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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 809437

Certified that the document is admitted to registration. The signature, identification & the endorsement mentioned on the back of this document are the part of this document.

Additional District Sub-Registrar
Kolkata, New Town, North 24 Parganas

01 AUG 2014

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I, Hasyabandan Mondal (PAN NO.....) Son of Sashi Bhushan Mondal, by faith - Hindu, by occupation - Retired, by nationality - Indian, residing at Village - Jattragachi, Post Office - Ghuni, Police Station - New Town, Kolkata - 700157, District - North 24 Parganas, West Bengal hereinafter called and referred to as the "OWNER/PRINCIPAL/EXECUTANTS" do hereby nominate constitute and appoint (1) DEBASIS BISWAS Son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by Nationality - Indian, permanently residing at Bajetaraf, P.O. - Sikharpur, P.S. - Rajarhat, District-North 24 Parganas, West Bengal, presently residing at Salua Roypara, P.O. - Gopalpur, P.S -Airport, District- North 24 Parganas, West Bengal &

নম্বর : 4444
সন ও তারিখ : 23/07/14.
ক্রোড়ার নাম : Debasis Mishra,
ঠিকানা : Solna,
বুলা :
ডেভার :
স্বাক্ষর :
স্বাক্ষর :
স্বাক্ষর :

কোলা : উ নং ২৩ পরগনা
খরিদ তার : 16 JUL 2014
মোট টাকার মাত্রা : Rs 150000
ট্রেজারী হারামাও
ডেভার : শ্রী সন্দ্রাট বোস

2 adhe Syam Mandal
0- Has ya badan mondal
11- Jathagachi
- 0- Gheni
- 3- New Town
20L- 157



Additional District Sub-Registrar,
Burdwan, New Town, Burdwan, West Bengal.

01 AUG 2014

(2) **KRISHNENDU GHOSH**, Son of Dilip Kumar Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Village - Sulongori, Post Office - Ghuni, Police Station - New Town, Kolkata - 700157, District - North 24 Parganas, West Bengal partners of **K. D. DEVELOPER** having its, office address at Salua Roy Para, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700136, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holders, as my true, authorized and lawful Attorneys for us in my names on my behalf and to exercise, execute and perform all and every/any of the acts, deeds, matter and things.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of (1) *Shali* land measuring 2 (two) decimal comprised in C.S. Dag No. 1281, R.S./L.R. Dag No. 1399, under C.S. Khatian No. 291, (2) *Bastu* land measuring 11 (eleven) decimal out of 35 decimal comprised in C.S. Dag No. 1283, R.S./L.R. Dag No. 1401 under C.S. Khatian No. 423, and (3) *Shali* land measuring 38 (thirty eight) decimal out of 56 decimal comprised in C.S. Dag No. 1286, R.S./L.R. Dag No. 1405 under C.S. Khatian No. 143 all are under L.R. Khatian No. 1036 in *Mouza - Jatragachi*, J.L No. 24 Police Station - New Town (formally Rajarhat), Additional District Sub-Registration Office at Rajarhat within the local limits of Jyangra-Hatiara Gram Panchayet, in the District - North 24 Parganas **totaling to** land measuring 51 (fifty one) decimal morefully described in the Schedule hereinafter written hereinafter called as the "**Said Property/Said Premises**".

AND WHEREAS I, the said Owners/Executants entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by me with the said **K. D. DEVELOPER**, having its office address at Salua Roy Para, P. O. R. Gopalpur, P.S. Airport, Kolkata - 700136, District North 24 Parganas, West Bengal. The Said Development Agreement was registered on 01/08/2014 in the office of the A. D. S. R. O. ^{RAJARHAT} Bidhannagar, Salt Lake City, and recorded as Deed No. 08630..... for the year 2014.

AND WHEREAS referencing the above Registered Agreement for Development, and for smooth development work, I, the Principal/Owner appointing the **SAID ATTORNEY HOLDER** as my true authorized and lawful attorneys for my names and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Jyangra-Hatiara Gram Panchayet, CESC Ltd./ W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other

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Harys Baden Mombes.

of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, shops, garage space of Developer's Allocation.

2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorneys may think fit and proper.
3. To undertake all work for construction of new residential/commercial building on my Said Property/premises mentioned in Schedule bellow and manage and maintain the said property/premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of my said premises before Jyangra-Hatiara Gram Panchayet, Zilla Parisad, or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my names as and when the same will become due and payable.
6. To enter into any Agreement for Sale, Memorandum of Understanding and/or to execute deed of amalgamation with neighbor's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat'/flats/shops/garages from Developer' Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, and/or any other instrument and document in respect of sale of flat/s, shop/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's

7. To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representatives.
8. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in my said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceeding touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Volalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceeding relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That my Attorneys will take all the necessary steps before the proper Registering Office by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Agreement for Development on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorneys will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Agreement

For all or any of the purposes arising out of the said Registered Agreement for Development and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act my Attorneys in relation to all matters touching my said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorneys appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Agreement for Development.

THE SCHEDULE ABOVE REFERRED TO

(SAID PROPERTY/PREMISES)

ALL THAT piece and parcel of **(1)** *Shali* land measuring 2 (two) decimal comprised in C.S. Dag No. 1281, R.S./L.R. Dag No. 1399, under C.S. Khatian No. 291, **(2)** *Bastu* land measuring 11 (eleven) decimal out of 35 decimal comprised in C.S. Dag No. 1283, R.S./L.R. Dag No. 1401 under C.S. Khatian No. 423, and **(3)** *Shali* land measuring 38 (thirty eight) decimal out of 56 decimal comprised in C.S. Dag No. 1286, R.S./L.R. Dag No. 1405 under C.S. Khatian No. 143 all are under L.R. Khatian No. 1036 in *Mouza - Jatragachi*, J.L. No. 24 Police Station - New Town (formally Rajarhat), Additional District Sub-Registration Office at Rajarhat within the local limits of Jyangra-Hatiara Gram Panchayet, in the District - North 24 Parganas **totaling to** land measuring 51 (fifty one) decimal. The plot of land is butted & bounded as follows :-

ON THE NORTH	: Panchayet Road & Owner's Land.
ON THE SOUTH	: R.S. Dag Nos. 1405 & 1731.
ON THE EAST	: Khagendra Naskar & Ors. and R.S. Dag Nos. 1398, 1406.
ON THE WEST	: Owner's Land and R.S. Dag Nos. 1402, 1401, 1731.

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Photo/Signature of the executants and/or Presentants					
	 <i>Harya Badari Mendak</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Reban Mulya</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Krisnaole Ghasi</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

IN WITNESS WHERE OF the parties hereto have set and subscribed their respective hands and seals on the^{1st}..... Day of^{August}..... 2014 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

In the presence of

1 MD. Khairul Anam
S/O - ZINNAT AH
VILL - JATTRAGAETHI - P.O - Ghosi
P.S - NEW TOWN - KOL - 157

2 Radheshyam Mandal
C/O - Hasyabadan Mandal
Vill - Jatra gachi
P.O - Ghuni
P.S - New Town
KOL - 157

Drafted by -

Bhola Nath Saha
Advocate, WB/303/1977
KOL. Highcourt.

Hasya Badan Mandal.

[Hasyabadan Mandal]

Landowner/Principal

Debasis Biswas

Krishnendu Ghosh

[Debasis Biswas]

[Krishnendu Ghosh]



Partners of

R. D. Developer







Attorney

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 09492 / 2014, Deed No. (Book - I , 08632/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Hasyabandan Mondal Jatragachi, Thana:-New Town, P.O. :-Ghuni, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	 01/08/2014	 LTI 01/08/2014	<i>Hasya Bandan Mondal</i> 01/08/14

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Hasyabandan Mondal Address -Jatragachi, Thana:-New Town, P.O. :-Ghuni, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Self	 01/08/2014	 LTI 01/08/2014	<i>Hasya Bandan Mondal</i>
2	Debasis Biswas Address -Bajetaraf, Thana:-Rajarhat, P.O. :-Sikharpur, District:-North 24-Parganas, WEST BENGAL, India,	Self	 01/08/2014	 LTI 01/08/2014	<i>Debasis Biswas</i>
3	Krishnendu Ghosh Address -Sulongori, Thana:-New Town, P.O. :-Ghuni, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Self	 01/08/2014	 LTI 01/08/2014	<i>Krishnendu Ghosh</i>

Name of Identifier of above Person(s)

Radhe Shyam Mondal
Jatragachi, Thana:-New Town, P.O. :-Ghuni,
District:-North 24-Parganas, WEST BENGAL, India, Pin
:-700157

Signature of Identifier with Date

Radhe Shyam Mondal
01/08/14


Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

(Debasis Dhar)
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 08632 of 2014
(Serial No. 09492 of 2014 and Query No. 1523L000015651 of 2014)

On 01/08/2014

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. 21.00/-, on 01/08/2014

(Under Article : ,E = 21/- on 01/08/2014)

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.-1,85,57,569/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

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

Presented for registration at 11.45 hrs on :01/08/2014, at the Office of the A.D.S.R. RAJARHAT by
Hasyabandan Mondal ,Executant.

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

Execution is admitted on 01/08/2014 by

1. Hasyabandan Mondal, son of Sashi Bhushan Mondal , Jatragachi, Thana:-New Town, P.O. :-Ghuni,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157. By Caste Hindu. By Profession :
Retired Person
2. Debasis Biswas
Partner, M/s. K. D. Developer, Salua Roy Para, Thana:-Airport, P.O. :-R. Gopalpur, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700136.
. By Profession : Business
3. Krishnendu Ghosh
Partner, M/s. K. D. Developer, Salua Roy Para, Thana:-Airport, P.O. :-R. Gopalpur, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700136.
. By Profession : Business

Identified By Radhe Shyam Mondal, son of Hasya Badan Mondal, Jatragachi, Thana:-New Town,
P.O. :-Ghuni, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste: Hindu, By
Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Jatragachi, New Town, North 24 Parganas

01 AUG 2014

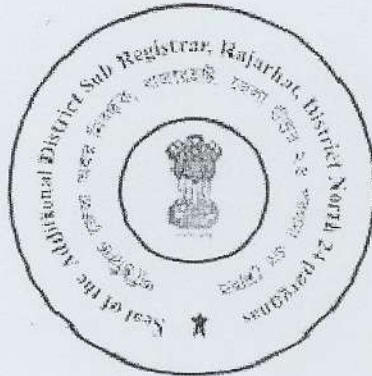
(Debasish Dhar)
Additional District Sub-Registrar

01/08/2014 12:30:00

Endorsement Page 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 851 to 861
being No 08632 for the year 2014.



(Debasish Dhar) 01-August-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal