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#-11273/15



S 373557

शक्तिवज्र पश्चिम बंगाल WEST BENGAL

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.

[Signature]
 Additional District Sub-Registrar
 Registrar, New Town, North 24 Pgs

07 OCT 2015

SPECIFIC POWER OF ATTORNEY UNDER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL TO WHOM THESE PRESENTS SHALL COME I SRI. SHISHIR GAIN (having PAN – BFQPG1904R) son of Chandra Kanta Gain, by Nationality Indians, by faith Hindu, by occupation Private Tutor, residing at Sulonguri Colony, P.O.- Gauranga Nagar, P.S. New Town, District: North 24, Kolkata-700159, hereinafter referred to as the "PRINCIPAL" hereby SEND GREETINGS THAT:

[Handwritten signature]
 11273-15

589

02/9/14 ms

ক্রেতার নাম _____
 সার _____
 ঠিকানা ভেদায় স্বাক্ষর _____
 বিধান নাম (সিটিলেন্স সার্টি) ও বি.এস. প্রারম্ভ _____
 মোট স্ট্যাম্প কর তর _____
 চালান নং _____ যেটি বহু টাকা খরিন

18 AUG 2014

720000

উত্তারী স্বাক্ষর ভেদায় গিতা দত্ত

ASTDURGA CONSTRUCTION PVT. LTD.
 Dwarka Vedmani, AD-169, Salt Lake, Sec-1
 Kolkata-700 064



Arpan chandra borthy
 5/1, Sri Tapen chandra borthy
 H.B Road, L.N Pally,
 P.O + P.S - Nimta, KOL 700049.
 Occupation - Service

Additional District Sub-Registrar
 Rajmahal, New Town, North 24 Pgs.

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WHEREAS the Principal is the owner of a Plot of Sali Land being **Plot No. B**, of a Scheme Plan, measuring an area about **02 (two) Cottahs** be the same a little more or less comprised in **R.S. Dag No. 619(P)**, lying and situated **Mouza-Salunguri**, J.L. No. 22, Touzi No. 178, R.S. Khatian No. 201, subsequently recorded under and part of L.R. Khatian No.478 and at present recorded in the name of the Principal under L. **R. Khatain No. 1901**, with common easement rights in all common passages in connection thereto, **Police Station: New Town** formerly Rajarhat., morefully and collectively described in the Schedule written hereunder hereinafter for the sake of brevity collectively referred to as the "**SAID LAND**"/"**SAID PROPERTY**" and the Principal herein is seized and possessed of and or well and sufficiently entitle to the 'Said Land' under the Schedule hereto as the rayoti Owner under the State Government without any interruptions and or obstructions by or from any person or of and from any corner whatsoever;

WHEREAS I the Executant herein being the absolute Owner of the "**SAID LAND**"/"**SAID PROPERTY**", having my marketable right, title, interest and physical possession thereof, by a Development Agreement executed by me as the **LAND OWNER/PARTY OF THE FIRST PART** and **M/S. ASTDURGA CONSTRUCTION PVT. LTD.**" (PAN: AALCA5946M) a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD - 169, Salt Lake City, P.O.- Bidhannagar, P.S.- Bidhannagar North, Sector - 1, Kolkata - 700 064, being represented by one of its Directors **SRI SANJAY GUPTA** (PAN: ADRPG6327Q) son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by Nationality: Indian, residing at Dwarka Vedmani, AD- 169, Salt Lake City, P.O.- Bidhannagar, P.S.- Bidhannagar North, Sector- 1, Kolkata - 700064, as the **DEVELOPER/BUILDER/ PARTY OF THE SECOND PART** therein on this day, I have agreed to develop my "Said Property" through the said **DEVELOPER/BUILDER** on terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between me, i.e. the Executant/ Land Owner in First Part and the said Developer/Builder on the Second Part.

AND WHEREAS to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary to give a Power of Attorney to the said **DEVELOPER/BUILDER** to enable it to get the requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities for smooth execution of the Development work in the "Schedule Property" and also for selling of the units, flats, car parking spaces and other portions in the new buildings proposed to be constructed on the land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between me and the said Developer prior to execution of these presents on this the 11th day of September, 2015 duly registered at the Office of the A.D.S.R. Rajarhat, North 24-Parganas vide Deed No. 19158..... for the year 2015.

AND WHEREAS by dint of the terms and conditions of said Development Agreement, the said **DEVELOPER/BUILDER** has requested me to execute and grant the said Power of Attorney in favour of the **DEVELOPER/BUILDER** which I hereby do.



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AND ALSO WHEREAS in terms of the said Development Agreement executed by me as being the Land Owner in First Part and said ***M/S. ASTDURGA CONSTRUCTION PVT. LTD.*** being the Developer on the Second Part on this day, it is condition precedent to authorize the said DEVELOPER/BUILDER i.e. the said ***M/S. ASTDURGA CONSTRUCTION PVT. LTD.*** for proper execution of construction work in the Schedule hereunder written and as such I, **SRI. SHISHIR GAIN** the **PRINCIPAL** herein do hereby nominate, constitute and appoint **1) M/S. ASTDURGA CONSTRUCTION PVT. LTD.**, a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-189, Sector-1, Salt Lake City, Kolkata 700 034, **2) SRI.SANJAY GUPTA**, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality: Indian, residing at Dwarka Vedmani, AD-189, Sector-1, Salt Lake City, Kolkata 700 064, one of the Directors of said **M/S. ASTDURGA CONSTRUCTION PVT. LTD.*** hereinafter be referred to as the Developers/Builders to do my true and lawful Attorney/s to do, execute and perform jointly or severally all or any of the following acts, deeds, matters and things namely :-

1. To enter into hold and defend possession of the said land and every part thereof also to manage maintain and administer the Said Land/Saic Property and every part thereof.
2. To sign, execute and submit all plans documents statements papers undertaking, declarations and plans as may be required for having the plan sanctioned and/or the sanction plans modified and/or altered by the Rajarhat Gopalpur Municipality and other Authority Concerned.
3. To appear and represent me before all above necessary authorities including local Gram Panchayat, Zilla Parishad, Metropolitan Development Authority, N.K.D.A, HIDCO, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and Government of West Bengal in connection with the sanction and modification and/or alteration of plans.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for "modification" and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents sub-Contractors for the aforesaid purpose as the said Attorney/s shall think fit and proper.
5. To Develop the said property by making construction of such type of building or building thereon as the said Attorney/s may deem fit and proper and for that purpose to take down demolish and/or remove any house building and/or structure of whatsoever nature on the premises.



NATIONAL DISTRICT SUB-REGIONAL
ADMINISTRATION, NEW TOWN, ACCRA

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6. To appoint and engage on our behalves Surveyors, Pleaders, Advocates or Solicitors wherever and whenever our said Attorney/s shall think fit and proper to do so discharge and/or terminate his or their appointments at their own discretion.
7. To apply for and obtain electricity, gas, water, sewerage, drainage telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have dis-connected the same and for that purpose to sign, execute and submit all papers applications documents and plans to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
8. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.
9. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the B. L. & I. R. O., the D. L. & L. R. O., Gram Panchayet, Zilla Parishad, Metropolitan Development Authority, N.K.D.A, Collector, District Magistrate, including (ADM), Airport Authority of India and any other appropriate authorities as may be deemed fit and proper by the said Attorney's.
10. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning said property or any part thereof including relating to acquisition, and/or requisition and/or in respect of the said property or any part thereof and if think fit to compromise settle refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata.
11. To receive compensation payable in respect of any acquisition and/or requisition of the said property or any part thereof.
12. To file and defend suits, cases, appeals, applications and whatever nature for and on behalf of or to be instituted preferred by or against any person or persons in respect of the said property and also to present and prosecute writ application in respect thereof.
13. 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 or in any way connected therewith.
14. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.



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15/10/2015
1-Pgs.

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15. To negotiate for sale, lease and or transfer of the 'Said Property' and/or undivided share or specified shares thereof and to enter into an agreement, at any price and with such purchaser/s and/or other persons my said Attorney/s shall deem fit and proper and to receive earnest money and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereto.

16. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take loans from any Banks or Financial Institutions.

17. To settle the price against suitable terms at my Attorney's sole discretion and to sign and execute any Agreement for Sale, Deed of Mortgage, Deed of Lease for any part or portion of the said properties in favour of any intending purchaser or purchasers, financial institute and/or of lessee or lessees and upon entering into such agreement to receive consideration money partly or fully and to give valid receipt and discharge for the same at the exclusive discretion of my said Attorney/s but only in respect of the flats, units and the portions under the 'Developer's Allocations' in the proposed buildings within the proposed Housing Enclave together with undivided proportionate share of the Said Land under the Schedule hereto as per terms and conditions of the aforesaid Development Agreement.

18. Upon such receipt of consideration in full to prepare, sign, execute and register all such Conveyance and/or Conveyances, Deed of Transfer, Deed of Lease and/or any such Deeds and Documents in favour of any such purchasers, mortgagees and/or lessees as the case may be and execution and registration of such Deeds to Transfer and convey the rights, title and interest of the Schedule property and/or any portion thereof.

19. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and / or any other Deeds or Documents in respect of the Said Properties before the Registrar of Assurances, Kolkata, concerning Sub-Registrar, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which my said attorneys shall consider proper and necessary for conveying my said properties or any portion thereof.

20. To raise necessary finances including finance from any financial institution or any other authority or authorities or Financial Institutions and/or Banks and to create mortgage or any other lien over the land or developed properties by executing registered Deed of Mortgage and/or keeping the title documents of land as security in favour of the Lender.

21. For allow any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents jointly or severally.



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AND GENERALLY to acts as my Sole Attorney or Agent in relation to all matters touching my said land and proposed buildings/s and on my behalf to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as I would do if personally present; AND I the abovenamed Principal do hereby ratify and confirm and agreed to ratify and confirm all and whatsoever my said Attorney/s shall lawfully do or cause to be done in or about the "Said Property" described in the Schedule hereunder.

I hereby declare that the powers and authorities hereby granted are valid and enforceable till the "SAID PROPERTY" is fully and properly developed as per terms and conditions contained in the said Development Agreement by the Developers/ Builders and that the transfer and/or conveyance of the flats, car parking spaces, shops and others together with undivided proportionate share of the land under the Developer's Allocations are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning. This Power of Attorney is executed and presented for registration after registration of the Development Agreement executed by me on this day.

Be it mentioned hereto that this General Power of attorney in relation to the aforesaid registered Development agreement executed by me and the said Developers/ Builders on this day, shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

THE SCHEDULE ABOVE REFERRED TO:
(THE SAID DEMISED LAND/SAID PROPERTIES)

ALL THAT Piece or Parcel of Land being Plot No. B, of a Scheme Plan, measuring an area about 02 (two) Cottahs be the same a little more or less comprised in R.S. Dag No. 619(P), lying and situated Mouza-Salunguri, J.L. No. 22, Touzi No. 170, R.S. Khatian No. 201, subsequently recorded under and part of L.R. Khatian No.478 and at present recorded in the name of the First Party under L. R. KhataIn No. 1901, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages in connection thereto, Police Station: New Town formerly Rajarhat, under Jyangra-Hatlyara Gram Panchayet - II, Sub-Registration Office: A.D.S.R Dichannagar (Salt Lake City) at present under Additional District Sub- Registrar Rajarhat, New Town, District: North 24 Parganas. The said Plot is butted and bounded as follows:

ON THE NORTH : By Land in part of R.S. Dag No. 606;
ON THE SOUTH : By 10' feet common passage;
ON THE EAST : By Land marked as Plot No. 'A' of Sri Paritosh Halder
comprised in part of R.S. Dag No. 619;
ON THE WEST : By Land in part of R.S. Dag No. 619;



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pins.

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IN WITNESSES WHEREOF I the abovenamed PRINCIPAL have executed these presents on this the 7th day of October the year Two Thousand Fifteen.

WITNESSES:-

1.

Anpan Chakraborty

S/o. Sri Tapan Chakraborty
by Nationality - Indian,
M. B. Road, L. N. Pally,
Post Office: Nimta, P. S.: Nimta,
Pin - 700 049.

Sirishia Ghain

PRINCIPAL

2. Rabinendra Nath Mondal
5/0 Ramkrishna Mondal
Sulougeroi colony
Gouranganganagar
Kol-159

Drafted by:

Bhubendra Krishna Roy
Advocate
High Court Calcutta
P-5631547189

ASTURGA CONSTRUCTION PVT. LTD.

Ajay Director

































ATTORNEY



Additional District Sub-Registrar
Rajahmundry, New Town, North 24 Pgs.

07 OCT 2015

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/Presentants	LEFT HAND					
		Little	Ring	Middle	Fore	Thumb	
	 <i>Shubin Gopin</i>						
		RIGHT HAND					
							
		LEFT HAND					
							
		 <i>[Signature]</i>					
			LEFT HAND				
							
			RIGHT HAND				
							







Additional District Sub-Registrar
Kolar, New Town, North 24-Pgs.

07 OCT 2015


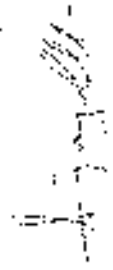
Seller, Buyer and Property Details

A. Principal & Attorney Details

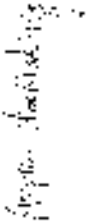
Presentant Details		
Sr. No.	Name, Address, Photo, Finger print and Signature of Presentant	
1	<p>Mr SHISHIR GAIN Son of Mr CHANDRA KANTA GAIN SULANGURI COLONY, P.O:- GOURANGANAGAR, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700159</p>	 <p>07/10/2015 1:33:50 PM</p>  <p>LTI 07/10/2015 1:33:57 PM</p>
		<p><i>Shishir Gain</i></p> <p>07/10/2015 1:34:12 PM</p>

Principal Details		
Sr. No.	Name, Address, Photo, Finger print and Signature	
	<p>Mr SHISHIR GAIN Son of Mr CHANDRA KANTA GAIN SULANGURI COLONY, P.O:- GOURANGANAGAR, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. BFQPG19C4R.; Status : Individual; Date of Execution : 07/10/2015; Date of Admission : 07/10/2015; Place of Admission of Execution : Office</p>	 <p>07/10/2015 1:33:50 PM</p>  <p>LTI 07/10/2015 1:33:57 PM</p>
		<p><i>Shishir Gain</i></p> <p>07/10/2015 1:34:12 PM</p>



Attorney Details	
Sl No.	Name, Address, Photo, Finger print and Signature
1	M/S ASTDURGA CONSTRUCTION PVT LTD DWARAKA VEDMANI AD-169 SALT LAKE CITY, SECTOR I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AALCA59245M.; Status : Organization; Represented by representative as given below:
1(1)	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>Mr SANJAY GUPTA, DIRECTOR DWARAKA VEDMANI AD-169 SALT LAKE CITY, SECTOR I, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGRPG632/Q.; Status : Representative; Date of Execution : 07/10/2015; Date of Admission : 07/10/2015; Place of Admission of Execution : Office</p> </div> <div style="width: 35%; text-align: center;">  <p>07/10/2015 1:28:52 PM</p>  <p>07/10/2015 1:29:52 PM</p> </div> </div>

B. Identifire Details

Identifier Details		
SL No.	Identifier Name & Address	Signature
1	<p>Mr ARPAN CHAKRABORTY Son of Mr TAPAN CHAKRABORTY M B ROAD, L N PALLY, P.O: NIMTA, P.S:- Nimta, District:-North 24- Parganas, West Bengal, India, PIN - 700049 Sex: Male, By Caste: Hindu, Occupation: Servira, Citizen of: India.</p>	<p>Mr SHISHIR GAIN, Mr SANJAY GUPTA</p>  <p>07/10/2015 1:34:34 PM</p>

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L	District: North 24-Parganas, P.3: Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulangun	LR First No.- 618 : LR Khatian No:- 201	2 Katha	1/-	18,15,002/-	Proposec Use: RASD, ROR: Shali, Width of Approach Road: 10.5L, Adjacent to Metal Road,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	S NASKAR
Address	SHIKHARPUR,Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Deed Whicr



Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152311273 / 2015

Query No/Year 15231000263905/2015 Serial no/Year 1523011706 / 2015

Deed No/Year I - 152311273 / 2015

Transaction (0138) Sale, Development Power of Attorney after Registered Development Agreement.

Name of Presentant Mr SHISHIR GAIN Presented At Office
Date of Execution 07-10-2015 Date of Presentation 07-10-2015

Remarks

On 07/10/2015

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

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

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

Presented for registration at 12:58 hrs on : 07/10/2015, at the Office of the A.D.S.R. RAJARHAT by Mr SHISHIR GAIN ,Executant.

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

Execution is admitted on 07/10/2015 by

Mr SHISHIR GAIN, Son of Mr CHANDRA KANTA GAIN, SULANGURI COLONY, P.O: SOURANGANAGAR, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159. By caste Hindu, By Profession Professionals

Indetified by Mr ARPAN CHAKRABORTY, Son of Mr TAPAN CHAKRABORTY, M B ROAD, L N PALLY, P.O: NIMTA, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049. By caste Hindu, By Profession Service

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

Executor is admitted on 07/10/2015 by

Mr SANJAY GUPTA

Indetified by Mr ARPAN CHAKRABORTY, Son of Mr TAPAN CHAKRABORTY, M B ROAD, L N PALLY, P.O: NIMTA, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049. By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-



Description of Stamp

₹. Rs 100/- is paid on Impressed type of Stamp, Serial no 589. Purchased on 02/09/2015, Vendor named M Datta.



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 14/09/2015

Certificate of Market Value(WB PUV) rules of 2001).

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,15,002/-



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2015, Page from 155206 to 155221
being No 152311273 for the year 2015.



Digitally signed by DEBASISH DHAR
Date: 2015.10.14 13:33:56 +05:30
Reason: Digital Signing of Deed.

Debasish Dhar

(Debasish Dhar) 14-10-2015 13:33:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)