

7888/14

IV 4505/14



2-35 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 912014



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar of Assurances-III
Kolkata

Additional Registrar of Assurances-III, Kolkata

DEVELOPMENT POWER AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

Additional Registrar of Assurance-III
Kolkata

2 6 JUN 2014

100 250
100 150
100 450

(Handwritten notes and signatures in blue ink, including a signature and the date '2/6/14')

40274

A. K. Chowdhary & Co.
Advocates

NAME...10, Old Post Office Street
ADD... Room No. 21, 1st Floor, Kol-1
Rs.....
19 JUN 2014
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

to (JAYATI 2)
(JAYATI ROY)



3007
e

110519 2

For Aatreyee Nirman Pvt. Ltd.

to (JAYATI 2)
Director
(JAYATI ROY)



3006
e

Chhatan Kumar Podder.



Samar Kumar Podder.
(SAMAR KUMAR PODDER)
S/O LATE U. C. PODDER
S/18/1, NEOGI PARA ROAD
P. S - BARANAGAR
KOL - 36
Rune CS.

Additional Registrar of Assurances - III
Kolkata

24 JUN 2014

KNOW ALL MEN BY THESE PRESENTS SHALL COME I, CHHOTAN KUMAR PODDER son of Samar kumar Podder by faith Hindu, by occupation -Business, by Nationality - Indian, residing at 5/18/1, Neogi Para Road, Kolkata-700036 , PAN NO.ASFPP2349N, hereinafter referred to and called as the **LANDOWNER** , do hereby nominate ,constitute and appoint **M/s AATREYEE NIRMAN PRIVATE LIMITED**, incorporated under the Companies Act, 1956 having its office at 9/12, Lal Bazar Street ,3rd floor, Block -C, Marcantile Building, Police station -Lal Bazar, Kolkata-700001, represented by its Managing **SMT JAYATI ROY** wife of Indrajit Roy, by faith Hindu, occupation-Business ,by Nationality-Indian , residing at 50, Gorakshabasi Road, police Station - DumDum Kolkata- 700028, District _NORTH 24 Parganas **SEND GREETINGS:**

WHEREAS one Saiyad Ali and Thakamani Dasi were the joint owner of all that piece and parcel of land 5 Acre, 47 Decimal lying and situated at Mouza-Doharia, comprised with Khatian no.483, Dag no.1007, 1008 and 1009, A.D.S.R.O and Police station Barasat, District North 24 paraganas.

AND WHEREAS the said Saiyad Ali and Thakamani Dasi sold, transferred and conveyed a portion of land admeasuring 3 Acre, 71 Decimal by registered Deed of sale dated 26.04.1935 unto infavour of Sachindra Nath Sen and thus Sachindra Nath Sen became the absolute owner of said land .

AND WHEREAS the said Sachindra Nath Sen sold, transferred and conveyed a part of land measuring 1 Acre , 44½ Decimal comprised with Dag no. 1008 and 1009 unto and infavour of Narendra Nath Sen and Nishi kanta Sen by Deed of sale dated 14.08.1957 duly registered with the office of the Sub-Registrar, Alipore, and recorded in Book No. I, Volume No. 65, Pages 139 to 142, Deed No. 3672 for the year 1957. And thus Narendra Nath Sen and Nishi kanta Sen became the owner of said plot of land.

AND WHEREAS by an Amicable Partition said Nishi Kanta sen got 10 cottahs under Dag no.1009.

AND WHEREAS while in possession, the said Nishi kanta sen executed a registered Deed of Family Settlement dated 29.01.1992 unto and infavour of Smt Anima Sen (niece in- low) duly registered with the office of District Registrar at Barasat and recorded in Book No. I, Volume No. 10, Pages 20 to 26, being No. 656 for the year 1992.

AND WHEREAS Nishi kanta sen died on 11.08.1996 and in terms of the said Deed of family settlement for the purpose of possession ,right, title and interest regarding said land admeasuring an area of 10 cottahs together with structure standing thereon, filed a title suit no.TS.-451 of 2000 in the Court of Ld.1st Civil Judge (Junior Division) at Barasat.

AND WHEREAS said suit has been decided ex-parte infavour of said Anima sen by order no.30 on 27.07.2005 and thus said Anima Sen became the absolute owner of said property and funds.

AND WHEREAS Said Anima sen mutated her name in the record of the locale Madhyamgram Municipality having Holding No.821/1,at Bidhanpally,Madhyamgram in Ward No. 21,and seized and possessed the

same without any interference and hindrance from any third party and paying rent and taxes to the competent authority, lying and situated at Mouza-Doharia, comprised with Sabek Khatian no.483, R.S khatian no. 1002, R.S Dag no.1009, Touzi no.146, J.L no. 45, Re sa no.132, A.D.S.R.O and Police station Barasat, District North 24 paraganas.

AND WHEREAS Said Anima Sen sold, transferred and conveyed said land admeasuring an area of 10 cottahs together with structure standing thereon by deed of sale dated 19.04.2013 unto and infavour of Chhoton kumar podder duly registered with the office of Additional District Sub Registrar at Barasat ,North 24 paraganas, and recorded in Book no.1, CD Volume no.10, pages 1126-1143 and being no.02508 for the year 2013 and thus Chhoton kumar Podder became the absolute owner of said properties.

AND WHEREAS the said Chhoton kumar podder mutated his name in the office of the B.L & L.R.O. in separate Dag no 1009, Khatian No.1002 at mouza-Satgachi, police Station-Barasat ,Holding No.820/1, Bidhanpally, within the Mouza -Doharia, P.S. Barasat, Pargana – Anowarpore, comprised with J. L. No. 45, Re. Sa. No. 132, Touzi No. 146, sabek Khatian No. 483, A. D. S. R. O. Barasat, within the local limit of Madhayamgram Municipality, ward no.21, in the District of North 24 Paganas, more fully and particularly referred and explained under the **SCHEDULE** hereunder written and/or given and is intending to sale, convey, transfer, alienate, grant, give and ultimately dispose of and till the date of its ultimate disposal in the manner aforesaid to have better management, preservation, security, use, occupation, possession and enjoyment of the same.

Chhoton Kumar Podder

AND WHEREAS since we have already entered into a Development agreement dated 24/06/14 being No. 7912 for the year 2014 before the Additional Registrar of Assurances -II, so as to have convenient and effectual management of all the works and affairs relating to the said construction, sale, convey, transfer, alienate, Mortgage, grant, give and ultimately dispose of and till the date of its ultimate disposal in the manner aforesaid for the better management, preservation, security, use, occupation, enjoyment and possession and for the others, more fully and particularly referred hereunder, on behalf of ourselves, desirous to appoint an attorney.

TB C JAYATI ROY
JAYATI ROY

NOW KNOW BY THESE PRESENTS I, Sri CHHOTON KUMAR PODDER son of Samar kumar Podder by faith Hindu, by occupation - Bussiness, by Nationality - Indian, residing at 5/18/1, Neogi Para Road, Kolkata-700036 ,PAN NO.ASFPP2349N, hereinafter referred to and called as the LANDOWNER do hereby and hereunder nominate, appoint and constitute and have nominated, appointed and constituted **M/s AATREYEE NIRMAN PRIVATE LIMITED**, incorporated under the Companies Act,1956 having its office at 9/12, Lal Bazar Street ,3rd floor,Block -C, Mercantile Building,Police station -Lal Bazar,Kolkata-700001,represented by its Managing Director **SMT JAYATI ROY** wife of Indrajit Roy, by faith-Hindu ,by occupation-Business ,by Nationality-Indian , residing at 50,Gorakshabasi Road ,police Station -DumDum Kolkata- 700028,District -NORTH 24 Parganas as the true and lawful attorney for the said Company in its name and on its behalf solely to do and execute all or any of the following acts, deeds and things, that is to say :

1. To sale, alienate, transfer, convey, grant, give, dispose of, mortgage and to manage, control, supervise, use, possess, enjoy and occupy the Scheduled property in the manner as the said attorney thinks fit and proper.
2. To negotiate with any of the prospective buyer/buyers and/or the party and/or parties in order to sale, dispose, alienate, transfer and conveyance of the Scheduled property in the manner as the said attorney thinks fit and proper.
3. To execute and present for registration before any registration Office each and every deed, document, instrument and paper whatsoever expedient and necessary in connection with the sale, disposal, alienation, transfer, conveyance and/or for usage of the Scheduled property before the appropriate registering authority and admit the same in the manner as the said attorney thinks fit and proper and represent us as if we are personally present.
4. To promote, develop, construct, renovate, extend and re-construct the Scheduled property in the manner as the said attorney thinks fit and proper.
5. To appoint, engage, suspend, remove and nominate any Engineer, Architect, Supervisor, Contractor, Developer, Builder and/or any Technical expert so as to have promotion, development, construction, re-construction, renovation, extension and re-construction of and at

the Scheduled property in the manner as the said attorney shall think fit and proper.

6. To appear before the competent Block Land and Land Reforms Officer/Municipal Corporation/Municipality, Block Development Officer and/or any authority whomsoever for any reason whatsoever in connection with the Scheduled property on behalf of the said Company.
7. To do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to the said Scheduled property as fully and effectually as could be done on personal presence so as to achieve the ends of these presents.
8. To appoint and engage, transfer, suspend and remove at pleasure any employee or agent, staff workers, for or from permanent, temporary or special service and to settle the terms and conditions as the said attorney shall think fit and to determine their powers and duties so as to effectuate the intention of these presents.
9. To represent us and to appear before any Court of Law, any or all Judicial, Legislative, Executive authority and/or authorities, Public and/or Private authority and/or authorities whomsoever in connection with the said Company so far relates with the Scheduled property.

- 10.** To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/Attorneys in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the Scheduled property on behalf of the said Company as effectually as it could be done personally.
- 11.** To sue, defend, prosecute and litigate with whomsoever concerned in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the Scheduled property on behalf of the company as effectually as it could be done personally.
- 12.** To sign, verify, draw, draft and prepare any type of application, paper, document, letter, draft and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the Scheduled property on behalf of the company as effectually as it could be done personally.
- 13.** And generally to do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of the said attorney ought to be done, executed and performed in relation to our Schedule property as fully and effectually as We ourselves could do the same if We were personally present.

14. In the event the Developer deals with the Owners Allocation the proceeds thereof will be deposited to the Principals account

15. The powers hereby granted does not transfer the title of the schedule property in favour of the Attorney.

And it is hereby agreed and undertaken that the said Company shall ratify and confirm all and whatsoever our said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this instrument.

SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of plot of land admeasuring 10 (Ten) Cottahs be the same a little more or less, lying and situate at Mouza -Doharia, P.S. Barasat, Pargana – Anowarpore, comprised with J. L. No. 45, Re. Sa. No. 132, Touzi No. 146, sabek Khatian No. 483, R. S. Khatian No. 1002, R. S. Dag No. 1009, A. D. S. R. O. Barasat, within the local limit of Madhayamgram Municipality, ward no.21, having Holding No.820/1, Bidhanpally, in the District of North 24 Paganas,

N WITNESS WHEREOF We **CHHOTON KUMAR PODDER AND M/s AATREYEE NIRMAN PRIVATE LIMITED**, incorporated under the Companies Act, 1956 having its office at 9/12, Lal Bazar Street, 3rd floor, Block -C, Marcantile Building, Police station -Lal Bazar, Kolkata-700001, represented by its Managing **SMT JAYATI ROY** wife of Indrajit Roy the parties herein have executed these presents on this the 24th day of ~~Jan~~, 2014.

SIGNED, SEALED AND DELIVERED

by the aforesaid executant at Calcutta in the presence of:

1. Samar Kumar Podder,
5/18/11 Newbaji Pata Road
KOL-36
2. Kamini Singh Adv.

Chhoton Kumar Podder.

SIGNED, SEALED AND ACCEPTED by the Attorney at Calcutta in the presence of:

SIGNATURE OF THE EXECUTANT

1. Samar Kumar Podder.
2. Kamini Singh Adv.

For Aatreyyee Nirman Pvt. Ltd.

JR (JAYATI ROY)
Director

SIGNATURE OF THE ATTORNEY

DRAFTED BY-

Mou Sarkar
Advocate
High Court, Calcutta



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 04505 of 2014
(Serial No. 07888 of 2014 and Query No. 1903L000012441 of 2014)

On 24/06/2014.

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

Presented for registration at 14.35 hrs on :24/06/2014, at the Private residence by Jayati Roy ,Claimant.

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

Execution is admitted on 24/06/2014 by

1. Chhotan Kumar Podder, son of Samar Kumar Podder , 5/18/1, Neogi Para Road, Kolkata, District:-, WEST BENGAL, India, Pin :-700036, By Caste Hindu, By Profession : Business

Identified By Samar Kumar Podder, son of Lt. U. C. Podder, 31 / 1/16 , Bhujanga Dhar Road, Thana:-Liluah, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 25/06/2014

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.- /-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Execution is admitted on 25/06/2014 by

1. Jayati Roy
Director, M/s. Aatreyee Nirman Private Limited, 9/12, Lal Bazar Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700001.
, By Profession : Business

Identified By Samar Kumar Podder, son of Lt. U. C. Podder, 31 / 1/16 , Bhujanga Dhar Road, Thana:-Liluah, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 26/06/2014

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

Additional Registrar of Assurance - III
Kolkata

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE-III

26/06/2014 14:19:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 04505 of 2014
(Serial No. 07888 of 2014 and Query No. 1903L000012441 of 2014)

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

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 26/06/2014

(Under Article : ,E = 7/- on 26/06/2014)

(Dinabandhu Roy)
ADDITIONAL REGISTRAR OF ASSURANCE-III



























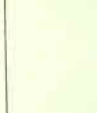

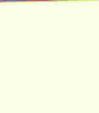
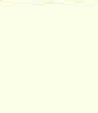







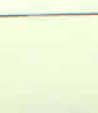
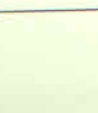
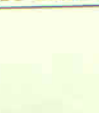



Additional Registrar of Assurance - III
Kolkata

26 JUN 2014

(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE-III

SPECIMEN FORM FOR TEN FINGERS PRINT

	<p style="font-size: 2em; transform: rotate(-90deg);">Dr. C. JAYAKRISHNA</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<p style="font-size: 2em; transform: rotate(-90deg);">Chaitan Kumar Poddar</p>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
<p>PHOTO</p>		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
<p>PHOTO</p>		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 8
Page from 1388 to 1402
being No 04505 for the year 2014.



[Handwritten signature]

(Sanatan Maity) 27-June-2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

27/6/14