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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 537152

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 Commission
 m 21-7-13
 at 4:41 P.M.

Certified that the Document
 is a valid & legal one the
 Signature Sheet and the Endr-
 oses are the Part of this
 Document.

A.D.S.R. Durgam
 Sarwan

25 JUL 2013

DEVELOPMENT POWER OF ATTORNEY

THIS POWER OF ATTORNEY Made on this 17th day of May ,
 2013 (Two Thousand Thirteen) : BY :-

Contd...P/2

NO. 922 SALE DATE 22/4/13
SOLD TO. M/s Asama Construction
ADD. *Capitol*

STAMP RS. 500/-
THIS STAMP PAPER PURCHASE FROM
BURDWAN 'NO. TRY. ON DATE 23 APR 2013
RAMPROSAD DAS
STAMP VENDER
BHATAR A.D.S.R. OFFICE
LIC. NO-576-77

Soni Chatterjee

 2629

ASHOKA CONSTRUCTION
Soni Chatterjee
Partner

 2630

ASHOKA CONSTRUCTION
Chameli Chatterjee
Partner



Additional District Sub-Registrar
Durgapur, Burdwan

23 JUL 2013

Abdus Kabeer
s/o Santokumar Kabeer
Kuldiha, Burdwan-12
P.S. Kankra,
Dist. Burdwan.

- (2) -

• M/S.Ashoka Construction is a partnership firm duly registered and incorporated under the meaning and provisions of the partnership act - 1956 having its Reg. office at A/13, Meaghamollar Sarani, Bhihanagar, Durgapur - 12, Dist. Burdwan (W.B) and the site office at city park, Shankarpur (west), Durgapur-6 represented by its authorized signatory partner Sri. Samir Chatterjee S/O Sri. Sisir Chatterjee and Smt. Chameli Chatterje, W/o. Sri Samir Chatterjee, both are by faith-Hindu, by nationality-Indian, by occupation - Business, residing at Arrah, Babupara, P.S-Kanksa, Durgapur-12, Dist. Burdwan (W.B) hereinafter referred to as the " PRINCIPAL " as well as "LANDOWNER".

Whereas the principal herein is the sole and absolute owner in respect of ALL THAT PIECE and parcel of Bastu land measuring an area of 29(Twenty nine) decimals, more or less, comprising in plot no.1112/1999, Kh.No.594, 655, 418, Hal Plot No.1146, Kh.No.2742, using and situated at Mouza Arrah, J.L.No.091, within the local limit of Molandighi Gram Panchayat, District-Burdwan, morefully and particularly described in the schedule hereunder written and the firm seized and possessed of the same free from all encumbrances and without interruption of other.

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AND WHEREAS the owner has agreed to develop multi-storied building over the said landed property and to that effect the owner hereinabove entered into a Development Agreement on 17/05/2013 with the developers namely SHREE TRIVENI DEVELOPERS PVT.LTD., a company registered under the Companies Act, 1956 , having its registered office at Divine House, Club Road, Ranchi-834001 (S) represented by its director Mr. MUKESH PANDEY son of Sri. Ramdeo Pandey, with a view to erect a G+4 storied residential building thereon as per sanctioned plan.

AND WHEREAS the land owner/principal herein assure the promoter / Developers herein to deliver the original papers in respect of the said land to the promoter/Developers herein at the time of execution of these presents without being provoked and/or influenced by any third parties and the promoter/Developers will start construction of the said proposed multi-storied building at its own costs and expenses immediately after the sanction of the said proposed sanctioned plan from the Molandighi Gram Panchayat concerned in the name of the owner, upon handing over peaceful vacant possession of the land by the land owner herein to the promoter/Developer herein along with singing of possession letter in favour of the Promoter/Developers herein.

AND WHEREAS the signatory partners of the aforesaid firm are the owners of the immovable property morefully and particularly referred and explained under the schedule hereunder written and/or given and are intending to sell , convey, transfer, alienate, grant, give, demise, devise, grant and provide 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.

AND WHEREAS since it is necessary and expedient for us/the firm immediately, so as to have convenient and effectual management of all the work and affairs relating to the said sale , conveyance, transfer, alienate, grant, give and ultimately disposal in the manner aforesaid for better management , preservation , security use, occupation , enjoyment and possession and for the other morefully and particularly referred hereunder, on behalf of ourselves , we are desirous to appoint an attorney.

NOW KNOW How by these presents we, the signatory partners of the said firm (1)Smt. Chameli Chatterjee W/o. Sri Samir Chatterjee ,and (2)Sri Samir Chatterjee son of Sri Sisir Chatterjee both are resident of Vill & P.O. Arrah, P.O. Durgpaur -12, P.S.Kanska , Dist. Budwan (W.B), by faith-Hindu, by nationality-Indian, do hereby appoint,

nominate and constitute on the basis of Agreement between land owner and Developer vide Deed no. 4057 Dated 17/05/2013, Sri. Mukesh PAndey S/o. Sri. Ramdeo Pandey, the Director of the Developer "Shree Triveni Developers Pvt.Ltd". as our lawful Attorney for our name/firm, on our behalf solely to do and executes all or any of the following acts, deeds and things, that is to say :

1. To enter into, hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof.
2. To sign , execute and submission plan, documents, statements, undertaking, declaration as may be required for having the plan sanctioned, modified and/or altered by the local Panchayat Authority or any other authorities.
3. To appear and represent us/the firm before the necessary authorities including the Molandighi Gram Panchayat, Panchayat Samiti, Kanksa, Burdwan Zila Parishad, Fire brigade, W.B.Police , the

competent Authority under the urban land (ceiling and regulation) Act, 1976, Town and country planning act and Govt.of W.B. in C/W the sanction, modification and/or alteration of sanctioned plan before any other authorities.

4. To pay fees obtained such other order or permission from the necessary authorities and to engage Engineers, Architect, expert and other agent, contractors, sub-contractors for the aforesaid purpose as said Attorney shall think proper.
5. To receive the excess amount or less if any paid for the purpose sanction, modification and/or alteration of the development plans to any authority or authorities.
6. To deal with , if any lawful occupant lawfully or otherwise stay in at different position of the said premises in any manner as the said attorney may deem fit and proper for getting the said land vacated from us/the firm and for that purpose to sign , execute and enter into all sorts of agreement and to do all other acts, deeds or things as may be necessary therefore.
7. To develop the said land/premises by making construction of building thereon as per the sanction plan which to be approved by the Molandighi Gram Panchayat or any other authority.

- (7) -

8. To apply for and obtain electricity, gas, water, connection lifting of ground water, sewerage, drainage, telephone and other connections of any other utilities to the said premises/landed property and/or have disconnected the same and for that purpose to sign, execute and submit all papers, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
9. To utilize or shift or have connected the existing electricity connection, if any, in the proposed premises/schedule property in such manner as the said Attorney may think fit and proper.
10. To pay all rates and Taxes, charges expenses and other outgoing what so ever payable for and account of the said premises or any part thereof and similarly to receive all income receive able for premises including the rents and/or license fees from the occupants thereof.
11. To appear and represent us/the firm before all authorities including those under the Molandighi Gram Panchayat for fixation and/or finalization of the annual valuation of the said premises/schedule property and for that purpose to sign, execute and submit necessary papers and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

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- (8) -

12. To enter into any agreements for sale of Flats except the allocation of the owner as per agreement dated 17/05/2013 with the intending purchasers and to receive the earnest money and full amount of consideration money from the intending purchaser. The said attorney is also empowered or authorised to dispose off or sell out the flats (except the owners allocated constructed are as per sanctioned plan) of the Developer's share and to receive the total consideration from them and in that case no permission is required from the owner and the owner have or shall have no objection for the same. Shall proceed should be deposited in the developers account.
13. To apply for mutation and to record the name of the respective Flat owners of the said premises and for that purpose to sign and execute all papers and documents as maybe necessary from time to time.
14. To file and submit the declarations, statements application and/or returns to the competent authority or any other authority or authorities in connections with the matters where in concern.

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15. to commence , procure, enforce, answer or oppose all actions and other legal proceedings and damages, touching any of the matters governing the said premises or any part thereof intending relating to acquisition and / or in respect of the said premises in which the said estate is now or may hereafter be interested or concerned and if think fit to compromise , settle, referred to arbitration in any such action or proceedings as aforesaid before any Ld. court of civil, criminal or revenue or any other proper forum.
16. To advertise I the newspaper or through any other for procuring purchaser for selling the flats excluding owner's allocated constructed area/flat in the proposed building.
17. To file and defend suits, cases, appeals and whatsoever nature for and on behalf or to be instituted preferred by or against me/us by any person or persons in respect of the said proposed premises and also to present and prosecute thereof.
18. To compromise suits, appeals or other legal proceedings in any court, tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign , declare and/or affirm any plaint, written statement , petitions , affidavit , verification , vakalatnama warrant or memo of appeal or their documents or papers in any proceedings or in any way connected therewith.

20. To deposit and withdraw fees documents and moneys in and from the court or courts and/others person/persons or authority and give valid receipt and discharge therefore.
21. To enter into agreement for sale except the allocation of the owner for the proposed flat/constructed area as per agreement dated 17/05/2013 and/or to receive earnest / advance money or total consideration in respect of the flat and the proportionate share of land or in any way portion thereof for transferring and conveying the proportionate right, title , interest out of the under mentioned schedule of land and to handover the relevant official documents in regard to title of the land to such intending purchaser or purchasers as the case may be. It is further noted that in such case the advance receivable by my attorney will not be claimed or demanded by me and at the same time I shall not be liable for any transaction . But the said attorney is absolutely entitled and empowered to dispose off his/their /its allocation i.e. developer's allocations except the owner's allocation mentioned in the agreement dated 17/05/2013 as per sanctioned plan at their own discretion without taking any permission from the developer.
- 21(a) This power of attorney is revocable and there is no any right ,title given to the Attorney.

22. For all or any of the purpose stated herein before to appear and represent us/the firm before all authorities having jurisdiction and to sign, execute and submit papers and documents and the said attorney can act as they/he will deem fit and proper. To present any sale Deed or Deeds of conveyance before the concerned Sub-Registrar or District Registrar or Registrar of Assurances, Kolkata for getting such deeds registered in my name and on my behalf.

And we, the signatory partners of the said firm do hereby ratify and confirm and agree or undertake to ratify and confirm all acts, deeds, matters and things whatsoever my said attorney shall lawfully do or cause to be done or perform under or by virtue if this presence including in such conformation and other works will be completed or the whole deal/transaction as per the said Agreement dated 17/05/2013 notwithstanding no expenses of power is given herewith.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land measuring an area of 29(Twenty nine) decimals more or less together with all structures and/or buildings and/or construction thereon situate and lying at Mouza-Arrah, J.L.No.091, Plot/Dag No.1112/1999 Kh No.594, 655,418, Hal Dag /Plot no.1146, Kh.No.2742, P.S. Kanksa, within the limits of Molandighi Gram Panchayat , Addl.District Sub-Registrar Office, Durgapur in the District of Burdwan.

-(12)-

The property is butted and bounded as follows :-

On the North : Land of Rabi Lochan Banerjee.
On the South : 32 ft. Wide Road
On the East : Land of plot no. 1998
On the West : Land of Manik Chatterjee

In witness whereof, we the executant herein, signed and executed this power of Attorney on this the 17th day of May 2013 (Two thousand thirteen).

Witnesses :

1. Shashi Prakash
s/o Smit Prakash, Pased
15 No, Nohapalli, Benachity
Durgapur - 13, P.S. Durgapur
St. Budman.
2. Neesh Gupta
S/o Smit Chittarnal Gupta
Muchiapatra, Durgapur-13
Drafted by me

Bubhaschandra Mondal

Advocate,

Durgapur Court

ENROL. No. F-614/2004

ASHOKA CONSTRUCTION

Chameli Chatterjee

Partner

ASHOKA CONSTRUCTION

Somit Chatterjee

Partner

Signature of the Executant

~~Signature of the Executant~~

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Chameli Chatterjee *Chameli Chatterjee*

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Somir Chatterjee *Somir Chatterjee*

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Anam Prasad *Anam Prasad*

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 06239 of 2013
(Serial No. 06500 of 2013 and Query No. 0206L000011020 of 2013)

On 23/07/2013

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

Presented for registration at 16.46 hrs on :23/07/2013, at the Private residence by Samir Chatterjee ,
one of the Executants.

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

Execution is admitted on 23/07/2013 by

1. Samir Chatterjee
Partner, M/s Ashoka Construction, A/13, Meghmollar Sarani, Bidhannagar, Durgapur, Thana:-New
Township, District:-Burdwan, WEST BENGAL, India, Pin :-713212.
By Profession : Business
 2. Chameli Chatterjee
Partner, M/s Ashoka Construction, A/13, Meghmollar Sarani, Bidhannagar, Durgapur, Thana:-New
Township, District:-Burdwan, WEST BENGAL, India, Pin :-713212.
By Profession : Business
- Identified By Debdas Gope, son of Santi Kumar Gope, Village:Kuldiha, Thana:-Kanksa,
District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

On 25/07/2013

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), 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 14.00/-, on 25/07/2013

(Under Article : E = 14/- on 25/07/2013)

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. -52,20,000/-



(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
EndorsementPage 1 of 2

25/07/2013 12:21:00



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 06239 of 2013
(Serial No. 06500 of 2013 and Query No. 0206L000011020 of 2013)

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR




(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 606 to 622
being No 06239 for the year 2013.




(Satyajit Biswas) 25-July-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R, DURGAPUR
West Bengal