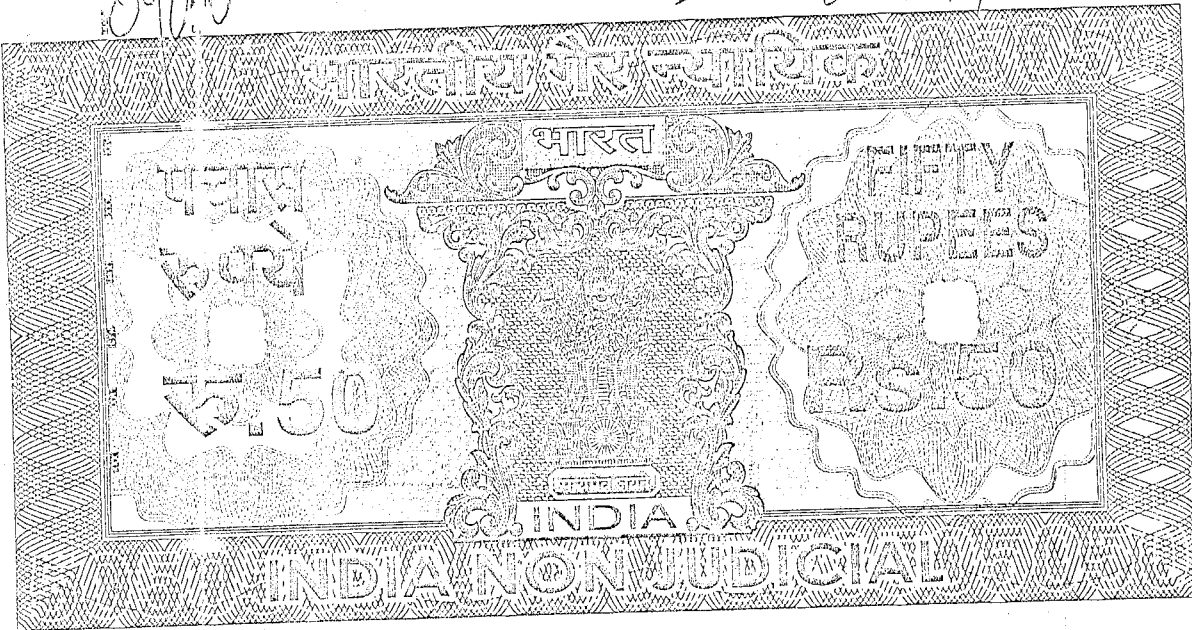


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

WHEREIN THE DOCUMENT IS MENTIONED NO. 252642
 a violation, the signature sheets and
 the endorsement sheets attached with
 the document are part of this document.

A. G. Z. P. C.
 03 DEC 2013

KNOW ALL MEN BY THESE PRESENTS SHALL COME that I SMT. RAMA CHAKRABORTY wife of Biswaranjan Chakraborty (PAN NO. A.G.Z.P.C. 6004) a citizen of India at present residing at Dr. B. C. Roy Road, P. O. Dakshin Jagatdal, P. S. Sonarpur, District-24, Parganas (South) SEND GREETINGS.

C. 2020/13

135790

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

M. S. Chandra



3625

03 DEC 2013

NAME.....
ADD.....
Rs.....
12 NOV 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Comp
2 & 3, K. S. Roy Road, Kol-1

ARCTIC INFRACONTINENTAL

M. S. Chandra

Director

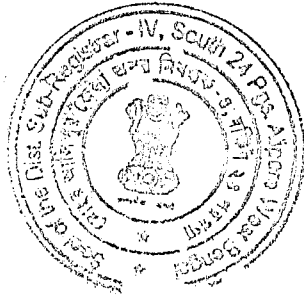
12 NOV 2013

12 NOV 2013

3626

03 DEC 2013

Rama Chakraborty



[Handwritten signature]
Rama Chakraborty

03 DEC 2013

M. S. Chandra
10, S. S. Khanna Rd,
Kolkata

[Handwritten flourish]



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08901 of 2013
(Serial No. 09050 of 2013 and Query No. 1604L000019641 of 2013)

On 03/12/2013

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

Presented for registration at 16.05 hrs on :03/12/2013, at the Private residence by Mudit Poddar, Claimant.

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

Execution is admitted on 03/12/2013 by

1. Rama Chakraborty, wife of Biswaranjan Chakraborty, Dr B C Roy Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Mudit Poddar
Developer/director, Starlite Infracon Pvt Ltd, Fb 13 1598 Rajdanga Main Rd, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.
, By Profession : Others

Identified By Soumitra Chanda, son of S Ch Chanda, 49 D D Khanna Rd, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700054, By Caste: Hindu, By Profession: Others.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 04/12/2013

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.-25,65,498/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impresive Rs.- 50/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On 05/12/2013

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 : 4, 48(g) of Indian Stamp Act 1899

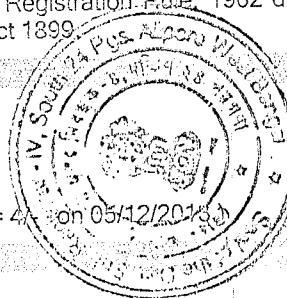
Payment of Fees:

Amount By Cash

Rs. 46.00/-, on 05/12/2013

(Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 05/12/2013)

Deficit stamp duty



(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 08901 of 2013
(Serial No. 09050 of 2013 and Query No. 1604L000019641 of 2013)

Deficit stamp duty Rs. 20/- is paid , by the draft number 810378, Draft Date 04/12/2013, Bank : State Bank of India, ESPLANADE, received on 05/12/2013

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

WHWREAS :

A. I being the Executant, and absolute owner of **ALL THAT** the divided and demarcated part of Bagan Land measuring 5 cottahs 14 chittacks and 1 sq. ft. equivalent to 5.57 cottahs more or less situate and lying at Mouza- Jagaddal, Touzi Nos. 47, 49, 64, 64 and 68 and comprised in RS Dag Nos. 3102 and 3103 appertaining to RS Khatian Nos. 666, 684/2 within Rajpur Sonarpur Municipality, P. S. and Sub-Registry Office Sonarpur, 24 Parganas (South) 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 3/11/2013 made between myself and Starlite Infracon Pvt. Ltd. and having its registered office at Plot No. FB - 13, 1598, Rajdanga Main Road, Kolkata - 700 107, P. S. Kasba and registered in the office of the ADSR-Sonarpur and recorded in Book No. I, being Deed No. 8200 for the year 2013 a scheme of development has been formulated whereby and whereunder the said Developer has been empowered and authorized to enter into possession off the said premises 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 my name and on my behalf to implement such scheme of development.

C. In terms of the said scheme of development it is agreed and necessary for me to appoint a nominee of the Developer as my 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 my name and on my behalf concerning the said premises.

NOW KNOW YE I the said Rama Chakraborty the absolute owner of the said premises do hereby nominate, constitute, ordain and appoint Mudit Poddar son of Manoj Kumar Poddar carrying on business under the name and style of Starlite Infracon Pvt. Ltd. and having its registered office at Plot No. FB - 13, 1598, Rajdanga Main Road, Kolkata - 700 107, P. S. Kasba who shall be eligible to act to be my true and lawful attorney to do, execute and perform the following acts, deeds and things on my 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.
To file and submit declarations, statements, applications and/or return to the necessary authority or authorities in connection with the matters herein contained.
5. 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.
6. 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 3-Nov-2013.
7. To look after control and manage all our affairs in and about the said premises.
8. 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.
9. 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.
10. 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.
11. 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

Rama Chakraborty

W. S. S.

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 instrument 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 property.
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 judgement 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 Executant.
15. To sign and approve petitions, affidavits, written statements, memo of appeals and all other applications in respect of my said premises before any Court, Tribunal and/or any statutory body at the Developer's own cost.
16. The Attorney shall keep the executants suitably informed of actions taken by him on behalf of the Executant by virtue of this Power of Attorney and shall keep the Executant indemnified for 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 in them under these presents.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the divided and demarcated part of Bagan land measuring 5 cottahs 14 chittacks and 1sq. ft. equivalent to 5.57 cottahs more or less but surveying measurement 6 Cottah 1 Chittacks 16 Sq.ft. situate and lying at Mouza-Jagaddal, Touli Nos. 47, 49, 64, 64 and 68 and comprised in RS Dag Nos. 3102 and 3103 appertaining to RS Khatian Nos. 666, 684/2 within Rajpur Sonarpur Municipality, P.S. and Sub-Registry Office Sonarpur, 24 Parganas (South) and delineated and shown in the map

or plan annexed hereto and there on enclosed within red border line and butted and bounded in the manner hereinafter :

- ON THE NORTH : By Part of R.S Dag No.3102 & 3103
- ON THE SOUTH : By Part of R.S Dag No. 3102 & 3103
- ON THE EAST : By Part of R.S Dag No. 3102 & 3103 and 8' wide common road And
- ON THE WEST : By Plot of R.S Dag No. 3105

AND WHATSOEVER OTHERWISE the said premises is described and/or distinguished.

IN WITNESS WHEREOF the Executant herein set and subscribed her hand and seal this the 3rd Day of Dec., 2013.

Signed, Sealed and Delivered by
in the presence of.

Rama Chakraborty
(SMT. RAMA CHAKRABORTY)

[Signature]
49. D. D. Khanna Rd.
Kol-59
2. [Signature]

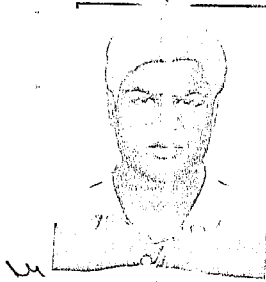
Received and accepted

Parak Nath Saha
24/1, M.N.K. Road
Kolkata-35

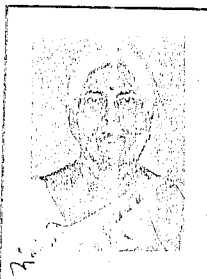
[Signature]
(MUDIT PODDAR)

Grabbed by me.
S. Ray
[Signature]
[Signature]

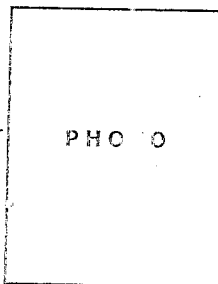
SPECIMEN FORM FOR TEN FINGERPRINTS



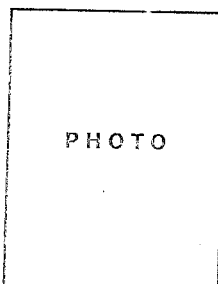
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



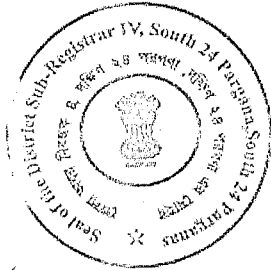
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 45
Page from 2103 to 2112
being No 08901 for the year 2013.



Atm

(Tridip Misra) 05-December-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal