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I-2329/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

T 060552

479/14
 8/8/14
 6-45 PM

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)

11 AUG 2014

DEVELOPMENT POWER AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT, I, SMT. JHINKU ROY, wife of Partha Pratim Roy, by faith - Hindu, by Occupation - Private Service, by Nationality - Indian, residing at 267, Lake Town, Block 'B', P.O. & P. S. Lake Town, Kolkata - 700 089 in the District of North 24 - Parganas, hereinafter called and referred to as the "PRINCIPAL" do hereby nominate, constitute and appoint

479/14
 8/8/14
 6-45 PM

27621

Sold to.....
of.....
Rs 100/- (Rupees One Hundred Only)
LICENSED STAMP VENDOR
A. K. MUEHERJEE
8, India Exchange Place,
(BASEMENT)
Date.....

K. G. Tripathi
Advocate
High Court Calcutta

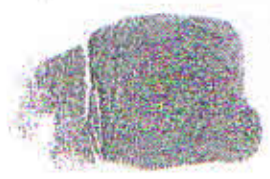
B Mondal



S.C.T.I
1392

21 JUL 2014

ANNAPURNA NERMAN PVT. LTD.
B Mondal
DIRECTOR
BIKASH MONDAL



S.C.T.I
1393

Thinku Roy

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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
08 AUG 2014

Partha Pratap Roy
Sd/ Mukul Ch. Roy
267 Lake Town Kt 89
Bussines.

ANNAPURNA NIRMAN PVT. LTD., a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its **Director : BIKASH MONDAL** son of Sri Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian, hereinafter called and referred to as the "**DEVELOPER**" as my true and lawful Attorney for me in my name and on my behalf to do and execute and perform or cause to be done executed and performed the acts, deeds and things hereinafter appearing:

WHEREAS, I, the Principal hereto am absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Shali land measuring an area of 01 Cottah 08 Chittacks of land in Plot No. 1, comprised in C. S. Dag No. 3823, R. S. **Dag No. 2839** under C. S. Khatian No. 1290, 1291, 1292, R. S. Khatian No. 2876, 2877, 2878 and land admeasuring 03 Cottahs 05 Chittacks 14 Sq. Ft., in plot No. CD/11, comprised in C. S. Dag No. 3814, R. S. **Dag No. 2830** under R. S. Khatian No. 310, R. S. Khanda Khatian No. 2387, 2388 and 2391, having total land measuring an area of **04 (four) Cottahs 13 (thirteen) Chittacks 14 (fourteen) Square Feet**, a little more or less, together with all easement rights, lying and situated at **Mouza Gopalpur**, Pargana-Kolkata, P.S. Airport (Dum Dum) within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City), J. L. No. 2, Touzi No. 2998, within the local limits of Rajarhat Gopalpur Municipality, Ward No. 5, bearing Holding No. RGM/5/117, Block 'B' and RGM/5/118, Block 'B' in the District of North 24 - Parganas, free from all encumbrances, more fully and particularly described in the Schedule hereunder written and I have absolute right, title and interest to sell, transfer, convey, assign, gift, mortgage etc. at my own desire and absolute discretion.



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Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

08 AUG 2014

AND WHEREAS, I have entered into a Registered Development Agreement in respect of the aforesaid land and more fully described in the Schedule hereinafter written owned by me with the said Developer on certain terms and conditions recorded therein and the said Development Agreement has been registered in the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) on 8th August, 2014 and recorded in Book No. 1, Being (Deed) No. _____ for the year 2014.

AND WHEREAS, with reference to the above Registered Agreement for Development, for smooth development work, I, the Principal/Landowner hereto, am appointing the said Developer as my true, authorized and lawful Attorney in my name and on my behalf to do, exercise and perform all and every or any of the deeds, matter and things as hereinafter appearing:

- (1) To look after, protect, manage, and control my property, to sub-lease, to receive rents and profits, to issue proper and sufficient receipts thereof in my name and on my behalf.
- (2) To appear and represent before the Competent Authorities, Rajarhat Gopalpur Municipality, Panchayet Office, WBSEDCL, Income Tax Departments, Authorities under the Town and Country Planning Act, Airport Authority of India, Registrar of Assurances, Kolkata, District Registrar, Additional District Sub-Registrar and before all other Statutory and Local Bodies and any Competent Court of Law as and when necessary for the purpose of construction of new building/s and do all the needful activities as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, shops, garages, spaces, commercial spaces from the Developer's Allocations.

- (3) To pay any tax or taxes in respect of my property if stands unpaid or dues of any nature in Government or Semi Government Departments on my behalf and to receive any benefit, compensation, demurrage etc. from the Government or Semi-Government Offices, Panchayat or Settlement Office, B.L. & L.R.O. etc. in my name and on my behalf.
- (4) To apply, obtain electricity, gas, water connection, sewerage connections and permissions from the appropriate 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 appropriate Authorities and to appoint Engineers, Architects and other Agents and Sub-Agents/Contractors for the aforesaid purpose as the said Attorney may think fit and proper in my name and on my behalf.
- (5) To enter into any Agreement for Sale, Memorandum of Understanding and/or to execute Deed of Amalgamation with the adjacent plot of land and/or any other instruments and Deeds and documents in respect of Sale of Flat/s, units and / or car parking spaces, commercial spaces from the Developer's Allocation in the said new constructed building/s in favour of the intending buyer/buyers in the terms of the said Registered Agreement for Development in my name and on my behalf.
- (6) To take finance and/or loan in his/her/its name or in the name/s of intending Purchaser/s from any financial institution by depositing and mortgaging flat/ flats/ shops/ garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf.
- (7) 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 documents in respect of sale of flats/s, shop/s, units and/or car parking spaces, commercial spaces in the said new building/s in favour of the intending Purchaser/s relating to Developer's Allocation as per the said Registered Agreement for Development.

- (8) To execute and sign the Deed of Sale/Deed of Conveyance/Deed of Transfer whatever the case may be, in favour of the intending Purchaser or Purchasers in respect of the Properties noted above in my name and on my behalf and to appear before the Registering Authority and admit execution thereof on my behalf and represent me where necessary in terms of these presents.
- (9) To receive the consideration money in cash or by cheques / bank draft from the intending Purchaser/Purchasers for booking of flat/s, shops/garages, units, commercial spaces and/or car parking space etc, relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the Purchaser/s as my lawful Attorney.
- (10) To act, do all needful according to the conditions mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, garages covered spaces and car parking spaces within the Developer's Allocation.
- (11) To appoint Advocates for doing lawful activities with regard to the aforesaid housing project. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portions thereof in my name and on my behalf.
- (12) To sign, verify and file application, forms, documents and papers before the Municipality or before any other Statutory Authorities for the purpose of maintenance, protection and preservation of my said property and to institute, defend and prosecute any suit or other actions and proceedings in any matter in any court of law and to appoint Advocates, to sign, execute vakalatnama, plaint, written statement, petition, affirm affidavits and other pleadings and also to present memorandum of appeal, notice and execute decree or orders, to compromise and withdraw of suits in my names and on my behalf as my said Attorney may deem think fit and proper.
- (13) To give delivery of possession of the property after acknowledging full consideration in my name and on my behalf.

A N D, I do hereby agree to ratify and confirm whatsoever acts, deeds and things lawfully will be done by my said Attorney, which shall be construed as acts, deeds and things done by me to all intents and purposes as if I was personally present.

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Shali land measuring an area of 01 Cottah 08 Chittacks of land in Plot No. 1, comprised in C. S. Dag No. 3823, R. S. **Dag No. 2839** under C. S. Khatian No. 1290, 1291, 1292, R. S. Khatian No. 2876, 2877, 2878 and land admeasuring 03 Cottahs 05 Chittacks 14 Sq. Ft., in plot No. CD/11, comprised in C. S. Dag No. 3814, R. S. **Dag No. 2830** under R. S. Khatian No. 310, R. S. Khanda Khatian No. 2387, 2388 and 2391, having total land measuring an area of **04 (four) Cottahs 13 (thirteen) Chittacks 14 (fourteen) Square Feet**, a little more or less, together with all easement rights, lying and situated at **Mouza Gopalpur**, Pargana-Kolkata, **P.S. Airport** (Dum Dum) within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City), J. L. No. 2, Touzi No. 2998, within the local limits of Rajarhat Gopalpur Municipality, Ward No. 5, bearing Holding No. RGM/5/117, Block 'B' and RGM/5/118, Block 'B' in the District of North 24 – Parganas, free from all encumbrances and the land is butted and bounded as follows:

- On the North: By part of R. S. Dag Nos. 2828, 2829 & 2840,
- On the South: By 12' Feet Wide Common Passage,
- On the East: By part of R. S. Dag No. 2839,
- On the West: By 12' Feet Wide Common Passage.

IN WITNESSES whereof, I have hereunto put my signature on this 8th day of August, Two Thousand and Fourteen.

Signed and delivered by the above named Principal at Kolkata in the presence of :

WITNESSES

1. Partha Pratim Roy
267, Lake Tower KOL-89

Thinku Roy
[JHINKU ROY]
PRINCIPAL

2. K. G. Tripathi
Advocate
High Court, Calcutta.

ANNAPURNA NIRMAL PVT. LTD.

Bikash Mondal
DIRECTOR

[BIKASH MONDAL]
ATTORNEY

Drafted by :

K. G. Tripathi
K. G. TRIPATHI
M. Com. LL.B.
ADVOCATE HIGH COURT
CALCUTTA
9836041430 / 9007373125


UNDER RULE 44A OF THE I.R. ACT 1908
 L.H. BOX- SMALL TO THUMB PRINTS
 R.H. BOX-THUMB TO SMALL PRINTS

 Thinker Roy.	LH					
	RH					

ATTESTED :- *Thinker Roy.*

 Ramona	LH					
	RH					

ATTESTED :- *Ramona*

	LH					
	RH					

ATTESTED :-



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

Endorsement For Deed Number : I - 02329 of 2014
(Serial No. 02314 of 2014 and Query No. 1504L000004797 of 2014)

On 08/08/2014

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

Presented for registration at 18.45 hrs on :08/08/2014, at the Private residence by Bikash Mondal
Claimant.

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

Execution is admitted on 08/08/2014 by

1. Jhinku Roy, wife of Partha Pratim Roy , 267, Lake Town Block B, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089, By Caste Hindu, By Profession : Private Service
2. Bikash Mondal
Director, Annapurna Nirman Pvt. Ltd., Krishnapur, Purbapara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102.
, By Profession : Others

Identified By Partha Pratim Roy, son of M Ch. Roy, 267 Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089, By Caste: Hindu, By Profession: Business.

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 11/08/2014

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 11/08/2014

(Under Article : E = 21/- on 11/08/2014)

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.-24,15,972/-

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

(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR




11/08/2014 15:33:00
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)
(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 13268 to 13278
being No 02329 for the year 2014.




(Goutam Sinha Roy) 12-August-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal