying out demolition, construction of building or buildings comprising of self contained flats, apartments, commercial areas, common areas and car parking spaces after applying for and obtaining sanction of the necessary building plan from the concerned authorities in our name and on our behalf to implement such scheme of development.
- C. In terms of the said scheme of development it is agreed and has become necessary for me to appoint a nominee of the Developer as our constituted attorney to do execute and perform all necessary acts, deeds, things and matters envisaged under the said agreement for development to be performed and observed in our name and on our behalf concerning the said premises.

NOW KNOW YE I Asok Kumar Bhattacharya the sole and absolute owner of the said premises do hereby nominate, constitute, ordain and appoint Mudit Poddar son of Manoj Kumar Poddar (PAN NO. AEKPP0088D) carrying on business under the name and style of Starlite Infracon Pvt. Ltd. and having its Registered Office at No. 116/1/1, Mahatama Gandhi

Road, Kolkata -- 700 007, P. S. Jorasanko who shall be eligible to act as my true and lawful attorney to do, execute and perform the following acts, deeds and things on our behalf that is to say :-

1. To attend the offices of Rajpur Sonarpur Municipality and various other authorities who are empowered to give sanction for construction of a multi-storied building or buildings.
2. To appear and represent me before the concerned authorities including the Rajpur Sonarpur Municipality, Fire Brigade, West Bengal Police, WBSEDCL, the competent authority under the urban land Ceiling & Regulation) Act, 1976 in connection with the sanction of the building plan including its modification and/or alteration.
3. To construct, build and erect building at the said premises as per sanction plan including modification and/or alterations of the building plan from any concerned authority or authorities.
4. To appoint architect, engineer or other person or persons in consultation with the Executants for drafting plans and submission of the same at the Rajpur Sonarpur Municipality or before any other competent authority in order to construct new building on the said property.
5. To file and submit declarations, statements, applications and/or return to the necessary authority or authorities in connection with the matters herein contained.
6. To sign declare and/or affirm any plaint, written statements, petitions, affidavits, verifications, Vakalatnamas, warrant of attorney, Memorandum of appeal or any other documents or papers in any proceedings or in any way connected therewith.
7. For all or any other purposes hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute, modify, cancel, alter, draw applications, returns, confirmations and to present for registration, admit, execution and have registered the aforesaid documents before the District Registrar, Sub-Registrar and executive Magistrate and all other authority or authorities exercising jurisdiction and authority on that behalf in terms of the said development agreement dated 28th April, 2017.

8. To look after control and manage and deal with all my affairs in connection with the said premises.
9. To negotiate on terms for and to agree with any purchaser and/or purchasers at such price which my attorney thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or cancel and/or repudiate the same, only in respect of the Developer's allocation as per terms of the said development agreement including buy back part of the Owner's allocation if any.
10. To receive from the intending purchaser or purchasers for selling of the developer's share of the scheduled property in whole or in part and/or in form of flat/flats with other and to receive earnest money and/or advance or advances from the purchaser or purchasers and also the balance of purchase money and to give good, valid receipt and discharge for the same and to execute and register Deed or Agreement in favour of those purchaser.
11. Upon such receipt as aforesaid to sign, execute and deliver any agreement or agreements, deed or deeds of sale, conveyance or conveyances of any part or whole of the Developer's share of the said premises in favour of such purchaser or purchasers or his/her/their nominee or nominees or assignee or assignees.
12. To sign and execute all other deeds, instruments and assurances which the attorney shall consider necessary and to enter into and/or agree to such covenant and conditions as may be required for fully and effectually conveying the developer's share of the said property either in part or in full.
13. To present any such deed or deeds of sale, agreement, conveyance or other document or documents for registration and to admit execution thereof and receipt of consideration and to admit execution thereof and receipt of consideration before the Additional District Registrar, Additional District Sub-Registrar or District Registrar or Sub Registrar having authority for and to have the said conveyance or conveyances or agreements registered and to do all other acts, deeds and things which the said attorney shall consider necessary for transferring and/or conveying the Developer's share of the said premises.

14. To commence, prosecute, enforce, defend, answer and oppose at the developer's own cost all actions, other legal proceedings and demands, touching any of the matters concerning the said premises or any part thereof including relating to the acquisition and/or requisition in respect of the said premises or any part thereof and if deem fit to compromise, settle, referred to arbitration, 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 the rent control all without jeopardizing the rights, privileges and possible benefit of the Executants.
15. To sign and approve petitions, affidavits, written statements, memo of appeals and all other applications in respect of our said premises before any Court, Tribunal and/or any statutory body at the Developer's own cost.
16. The Attorney shall keep me as the executant suitably informed of all actions taken by him on my behalf by virtue of this Power of Attorney and shall keep the me indemnified from and against all acts done by him and/or his agents or under his instructions.

AND GENERALLY to do, execute and perform all or any other act, matter and thing whatsoever as would be necessary or expedient to be done in connection with the construction of the building or buildings at the said premises and I, being the Executant named above agree to ratify and confirm all and whatsoever acts, deeds and things our said attorney shall lawfully do or caused to be done in and about the said premises.

AND THAT the Executant shall ratify and confirm and agree to ratify and confirm all and whatsoever the said attorney shall do or caused to be done by virtue of the authorities vested in them under these presents.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces and parcels of Land comprised in RS Dag No. 3105 corresponding to LR Dag No. 3142 appertaining to LR Khatian No. 1315/1 containing an area of 14 satak be the same a little more or less and Part of RS Dag No. 3106 corresponding to LR Dag No. 3143 appertaining to LR No. 411 containing an area of 24.4 satak out of 77 satak more or less aggregating to 38.4 satak equivalent to 23 cottahs 3 chittacks and 31 sq. ft. more or less being No. 47, Dr. B. C. Roy Road, P.

O. Dakshin Jagaddal, P. S. Sonarpur, District- 24 Parganas (South),
Kolkata - 700 151 and butted and bounded i.e. say :

ON THE NORTH : By House of Ashish Chakraborty

ON THE SOOUTH : By Part of RS Dag No. 3106

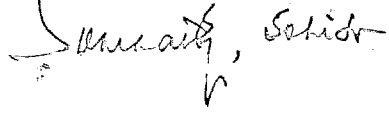
ON THE EAST : By Plot of Starlite Infracon Pvt. Ltd. And

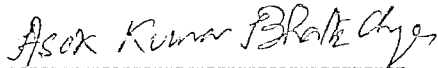
ON THE WEST : By 12' common passage

AND delineated and shown in the map or plan annexed hereto and
thereon enclosed within Red Border line.

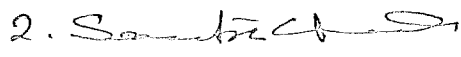
IN WITNESS WHEREOF the Executants herein set and subscribed his
hand and seal this the 22nd Day of August, 2017.

Signed, Sealed and Delivered by
in the presence of.

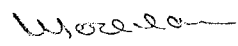
1.  Somnath, Secy

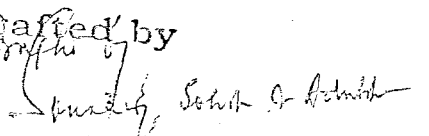


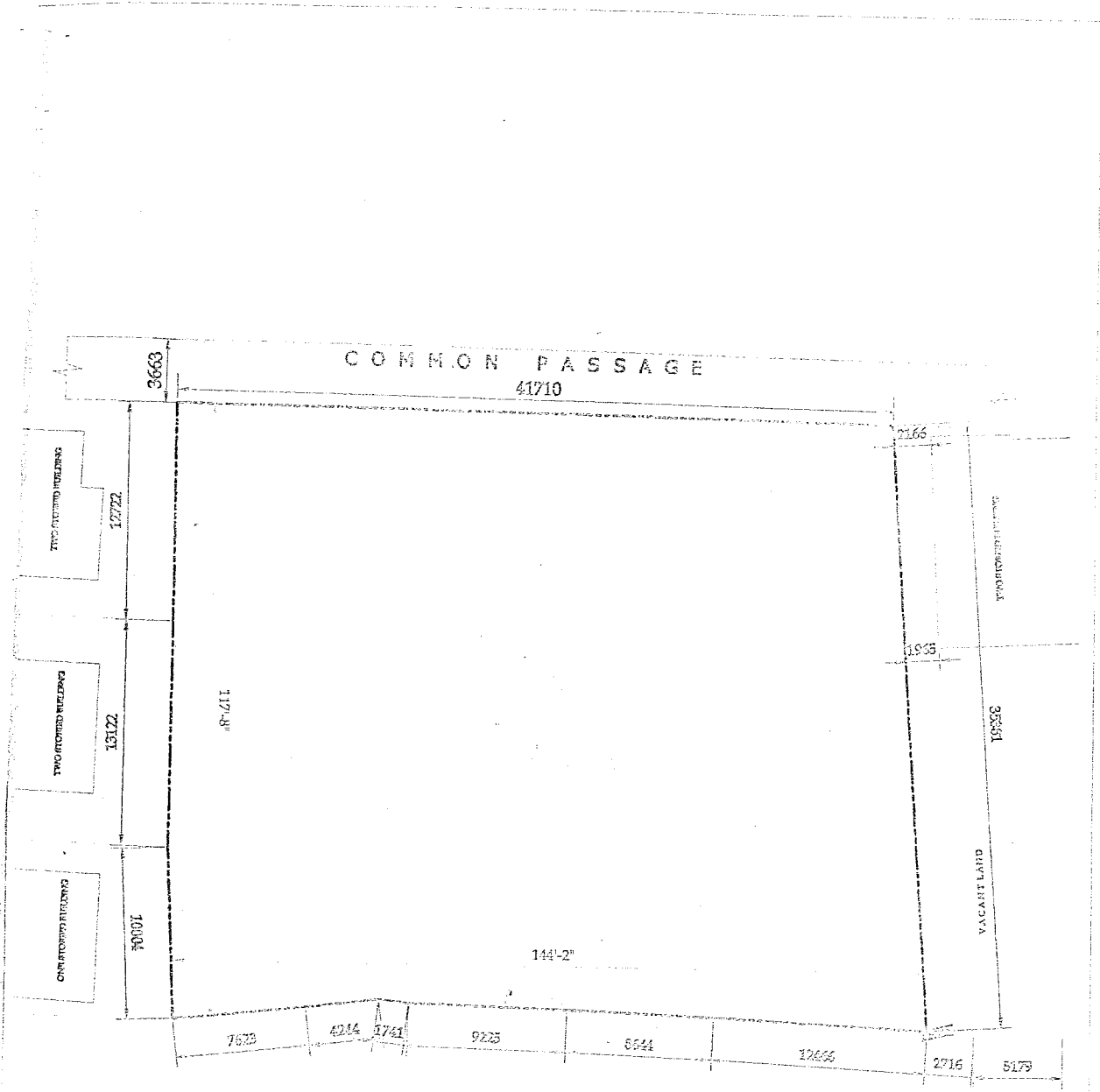
(ASOK KUMAR BHATTACHARYA)

2. 
8/2, K. C. Ray Rd.
Leaf-1.

Received and accepted


(MUDIT PODDAR)

Drafted by

Somnath Ray
Solicitor & Advocate
ENR. No. WB/1132/76



Asok Kumar Bhattacharya

VACANT LAND

ASOK KUMAR BHATTACHARYA NAME OF CHAIRMAN	<i>Urova</i> M/S SHARDH INFRACON PVT LTD NAME OF DEVELOPER	<i>Sangita M</i> SAUGATA MITTRA B. ARCH., AIIA CA/2002/29849 SIGNATURE ARCHITECT	LAND AREA IN 23 K-3 CH-31 SPT SCALE : 1:500 DATE : 20.04.17
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Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19031000293451/2017

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 ASOK KUMAR BHATTACHARYA 47, DR B C ROY ROAD, P.O:- DAKSHIN JAGADDAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151	Principal		C-3395 	Asok Kumar Bhattacharya 22.08.2017
2	Mr MUDIT PODDAR 116/1/1, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Representative of Attorney [STARLITE INFRACON PVT LTD]		C-3394 	Mudit 22.08.2017 Poddar
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr PABITRA KUMAR CHANDA Son of Mr G CHANDA 162/2, BELIAGHATA MAIN ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24-Parganas, West Bengal, India. PIN - 700010	Mr ASOK KUMAR BHATTACHARYA, Mr MUDIT PODDAR		Pabitra 22.08.2017	

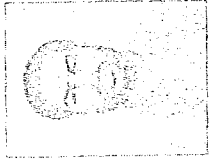
(Malay Kanti Das)

ADDITIONAL REGISTRAR
OF ASSURANCE

Additional Registrar of
Assurances III Kolkata



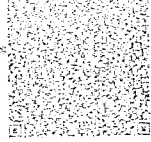
सरकार भारत
GOVERNMENT OF INDIA



Murthi Poddar

सुरत भारत / DOB: 16/11/1982

पुरुष / MALE



8936 8144 6191

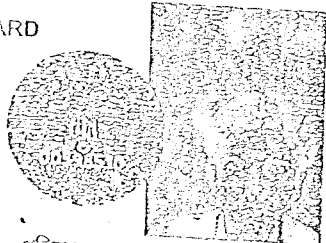
सरत आंध्र, सरी महाराज



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA

DLR2729382

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম পবিত্র কুমার চন্দ
Elector's Name Pabitra Kumar Chanda

পিতার নাম গৌর হরি চন্দ
Father's Name Gour Hari Chanda

লিঙ্গ পুং
Sex M
১.১.২০০৭ এ বয়স ২৭
Age as on 1.1.2007 27

ঠিকানা:
১৬২-২ বেলিঘাটা মেইন রোড ৩৪ বেলিঘাটা কলকাতা ৭০০০১০

Address:
162/2 BELIAGHATA MAIN ROAD 34 BELIAGHATA
Kolkata 700010

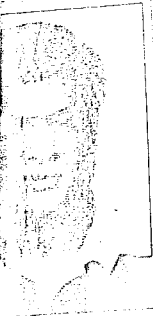
M. D. Chanda

নির্বাচক নিবন্ধন অফিসার
Facsimile Signature
Electoral Registration Officer

১৬২-২ বেলিঘাটা মেইন রোড ৩৪ বেলিঘাটা কলকাতা ৭০০০১০

Account No. 155 Beliaghata
District Kolkata
Date 01.01.2007

SPECIMEN FORM FOR TEN FINGERPRINTS



Waseem

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Asok Kumar Bhattacharya

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)				

Major Information of the Deed

Deed No :	IV-1903-04730/2017	Date of Registration	25/08/2017
Query No / Year	1903-1000293451/2017	Office where deed is registered	
Query Date	22/08/2017 12:09:17 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	T C ROY CO HIGH COURT, CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836816669, Status : Solicitor firm		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Set Forth value	Additional Transaction		
Stampduty Paid(SD)	Market Value		
Rs. 50/- (Article:48(d))	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr ASOK KUMAR BHATTACHARYA Son of Late GANESH CHANDRA BHATTACHARYA 47, DR B C ROY ROAD, P.O:- DAKSHIN JAGADDAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700151 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVMPB1943H, Status : Individual, Executed by: Self, Date of Execution: 22/08/2017 , Admitted by: Self, Date of Admission: 22/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/08/2017 , Admitted by: Self, Date of Admission: 22/08/2017 ,Place : Pvt. Residence

Attorney Details :

SI No	Name, Address, Photo, Finger print and Signature
1	STARLITE INFRACON PVT LTD 116/1/1, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007 , PAN No.:: AASCS5496D, Status : Organization, Executed by: Representative

Representative Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr MUDIT PODDAR (Presentant) Son of Mr MANOJ KUMAR PODDAR 116/1/1, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEKPP0088D Status : Representative, Representative of : STARLITE INFRACON PVT LTD (as DIRECTOR)

Identifier Details :

Name & address
PABITRA KUMAR CHANDA n of Mr G CHANDA 2/2, BELIAGHATA MAIN ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr ASOK MAR BHATTACHARYA. Mr MUDIT PODDAR

Endorsement For Deed Number : IV - 190304730 / 2017

On 22-08-2017

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

Presented for registration at 19:50 hrs on 22-08-2017, at the Private residence by Mr MUDIT PODDAR ,.

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

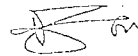
Execution is admitted on 22/08/2017 by Mr ASOK KUMAR BHATTACHARYA, Son of Late GANESH CHANDRA BHATTACHARYA, 47, DR B C ROY RO/ D, P.O: DAKSHIN JAGADDAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Others

Identified by Mr PABITRA KUMAR CHANDA, , , Son of Mr G CHANDA, 162/2, BELIAGHATA MAIN ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Business

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

Execution is admitted on 22-08-2017 by Mr MUDIT PODDAR, DIRECTOR, STARLITE INFRACON PVT LTD, 116/1/1, MAHATMA GANDHI ROAD, P.O:- BURROBAZAR, P.S:- Jorasanko, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007

Identified by Mr PABITRA KUMAR CHANDA, , , Son of Mr G CHANDA, 162/2, BELIAGHATA MAIN ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Business



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA

Kolkata, West Bengal

On 23-08-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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 42408, Amount: Rs.50/-, Date of Purchase: 18/08/2017, Vendor name: Soumitra
Chanda



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 25-08-2017

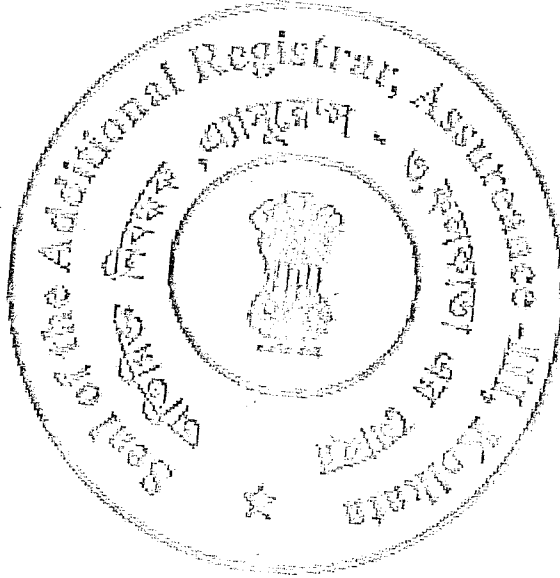
Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
(d) of Indian Stamp Act 1899.



Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

ate of Registration under section 60 and Rule 69.
stered in Book - IV
ume number 1903-2017, Page from 126022 to 126040
eing No 190304730 for the year 2017.



Digitally signed by MALAY KANTI DAS
Date: 2017.09.09 14:52:31 +05:30
Reason: Digital Signing of Deed.

Kanti Das) 09-Sep-17 2:52:18 PM
ONAL REGISTRAR OF ASSURANCE
: OF THE A.R.A. - III KOLKATA
engal.

(This document is digitally signed.)

DATED THE ^{22nd} DAY OF ~~August~~ 2017

FROM

ASOK KUMAR BHATT, CHARYA

TO

MUDIT PODDAR

POWER OF ATTORNEY

T. C. RAY & CO.
Solicitors & Advocates
6, Old Post Office Street,
Kolkata- 700 001.