

11/202

12-11286/15



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 373558

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
Rajarhat, 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, MR. APURBA KUMAR BISWAS (having PAN - APBPB3782J) son of Sri Niranjan Biswas, by Nationality Indian, by faith Hindu, by occupation Medical Practitioner, residing at Ramkrishna Pally, Post Office: Gouranganagar, Police Station: New Town formerly Rajarhat, Kolkata - 700 159, District: North 24 Parganas, hereinafter referred to as the "PRINCIPAL" hereby SEND GREETINGS THAT:

590 07/8/14 1mg

ক্রেতার নাম _____
সহ _____
স্থান ভেদে নাম _____
বিশ্বাস নম্বর (সংক্ষিপ্ত স্মারক) ও তার এক প্রায় _____
মোট স্ট্যাম্প কর্তৃক _____
মালিকের নাম _____ মোট কত টাকা খরচ

টেক্সটাইল ব্যবসায়ের ভেদে মিতা দস্ত 720000

18 AUG 2014

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

Arpan Chatterjee
510, Sri Tapan Chatterjee
H.B. Road, L.N. Pally,
P.O. P.S. Nimda, Kol-700049.
Occupation - Service



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

07 OCT 2014

WHEREAS the Principal is the owner of a Plot of Sali Land being Plot No. 11A of a Master Scheme Plan, measuring an area of **01 (One) Cottahs, 10 (Ten) Chhittaks** comprised in Part of **R.S. Dag No. 597**, together with common easement rights on and over adjacent common passages existing thereat lying and situated **Mouza-Salunguri, J.L. No. 22, Touzi No. 178, R.S. Khatian No. 228**, subsequently recorded under and part of **L.R. Khatian Nos. 327** within the ambit of the B.L. & L.R.O. Rajarhat, under **Jyangra Hatiyara Garam Panchayet- II, Police Station: New Town** formerly Rajarhat, District: North 24 Parganas, 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.** (having 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** (having 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. 191-54..... 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

Apurba Mr. Bhunia



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

07 OCT 2015

the said Power of Attorney in favour of the DEVELOPER/BUILDER which I hereby do.

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 or 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, **MR. APURBA KUMAR BISWAS** 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-169, Sector-1, Salt Lake City, Kolkata 700 064, 2) **SRI SANJAY GUPTA**, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality: Indian, residing at Dwarka Vedmani, AD-169, 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 be my true and lawful Attorneys 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/Said 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 Panchayet, 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 the 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.



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

U7 OCT 2015

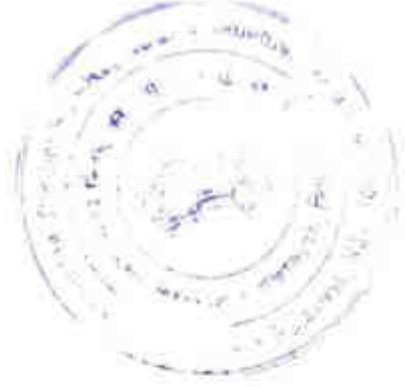
6. To appoint and engage on our behalfs Surveyors, Pleaders, Advocates or Solicitors wherever and whenever our said Attorney's shall think fit and proper to do so discharge and/or terminate his or their appointments at their own discretion.
7. To apply for and obtain electricity, gas, water, sewerage, 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, upation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the B. L. & L. R. O., the D. L. & L. R. O., Gram Panchayat, 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.



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

07 OCT 2015

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, Koikata, 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.



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

07 OCT 2015

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.

AND GENERALLY to acts as my Solo Attorney or Agent in relation to all matters touching my said land and proposed building/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 Plot of Sali Land being **Plot No. 11A** of a Master Scheme Plan, measuring an area of **01 (One) Cottahs, 10 (Ten) Chhittaks** comprised in Part of **R.S. Dag No. 597**, together with common easement rights on and over adjacent common passages existing thereat lying and situated **Mouza-Salunguri, J.L. No. 22, Teuzi No. 178, R.S. Khatian No. 228**, subsequently recorded under and part of **L.R. Khatian Nos. 327** within the ambit of the B.L. & L.R.O. Rajarhat, under **Jyangra Hatiyara Garam Panchayet- II, Police Station: New Town** formerly Rajarhat P.S., Sub- Registration Office: Additional District Sub- Registrar Bichannagar (Salt Lake City) at present under **A.D.S.R Rajarhat, New Town, District: North 24 Parganas**.

The said Plot is bounded and bounded as follows:

ON THE NORTH	:	By 6 ft. common passage;
ON THE SOUTH	:	By land comprised in R.S. Dag No. 596;
ON THE EAST	:	By land comprised in R.S. Dag No. 595;
ON THE WEST	:	By land comprised in R.S. Dag No. 597 & Plot No 11B;



Additional District Sub-Registrar
Rajarnat, New Town, North 24-PGs

07 OCT 2015

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

WITNESSES:-

1. Arpan Chakraborty

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

2. Rubindr Nath Mondal
S/o Ran Rubin Mondal
Sulouguri colony
Gousongmagan
Kolkata - 159

Apurba K. Biswas
PRINCIPAL

Drafted by:

Bhambendra Mishra
Advocate
High Court, Calcutta.
P-5631547189

ASTDURGA CONSTRUCTION PVT. LTD.

Amir D.
Director



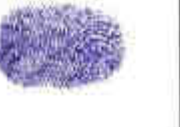












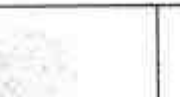





ATTORNEY



Additional Deputy Sub-Registrar
Rajahmundry, New Town, North 24th Dec

07 OCT 2015

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/Presentants	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
	 <i>Aparna ke. Biswas</i>	Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
		LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little



Prill.

283


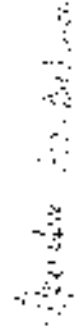


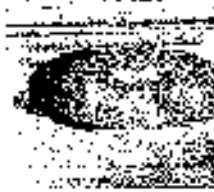
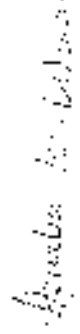
Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs

07 OCT 2015

Seller, Buyer and Property Details

A. Principal & Attorney Details


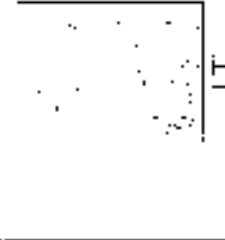
Presentant Details		
Sl No.	Name, Address, Photo, Finger print and Signature of Presentant	
1	<p>Mr APURBA KUMAR BISWAS Son of Mr NIRANJAN BISWAS RAMKRISHNA PALLY, P.O:- GOURANGANAGAR, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700159</p>  	<p>07/10/2015 1:34:58 PM LT: 07/10/2015 1:35:04 PM</p>

Principal Details		
Sl No.	Name, Address, Photo, Finger print and Signature	
1	<p>Mr APURBA KUMAR BISWAS Son of Mr NIRANJAN BISWAS RAMKRISHNA PALLY, P.O:- GOURANGANAGAR, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN - 700159Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No. APDPB3782J.; 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 1:34:58 PM LT: 07/10/2015 1:35:04 PM</p>



Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature
1	M/S ASTDURGA CONSTRUCTION PVT LTD DWARKA VEDMANI AD-169 SALT LAKE CITY SECTOR-1, P.O:- BIDHANNAGAR, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064PAN No. AA-LCA5946M.; Status : Organization; Represented by representative as given below:-

1(1)	<p>Mr SANJAY GUPTA, DIRECTOR DWARKA VEDMANI AD-169 SALT LAKE CITY, SECTOR-1, P.O:- B.DHANNAGAR, P.S:- North Bidhannagar, District:-North 24 Parganas, West Bengal, India, PIN - 700064Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. PAN No. ADRPG6327Q.; Status : Representative; Date of Execution : 07/10/2015; Date of Admission : 07/10/2015; Place of Admission: of execution : Office</p>	  LT 07/10/2015 1:29:21 PM 07/10/2015 1:29:28 PM
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B. Identifire Details

Identifier Details		
S. No.	Identifier Name & Address	Identifier of Signature
1	Mr ARPAN CHAKRABORTY Son of Mr TAPAN CHAKRABORTY M 5 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: Servine, Citizen of: India,	Mr APURBA KUMAR BISWAS, Mr SANJAY GUPTA 07/10/2015 1:35:32 PM

C. Transacted Property Details

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



Sch No.	Property Location	Land Details			Other Details
		Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	
L1	District: North 24- Parganas, F.S:- Rajshahi, Gram Panchayat: JANGRAHAT,ARA-II, Mouza: Sulenguri	LK Plot No:- 597 , LK Khatian No: 226	1 Katha 10 Chatak	1/-	14,74,899/- Proposed Use: Baslu, RCR: Sha i, Width of: Approach Road: 6 Ft., Adjacent to Mets: Road,

D. Applicant Details

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



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

Endorsement For Deed Number : 1 - 152311276 / 2015

Query No/Year 152311276/2015 Serial no/Year 1523011707 / 2015

Deed No/Year 1 - 152311276 / 2015

Transaction [0138] Sale, Development Power of Attorney after Registered Development Agreement

Name of Presentant Mr APURBA KUMAR Presented At Office
BISWAS

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 schedule 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 APURBA KUMAR BISWAS ,Excoctant.

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

Execution is admitted on 07/10/2015 by

Mr APURBA KUMAR BISWAS, Son of Mr MIRAJAN BISWAS, RAMKRISHNA PALLY, P.O:

GOURANGANAGAR, Thane: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, By caste Hindu, By Profession Private Service

Indeafied by Mr ARPAN CHAKRABORTY, Son of Mr TAPAN CHAKRABORTY, M B ROAD L N PALLY, P.O: NIMTA, Thane: 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]

Execution is admitted on 07/10/2015 by

Mr SANJAY GUPTA

Indeafied by Mr ARPAN CHAKRABORTY, Son of Mr TAPAN CHAKRABORTY, M B ROAD _ N PALLY P.O: NIMTA, Thane: 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/- ([= Rs 21/-) and Registrar Fees paid by Cash Re 21/-

Payment of Stamp Duty

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



Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp. Seria. no 580, Purchased on 02/09/2015. Vendor named M Dutta.

ॐ

(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 PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,74,680/-

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(Debasish Dhar)

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

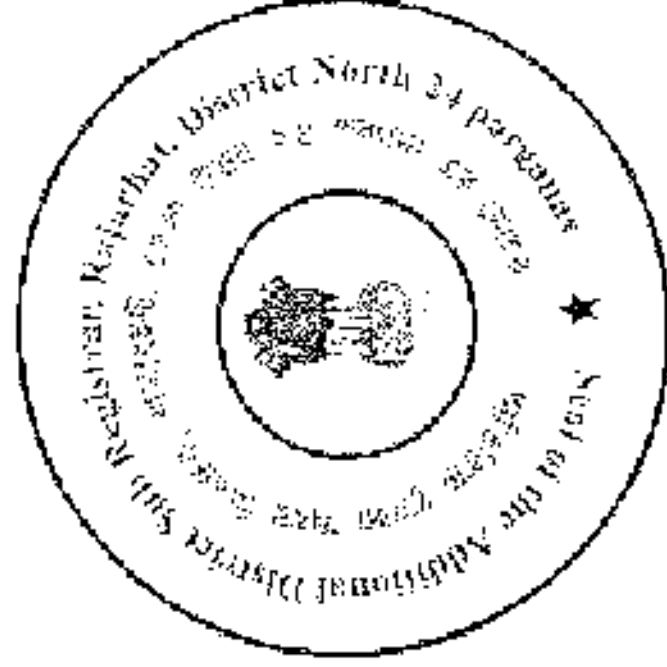




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2015, Page from 155272 to 155287
being No 152311276 for the year 2015.



Debasish Dhar

Digitally signed by DEBASISH DHAR
Date: 2015.10.14 13:39:15 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 14-10-2015 13:39:14
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)