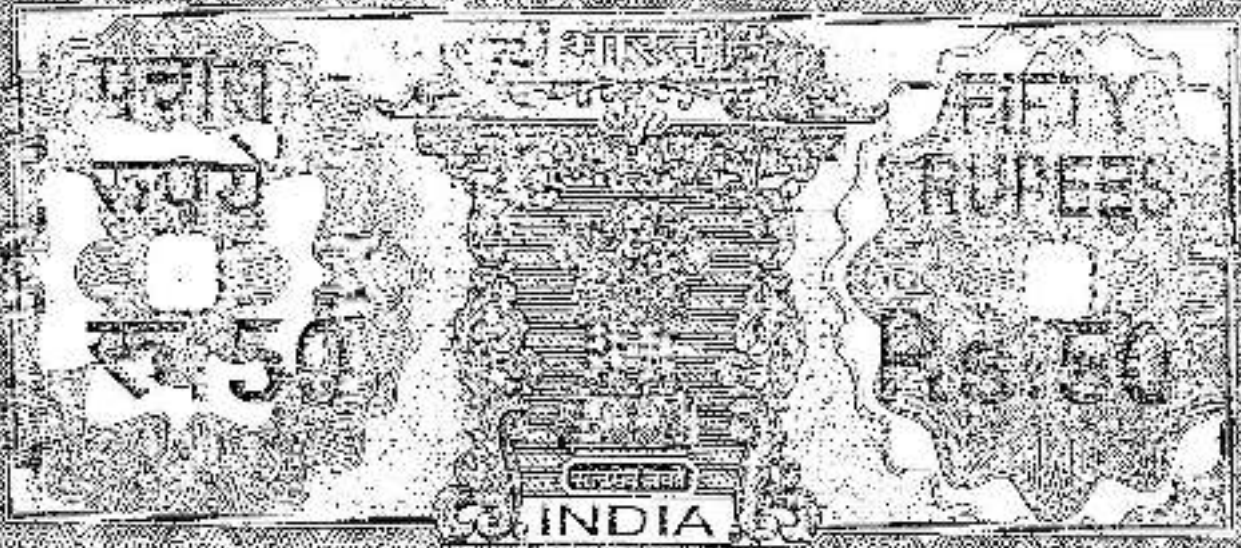


7-0021/13

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 432924

Handwritten notes: No-25, 1383/12, 1858/12, 17/11/12

certified that the document is... registration, the signature sheets and an endorsement sheets attached with this document are part of this document

Official stamp: REGISTRAR OF DOCUMENTS, DISTRICT-24 PARGANAS (SOUTH), WEST BENGAL, dated 16 JAN 2013

KNOW ALL MEN BY THESE PRESENTS, WE, (1) AJIT DAS son of Surya Kumar Das, deceased (PAN NO. ADTPD3488R) by faith Hindu by occupation business and at present residing at Garia Main Road, (Tentultala), P. O. Garia, P. S. Sonarpur, District-24 Parganas (South) (2) SMT. CHHANDA DAS wife of Ajit Das (PAN NO. ACTPD7918F) by faith Hindu by occupation landholder and at present residing at Garia Main Road, (Tentultala), P. O. Garia, P. S. Sonarpur, District-24 Parganas

Vertical text on the left margin: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50



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

Endorsement For Deed Number : 1 - 00021 of 2013  
(Serial No. 00007 of 2013)

On

Payment of Fees:

On 17/10/2012.

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

Presented for registration at 21.25 hrs on 17/10/2012, at the Private residence by Manoj Todi, one of the Claimants.

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

Execution is admitted on 17/10/2012 by

1. Ajit Das son of Lt Surya Kr Das, Garia Main Rd Tentulata, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Chhanda Das  
Director/authorised Signatory, Swapnil Vintrade Pvt Ltd Pan No Aaqcs 2806c, Rishi Apt Garia Main Rd, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084,  
, By Profession : Others
3. Amit Kumar Das  
Director, Satyen Vncorn Pvt Ltd Pan No Aqqcs 2912, 32 Ezra St North Block, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
  
Director, Gajrup Dealmark Pvt Ltd Pan No Aaegc6788p, Flr 13 1598 Rajdanga Main Rd, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700107.  
, By Profession : Business
4. Sudoshna Das  
Director, Bipin Commercial Pvt Ltd Pan No Aaebc 6744m, Lovkush Apt Garia Main Rd, A, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084,  
, By Profession : Business
5. Imran Alam, son of Lt. Azizul Haque, 1/4 Salt Lake City, 1b iii, Thana:-South Bichannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700106, By Caste Muslim, By Profession : Others
6. Parveen Khatoon, wife of Imran Alam, 1/4 Salt Lake City, 1b iii, Thana:-South Bichannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700106, By Caste Muslim, By Profession : Business
7. Noor Zahida Khatoon, daughter of Imran Alam, 1/4 Salt Lake City, 1b iii, Thana:-South Bichannagar, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700106, By Caste Muslim, By Profession : Business



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV

Endorsement Page 1 of 2



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

**Endorsement For Deed Number : J - 00021 of 2013**

**(Serial No. 00007 of 2013)**

8. Noor Tahira Khatoun, daughter of Irfan Alam , 1/4 Salt Lake City, 1b li, Thana:South Bidhannagar, P.O. :- ,District:North 24-Parganas, WEST BENGAL, India, Pin :-700106. By Caste Muslim, By Profession : Business
  9. Muntaj Khetoun, wife of Irfan Alam , 1/4 Salt Lake City, 1b li, Thana:South Bidhannagar, P.O. :- ,District:North 24-Parganas, WEST BENGAL, India, Pin :-700106. By Caste Muslim, By Profession : Business
  10. Imran Alam, son of Lt. Azizul Haque , 1/4 Salt Lake City, 1b li, Thana:South Bidhannagar, P.O. :- ,District:North 24-Parganas, WEST BENGAL, India, Pin :-700106, By Caste Muslim, By Profession : Business
  11. Mehnoz Khatoun, daughter of Lt. Azizul Haque , 1/4 Salt Lake City, 1b li, Thana:South Bidhannagar, P.O. :- ,District:North 24-Parganas, WEST BENGAL, India, Pin :-700106, By Caste Buddhist, By Profession : House wife
  12. Minal Kanti Bhowmick, son of Lt. Naresk Ranjan Bhowmick , Lokush Apt Geria Main Rd, A, Flat No:4f, P.O. :- ,District:South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
  13. Manoj Tod  
 Director/developer, Todj Construction Pvt Ltd, 32 Ezra St, P.O. :- ,District:Kolkata, WEST BENGAL, India, Pin :-700001.  
 , By Profession : ---
  14. Manish Tod  
 Director/developer, Todj Construction Pvt Ltd, 32 Ezra St, P.O. :- ,District:Kolkata, WEST BENGAL, India, Pin :-700001.  
 , By Profession : ---
- Identified By Soumitra Chanda, son of S Ch Chanda, 48 D D Khanna Rd, P.O. :- ,District:South 24-Parganas, WEST BENGAL, India, Pin :-700054, By Caste: Hindu, By Profession: Law Clerk.

**Executed by Attorney**

Execution by

1. Irfan Alam, son of Lt. Azizul Haque , 1/4 Salt Lake City, 1b li, Thana:South Bidhannagar, P.O. :- ,District:North 24-Parganas, WEST BENGAL, India, Pin :-700106 By Caste Muslim By Profession: Others, as the constituted attorney of 1. Zafnun Nisha 2. Mehrunnisha . 3. Isharat Nisha 4. Subktara Khatoun is admitted by him.
- Identified By Soumitra Chanda, son of S Ch Chanda, 48 D D Khanna Rd, P.O. :- ,District:South 24-Parganas, WEST BENGAL, India, Pin :-700054, By Caste: Hindu, By Profession: Law Clerk.



( Ashoke Kumar Biswas )  
**DISTRICT SUB-REGISTRAR-IV**

*(Handwritten Signature)*

( Ashoke Kumar Biswas )  
**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 - 00021 of 2013  
(Serial No. 00007 of 2013)

On 02/01/2013

**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) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 39.00/-, on 02/01/2013

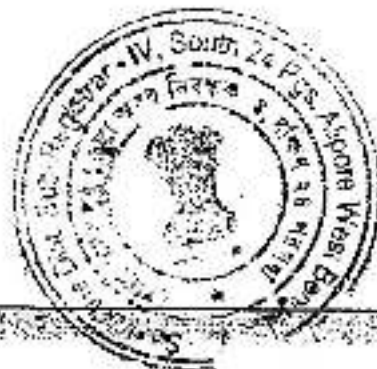
( Under Article : ,P = 7/- ,H = 28/- ,M(b) = 4/- on 02/01/2013 )

**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.-22,20,13,328/-

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

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



(South) (3) **AMIT KUMAR DAS** son of Ajit Das (PAN NO. AGAPD2886M) (4) **SMT. SUDESHNA DAS** wife of Amit Kumar Das (PAN NO. AREPD6307J) both by faith Hindu by occupation business and at present residing at Garia Main Road, (Tentultala), P. O. Garia, P. S. Sonarpur, District-24 Parganas (South) (5) *Mā hōc* **MRINAL KANTI BHOWMICK** son of Late Naresh Ranjan Bhowmick (PAN NO. AJYPB5832A) by faith Hindu by occupation business and at present residing at "Lovkush Apartment" Block A, Flat 4F, Garia Main Road, Tentultala, P.O. & P.S. Garia, Kolkata - 84, (6) **BIPIN COMMERCIAL PVT. LTD.** a company incorporated under the Companies Act, 1956 and having its registered office at "LOVKUSH APARTMENT", Block-A, Garia Main Road, Kolkata- 700 084, P. S. Sonarpur (PAN NO: AAECB6744M) being represented by its Director Smt. Sudeshna Das duly empowered and authorized on that behalf (7) **SWAPNIL VINTRADE PVT. LTD.** a company incorporated under the Companies Act, 1956 and having its registered office at RISHI APARTMENT, Ground Floor, Garia Main Road, P. S. Sonarpur, Kolkata- 700 084 (AAQCS2906Q) being represented by its Director Smt. Chhanda Das duly empowered and authorized on that behalf (8) **SATYEN VINCOM PVT. LTD.** a company incorporated under the Company Act, 1956 and having its registered office at No. 32, Ezra Street, North Block, 11<sup>th</sup> floor, Kolkata- 700 001, P. S. Hare Street, (PAN NO. APQCS2912J) being represented by its director Amit Kumar Das duly empowered and authorized on that behalf (9) **GAJRUP DEALMARK PVT. LTD.** a company incorporated under the Company Act, 1956 and having its registered office at No. FD-13, 1598, Rajdanga Main Road, Kolkata - 700 107, (PAN NO. ~~AAECCG-67-3DP~~) being represented by its director Mr. Amit Das, duly empowered and authorized on that behalf (10) **IRFAN ALAM** son of Azizul Haque, deceased (11) **SMT. MEHNAZ KHATOON** daughter of Azizul Haque, deceased, (12) **SMT. PARVEEN KHATOON** wife of Imran Alam, (13) **SMT. NOOR ZAHIDA KHATOON** daughter of Irfan Alam (14) **NOOR TAHIRA KHATOON** daughter of Irfan Alam (15) **SMT. MUMTAJ KHATOON** wife of Irfan Alam (16) **IMRAN ALAM** son of Azizul Haque, deceased all by faith Muslim and residing at Block-I.B, 1/4, Sector-III, Salt Lake City, Kolkata 700 106, P. S. South Salt Lake and all citizens of India SEND GREETINGS.

WHEREAS :

- A. We are the absolute joint owner of ALL THAT undivided 87.5% of the piece or parcel of land hereditament and premises situate lying at Mouza-Barhans Farlabad, Ward No. 29, P. S. and Sub-Registry Office- Sonarpur, District- 24-Parganas (South) within Rajpur-Sonarpur Municipality containing by estimation an area of 103 Cottahs 14 Chittacks 27 Sq. ft. be the same a little more or less Together with building or structures standing thereon or on part thereof, more fully and particularly described and mentioned in the **SCHEDULE** hereunder written and hereinafter referred to as the Said Premises.

- B. With the intent of developing and commercially exploiting the Said Premises we have entered into an agreement for development dated ~~17.12.2011~~ <sup>17.12.2012</sup> and registered in the office of the D. S. R. IV, Alipore being Deed No. ~~2749/12~~ <sup>2749/12</sup> --- for the year 2012 with Todi Constructions Pvt. Ltd. having its registered office at No. 32, Ezra Street, Kolkata-700 001, P. S. Hare Street therein referred to as the Developer to construct cluster or clusters of multi storied building and/or buildings in or upon the Said Premises comprising of self contained flats/apartments/units for residential and/or commercial uses on the even date on the terms, conditions and stipulations contained therein.
- C. In order to enable the Developer namely Todi Constructions Pvt. Ltd. to do execute and perform all necessary acts deeds matters and things for exclusive implement of the terms of the said development agreement including obtaining all requisite and necessary permissions, sanctions and/or no objections from the appropriate authorities in effecting and completing the work of development it has become necessary for us to grant a power of attorney unto and in favour of the Developer and/or its nominee or nominees for unobstructed smooth effective and expeditious implementation of the terms contained in the said development agreement.

NOW KNOW YE that WE, the said 1) Ajit Das 2) Smt. Chhanda Das 3) Amit Kumar Das 4) Smt. Sudeshna Das 5) Mrinal Kanti Bhowmick 6) Bipin Commercial Pvt. Ltd. 7) Swapnil Vintrade Pvt. Ltd. 8) Satyon Vincom 9) Gajreep Dealmark Pvt. Ltd. 10) Irfan Alam 11) Smt. Mehnez Khatoun 12) Smt. Praveen Khatoun 13) Smt. Noor Zanida Khatoun 14) Noor Tanira Khatoun 15) Smt. Mumtaz Khatoun 16) Imran Alam the absolute joint owners of undivided 87.5% share of the said premises do hereby nominate constitute, ordain and appoint Manoj Todi and Manish Todi, both sons of Late Nagarmal Todi by faith Hindu, both by occupation business, by nationality-Indian, of No. 32, Ezra Street, Kolkata- 700 001 Directors of Todi Constructions Pvt. Ltd. to be our true and lawful attorneys in our name and on our behalf to do, execute and perform the following acts, matter, deeds and things that is to say :-

1. To enter into possession for the purpose of administration and management of the Said Premises more fully and particularly described and mentioned in the SCHEDULE hereunder written.
2. To get the building plan drawn up and prepared and thereafter signed on my behalf with power to sign, execute and submit all other necessary and allied papers, documents, statements, undertakings, declarations and affidavits in connection therewith and to apply for and obtain all necessary orders and permissions from the concerned authorities as would be expeditious to obtain sanction of building plan with or without modification and alterations thereof and to pay all fees, charges and outgoings in obtaining such sanction and/or permission and to take delivery of such plan on being sanctioned by the Rajpur Sonarpur Municipality authorities in our name.
3. To appear and represent us before the appropriate authorities including the Rajpur Sonarpur Municipality, Kolkata Metropolitan Development Authority, Fire Brigade, West Bengal Police, WBSEDCL, the Competent Authority

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.

4. To receive, refund of the excess amount of fees, if any, paid for the purpose of sanction including modification and/or alterations of the building plan from any concerned authority or authorities.
5. To sign, execute and submit in the various departments of the Rajpur Sonarpur Municipality and other concerned authorities all papers, documents statements, undertakings, declarations and plans as may be required for having the plan sanctioned and/or altered and/or amended by the Rajpur Sonarpur Municipality.
6. To take all steps, write all letters, file all applications, affidavits, returns and statements as may in any way be required for obtaining clearance or "No Objection" from the authorities under the Urban Land (Ceiling & Regulation) Act, 1976 and D.I.C. or other appropriate authorities in this regard to enter appearance, file petitions, affidavits and other documents.
7. To pay fees, obtain sanctions and such other orders and permissions from the necessary and appropriate authorities as may be expedient for sanction and/or alteration of the plan and also to submit and take delivery of title deeds concerning the said premises and other papers and documents as he required by the necessary authorities.
8. To take all steps in applying, obtaining and/or renewing the lift licence including payment of all necessary and requisite fees prescribed by the Chief Electrical Inspector, Government of West Bengal or any other appropriate authorities on that behalf and also to apply before the WBSEDSL authorities in obtaining necessary electricity connection at the said premises or any part or portion thereof and to deposit all necessary fees and charges including security deposits concerning and/or relating to such electricity connections at my cost.
9. To apply before the West Bengal Pollution Control Board and/or any other appropriate authority in applying for and obtaining necessary certificates and/or clearances as may be required in and around the premises.
10. To receive refund of the excess amount of fees, if any, paid for the purpose of sanction and/or modification and/or alteration of the sanctioned plans, from any authority or authorities.
11. To construct, build and erect building in or upon the said premises as per sanction of the building plan being the Rajpur Sonarpur Municipality.
12. To appoint architect, engineer or other person or persons for drawing up plans and submit with our approval the same before the Rajpur Sonarpur Municipality or before any other competent authority in order to construct new building on the said property.



13. To appear and represent us before all authorities including those under the Rajpur Sonarpur Municipality for fixation and/or finalisation of the annual valuation of the said premises and for that purpose, to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as our said Attorney shall deem fit and proper.
14. To file and submit declarations, statements, applications and/or Returns to the necessary authority or authorities in connection with the matters herein contained.
15. To sign declare and/or affirm any plaint, written statement, petitions, affidavits, verifications, vakalatnamas warrant of attorney, Memorandum of Appeal or any of their documents or papers in any proceeding or in any way connected therewith.
16. For all or any of the purposes herein before stated to appear and represent us 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.
17. To look after control and manage all our affairs in and around the said premises.
18. To appoint Estate agent for us and on our behalf in respect of the said premises.
19. To deal with, dispose of, alienate and encumber the Developer's Allocation area as per the said registered Development Agreement dated ~~17<sup>th</sup> day of~~ ~~1972~~ and to negotiate on terms and to agree upon with any purchaser and/or purchasers at such price which our attorney shall think fit and proper in the circumstances to agree upon and to sign and execute any agreement or agreements for sale and/or transfer of the whole or any part of the area in the Developer's Allocation and/or to cancel and/or repudiate the same at the sole discretion of the attorneys.
20. To receive from the intending purchaser or purchasers on account of sale or transfer of the Developer's Allocation of the area in whole or any part and/or in the form of flat/flats or car parking space or car parking spaces, shops and/or commercial area including common areas and facilities appurtenant thereto and to receive earnest money and/or part-payment from the purchaser or purchasers as also the balance consideration and to grant good, valid receipt and discharge for the same as also to execute and register the necessary deed or deeds, agreement and/or conveyance unto and in favour of those purchaser or purchasers in our name and on our behalf in completing the said transaction for all intents and purposes.
21. Upon receipt of the full consideration to sign, execute and deliver any agreement or agreements, deed or deeds conveying the whole or any part of the said Developer's Allocation of area in favour of such purchaser or



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purchasers or their nominee or nominees or assignee or assignees, as the case may be.

22. To sign and execute all other deeds, instruments and assurances which the said attorneys 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 said property either in part or in full as we personally could do ourselves if personally present.
23. To present any such deed or deeds of sale, agreement or other document or documents for registration and to admit execution thereof upon receipt of consideration before the Registrar, Additional District Sub Registrar or District Registrar or Sub Registrar having authority for and to have the said conveyance or conveyances agreements registered and to do all other acts, deeds and things which the said attorney shall consider necessary for transferring and/or conveying the said property or properties to the said purchaser or purchasers as fully and effectually in as respect as we could do the same ourselves.
24. To sign and affirm 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.
25. To compromise, compound or withdraw cases or all disputes and differences without affecting our interest.
26. To sign and give notice to any person or concern in connection with the said premises and to settle, compromise with them for vacating the tenanted portion in our behalf.
27. To delegate or any of the powers and authorities herein vested and to appoint a substitute or substitutes limited to any one or more purpose or purposes as our said attorneys shall from time to time desire on that behalf.

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 at the said premises and we being the Principals named above agree to ratify and confirm all and whatever acts, deeds and things our said attorney shall lawfully do or caused to be done in and around the said premises.

AND we do hereby jointly, individually and severally agree that all acts, deeds, matters and things lawfully done by our said attorney shall be construed to be the acts done by us and we undertake to ratify and confirm all and whatever our said attorney shall lawful do or cause to be done in our name and on our behalf by virtue of the authorities vested in him.

AND our said attorneys shall be eligible to act either jointly or severally or individually for all or any of the authorities vested in them by these presents.

SCHEDULE ABOVE REFERRED TO

**ALL THAT** undivided 87.5% share in the piece or parcel of land hereditaments and premises situate lying at Mouza-Barhans Fartabad, , P.S. and Sub-Registry Office-Sonarapur, District-24-Parganas, J. L. No. 47, Ward No. 29 (earlier ward no. 27) within Rajpur-Sonarapur Municipality containing by estimation an area of 103 Cottahs 14 Chittacks 27 Sq.ft. be the same a little more or less and comprised in RS Dag Nos. 1050,1052, 1053, 1025, 1057(P), 1059, 1023, 1022, 1026, 1054, 1051(P), 1061(P), and 1058 appertaining to RS Khatian Nos. 338, 475 and 81, Together with building or structures standing thereon or on part thereof and bulked and bounded in the manner hereinafter :

ON THE NORTH : By Municipal Road and portions of R.S.Dag Nos.1024, 1025(P), and 1026(P)

ON THE SOUTH : By Portions of Dag Nos. 1049, 1047, 1060/1985, 1061(P), and 1066.

ON THE EAST : By Portions of Dag Nos. 1015, 1055, 1057(P), and 1066.

ON THE WEST : By Portions of Dag Nos, 1026(P), 1029, 1049, 1047, 1046, and 1060/1985.

In witness whereof the principals herein set and subscribe their respective hands and seals this the 17<sup>th</sup> day of October, 2012.

SPIN COMMERCIAL PVT. LTD.

*Sudeshna Das.*

Director / Authorized Signatory

SIGNED SEALED AND DELIVERED

In the presence of

- 1. B. Kundu
- 2. P. PAL



LT. 9 of SWAPNIL VENTRADE PVT. LTD

*Srinivasulu  
Kalyan Kumar  
S. Chandra*

*Chanda Das.*

Director / Authorized Signatory

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Received and Accepted

*Manoj Toddi*

MANOJ TODDI  
MANISH TODDI  
Attorney

GAJRUP BEAR MARK PVT. LTD.

*[Signature]*  
Director / Authorized Signatory  
SATYEN VINCOM PVT. LTD

*Drafted by me.  
S. Raji.*



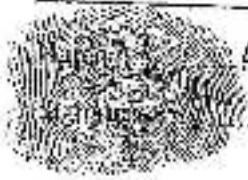
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Name NOOR ZAHIDA KHATOON

Signature Noor Zahida Khatoun



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right hand					



L.T.D of Imran Alam  
by the pen of S. Choudhary



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left hand					
right hand					

Name Parveen Khatoun

Signature Parveen Khatoun



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left hand					
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*Parveen Khatoun*





right hand						

Name AMIT DAS  
 Signature *Amit Das*



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Name CHHANDA DAS  
 Signature *Chhanda Das*



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Name AMIT DAS  
 Signature *Amit Das*



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Name

Signature

*Mang Taha*




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Name

*IRFAN ALAM*

Signature

*Irfan Alam*



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Name


*Mehnaz khatoon*

Signature




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*NOOR AHMED KHAN*

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	right hand					

Name .....

Signature Manish K. P.

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	right hand					

Name Manish Kanti Sharma

Signature .....

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Name .....

Signature .....

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