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1-2020/17



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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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.

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

14 MAR 2017

DEVELOPMENT POWER OF ATTORNEYAFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SRI NARAYAN DAS MONDAL (having PAN-AEZPM6377H) son of Late Jogesh Chandra Mondal, by faith: Hindu, by occupation Retired Person, by nationality : Indian, (2) SMT. GAYATRI MONDAL (having PAN-ANSPM1262H) wife of Sri Narayan Das Mondal, by faith: Hindu, by occupation : Housewife, by nationality : Indian, (3) SRI MADHAB MONDAL (having PAN-AIQPM0726M) son of Late Hari Das Mondal Mondal, by faith: Hindu, by occupation Business, by nationality : Indian, AND (4) SMT. GAYATRI MONDAL (having PAN-

21/2/17 108

নং ৯৭৫২ তার

জেতার নাম

স্বাম্প ভেজর স্বাক্ষর

বিধান নগর (সেক্টর সিটি) এ ডি এস আর ও

মোট স্বাম্প কত তার

পালান নং মোট কত টাকা খরিদ

চেয়ারী বরাকন্দুর ভেজর-মিতা দত্ত

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

30 JAN 2017

760000

Signature



949

Signature

ASTDURGA CONSTRUCTION PVT. LTD
DIRECTOR



950

Gayatri Mondal

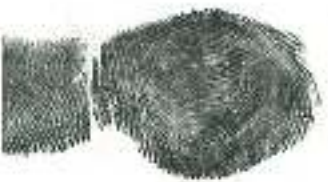


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Narayan Mondal

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Madhob Mondal

BGEPM7877E) wife of Late Hari Das Mondal, by faith: Hindu, by occupation :Housewife, by nationality : Indian, all residing at Village : Gouranganagar, Police Station : previously Rajarhat at present New Town, District : North 24 Parganas, Kolkata – 700 159, in the state of West Bengal, being the absolute owners of a piece and parcel of land, hereditaments and premises more fully described in SCHEDULE hereunder written, do hereby SEND GREETINGS.

WHEREAS we, the Executants being the absolute Owners, having our marketable right, title, interest and physical possession in a plot of land measuring 79 Kottahs a little more or less under L. R. Dag Nos. 2710, 2711, 2712 & 2714, L. R. Khatian Nos. 2095, 2492, 2493 & 1031, in Mouza : GHUNI, J. L. No. 23, within the local limit of Jyangra- Hatiara No: 2 Gram Panchayet, Police Station : Previously Rajarhat, at present New Town, District : North 24 Parganas more fully described in the SCHEDULE hereunder written, by a Development Agreement executed by us as the LAND OWNERS of the One Part, and M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED (having PAN–**AALCA5946M**) a Company incorporated under Indian Companies Act, 1956 having its registered office at AD–169, Sector–1, Salt Lake City, Kolkata 700 064 being represented by one of its Directors 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 – 700064 as DEVELOPERS/BUILDERS **by virtue of resolution of Board meeting dated (annexed)** of the Other Part, on this day, whereunder we have agreed to develop our said property i.e. the SCHEDULE Property, through the said DEVELOPERS/BUILDERS on terms and conditions contained in the said Development or otherwise Collaboration Agreement executed by and between us, i.e. the Executants/Land Owners in one part, and the Developers/Builders on the other part and registered on this day, before the A.D.S.R., New Town, North 24 Parganas.

AND WHEREAS to give effect to the said Development Agreement, it is necessary and incumbent upon us to give to the DEVELOPERS/ BUILDERS a Development Power of Attorney to enable the Developers/

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Gajati Mondol



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Anpam Chakraborty
S/o. Tapom Chakraborty
H.B Road, L.N Pally,
20 P.S. Nimta, KOL-700049,
Service

Builders 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" in terms of the said Development Agreement executed in between us and the said Developers/ Builders and registered on dated. 22.02.2017 before the office of the A.D.S.R, Rajarhat, New Town, being No. 01537 for the Year 2017, vide Query No. 15231000056621/17, Query Date. 21.02.2017 Serial No. 1523001669/17.

AND WHEREAS the said DEVELOPERS/BUILDERS has requested us to execute and grant a Development Power of Attorney in favour of the DEVELOPERS/BUILDERS which we hereby do.

DEFINITIONS : Unless in this power there be something contrary or repugnant to the subject or context : -

- i) **"Development"** shall include, without limitation, the erection, re-erection, demolition, addition or alteration whatsoever or howsoever of the New Buildings or sets of building and any other structures in the Subject Property and all activities allied or ancillary thereto and also include any, the doing, carrying out, erection or installation of common portions, landscaping, beautification, signage erection/ installation, and others facilities etc.
- ii) **"New Buildings"** or a set of building under several "Blocks" shall mean any constructions or erections from time to time at the Subject Property.
- iii) **"Principal's Allocation"** shall mean the flats, garages, commercial space/units etc. allocable to the Principals' i.e. to the Executants/Land Owners under and in terms of the said Development Agreement and include all appurtenances of such flat as fully described in the Said Agreement in a separate building to be designated entirely the allocated areas of Owners/First Party, however limited to 48% (forty eight percent) of the constructed/built up areas.



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- iv) **“Said Agreement”** shall mean the Development or Collaboration Agreement executed and registered before the Registration Office, on this day in between the Principal and **M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED** and include any modifications and alterations thereof as may be made by the Principal and the Developers/Builders in writing.

- v) **“Subject Property”** shall mean the pieces or parcels of land hereditaments and premises measuring 79 Kottahs a little more or less under L. R. Dag Nos. 2710, 2711, 2712 & 2714, L. R. Khatian Nos. 2095, 2492, 2493 & 1031, in Mouza : GHUNI, J. L. No. 23, within the local limit of Jyangra- Hatiara No: 2 Gram Panchayet, Police Station : Previously Rajarhat, at present New Town, District : North 24 Parganas fully described hereto subject to variations as envisaged in the Said Agreement. The Executants/Principals firmly assert, say and declare that they are the absolute Owners of the Schedule Property and have acquired their right, title and interest therein has been fully recited in the body of the said Development Agreement and the said Property is free from all sorts of encumbrances, lien, charges, attachment, acquisition, requisition and lispensens in any way or in any manner whatsoever.

- vi) **“Transfer”** shall include transfer by sale, lease, gift, exchange or otherwise adopted by the parties hereto under the said Development Agreement.

- vii) **“Transferable Areas”** shall include Units, covered, open and covered spaces at the Subject Property, land and all other areas, portions or shares comprised in or portion of the Subject Property capable of being transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise upto the limit of allocated areas of the Developers/Builders.



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- viii) **“Developers’ Allocation”** shall mean and include 52% (fifty two percent) of the constructed/built up areas along with proportionate share in land underneath together with all easements and appurtenances thereof and all Developments thereat without however affecting the entitlement of the Principals in respect of the Principals’ Allocation.
- ix) **“ASTDURGA CONSTRUCTION PRIVATE LIMITED”** a Company incorporated under Indian Companies Act, 1956 having its registered office at AD-169, Sector-1, Salt Lake City, Kolkata 700 064 and include its successors or successors-in-office and assigns, hereinafter referred to as the Developers/Builders.
- x) **“Units”** shall mean and include –
“Residential Units” meaning the flats for residential uses in any building in any “Block” at the Project Location;

AND ALSO WHEREAS in terms of the said Development Agreement executed by us as being the Owners in one part and said **“ASTDURGA CONSTRUCTION PVT. LTD.”** on the other part on this day, it is condition precedent to authorize the said DEVELOPERS/BUILDERS i.e. the said **“ASTDURGA CONSTRUCTION PVT. LTD.”** for proper execution of construction work in the Schedule hereunder written and as such we, **SRI NARAYAN DAS MONDAL, SMT. GAYATRI MONDAL, SRI MADHAB MONDAL, AND SMT. GAYATRI MONDAL**, the Executants/Principals herein, do hereby jointly and severally 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 – 700064, one of the Directors of said **ASTDURGA CONSTRUCTION PVT. LTD.** hereinafter be referred to as the Developers/Builders to be our true and lawful Attorney to do, execute and perform all or any of the following acts, deeds, matters and things namely : -



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1. To manage, maintain, protect and secure the Subject Property and to do all acts deeds and things in connection therewith.
2. To cause survey, test soil, do excavation and other works at the Subject Property.
3. To carry out construction, addition, alteration, demolition, reconstruction and other related activity in respect of any development, erection, re-erection, demolition, addition or alteration whatsoever at the Subject Property or any part thereof and to sign, execute and register any kind of contracts with any third party under the terms and conditions of the development agreement and sanctioned plan.
4. To construct temporary sheds and godowns for storage of building materials and running of site office and to construct any other structure for Development of the Subject Property i.e. the Schedule Property or any part thereof.
5. To subdivide the Subject Property in one or more plots/sub-plots, passages, open or covered spaces or other divisions as the attorney may deem fit and proper according to sanctioned plan.
6. For all or any purpose hereinstated to apply for and obtain any certificate, clearance, no objection, permission, license, registration etc., from all concerned authorities and persons including from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or the authorities under the West Bengal Town & Country (Planning & Development) Act, 1979 or West Bengal Land Reforms Act, 1955 or West Bengal Estate Acquisition Act, 1953 or West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 or Fire or Pollution authorities, Electricity, Water and other Service Providers etc.



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7. To apply for and obtain any permission, clearance and license to erect and run/operate and/or maintain lift and any other utility, input or facility in the new building or buildings and/or the Subject Property.
8. To apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, quotas, subsidies, incentives, exemptions, discounts, waivers, entitlements and allocations of cement, steel, bricks and other building materials, in respect of Development at the Subject Property or any part thereof and/or in respect of any input, utility or facility to be installed, run, made operative and managed thereat from all State or Central Government Authorities and statutory or other bodies and authorities concerned.
9. To employ and appoint watchmen, guards and other security personnel for Development on the Subject Property.
10. To appoint, employ, engage or hire, architects, contractors, sub-contractors, structural engineers, civil engineers, overseers, consultants, vastu consultants, chartered accountants and/or such other persons or agents as may be required for effectually discharging the powers and authorities granted herein.
11. To prepare apply for sign, execute and submit plans, maps and sketches for sanctioning for the Subject Property to the concerned Gram Panchayet, or other authorities and to have the same sanctioned and if required, to have the same modified, revised, altered and/or renewed and to pay fees and obtain sanction modification revision alteration and/or renewal and/or such other orders and permissions as be expedient therefore, and to construct a set of five storeyed (G+4) buildings or any further additional floors upto the admissible height, in the Schedule Property in accordance with the sanctioned building plan, deliver physical possession of the allocated areas of the Executants/ Land Owners to the extent of 48% (forty eight percent) constructed



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areas in terms of the Development Agreement executed by and between the parties on this day.

12. To sign and submit all declarations, undertakings and affidavits required by the sanctioning authority for the purpose of sanction/ modification/alteration/renewal of the plan for the Subject Property.
13. To apply for and obtain mutation, conversion, amalgamation, separation, updation, 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., Panchayet Authorities, Zilla Parisad Authority, 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.
14. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, gas, power, drainage, sewerage, generator, transformer, lifts, security systems, and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
15. To appoint engineers, technicians, masons, plumbers and other workmen or collaborate with organizations and persons in connection with construction of multi-storeyed building or buildings in several "Phases" or "Blocks" in the Schedule property comprising of residential flats, and other constructed areas and erections thereon strictly in accordance with the sanctioned building plan in terms of and in accordance with the Joint Venture or Collaboration Agreement executed by and between us as Land Owners, and the Company of the Attorney as being Developers/Builders being one of the Directors of the said Developers/Builders. And to make it clear that our said Attorney being one of the Directors of the Developers/Builders Company and authorized person to go for construction work and other relevant acts



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and actions strictly in terms of the said Development Agreement having the Land Owners i.e. the allocation of the Land Owners/Executants to the extent of 48% (forty eight percent) and Developers/Builders allocation to the extent of 52% (fifty two percent) in the proposed buildings along with proportionate share in land underneath.

16. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due process of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said attorney may deem fit and proper.
17. To insure and keep insured the New Buildings and other Developments or any part thereof or any materials equipments and machineries against loss or damage by fire earthquake and/or other risks, if and as be deemed necessary and/or desirable by the said attorney and to pay all premium thereof.
18. To grant "Consent" and "No Objection Certificate" and permit and Transferees of Units and other Transferable Areas comprised in respect of the Allocation of the Developers/Builders to take loans from any Banks or Financial Institutions, such "consent" and "no-objection" shall be confined within and/or for the intending buyers out of the allocated areas of the Developers/Builders.
19. To advertise and publicize the Development project at the Subject Property or any part thereof in any media and to appoint marketing agents, brokers, sub-brokers, sole selling or other agents for sale or otherwise transfer of the allocated areas of the Developers/Builders.
20. To negotiate, take bookings and applications of whatsoever nature in respect of sale, leasing out, letting out or otherwise transfer of the Allocation of the Developers/Builders or any part thereof and if



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- necessary to amend, modify, alter or cancel the same and to receive the amounts receivable in respect of any transfer of any Allocation of the Developers/Builders and issue receipts, acknowledgements and discharges therefor and to fully exonerate the person or persons paying the same.
21. To prepare, sign, execute and/or deliver all papers, documents, agreements, sale deeds, conveyances, declarations, forms, receipts and such other documents and writings as in any way be required to be so done and as may be deemed fit and proper by the said attorney in respect of the Allocation of the Developers/Builders.
 22. To enforce any covenant in any agreements, deed or any other contracts or documents of transfer executed by the Principals and the Developers/Builders and to exercise all rights and remedies available to the Principals and the Developers/Builders thereunder.
 23. To terminate any contract, agreement, right of occupancy mere enjoyment with any person or persons intending to acquire the Allocation of the Developers/Builders or any part thereof for and on behalf of the Principals in such manner as the said attorney may deem fit and proper, well indemnifying the interest of the Land Owners/First Party in all respect.
 24. To ask, demand, sue for, recover, realize and collect all moneys, earnest moneys, considerations, construction costs, extras, deposits, additional facility or other charges, charges for maintenance and/or facilities provided in the Subject Property, advances, compensations, interests, damages, statutory levies and/or duties, payments whatsoever etc., which are or may be due payable or recoverable from any Transferees or any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same.



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25. To have the Allocation of the Developers/Builders or any part thereof to be separately assessed and mutated in the name of the Owners/ Purchasers/Transferees/Alienees thereof and in all public records and with all authorities and/or persons having jurisdiction and to deal with such authority and/or authorities in such manner as the said attorney may deem fit and proper.
26. To contest or challenge any proceeding relating to vesting or acquisition or relating to any encumbrance, obligation or liability on the Subject Property or any part thereof and to attend hearing and object or settle with them and to receive compensations and other moneys payable in respect of acquisition and/or requisition of the Subject Property or any part thereof and compensation amount to be deposited in the account of principal/first party/landowners.
27. To deal with any claim of any third party fully and in all manner and to oppose or settle the same.
28. For all or any of the purposes hereinstated to apply for and obtain all permissions, approvals, licenses, registrations, clearances, no objection certificates, and appear and represent the Principals before the concerned B. L. & L. R. O., D. L. & L. R. O., Collector, District Magistrate, ADM, Jyangra-Hatiara No.2 Gram Panchayet, Fire Brigade, Greater Kolkata Metropolitan Development Authority, the Authorised Officer under the West Bengal (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, the authorities under the West Bengal Land Reforms Act, West Bengal Estate Acquisition Act, The Town and Country (Planning & Development) Act, Development Authority, Pollution Control Board, Police Authority, Traffic Department, Directorate or Fire Services, Directorate of Lifts, Directorate of Electricity, CESC, Insurance Companies, Electricity, Airport Authority of India, Water and other service provider organizations, Land Acquisition Collector and also all



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other authorities and Government Departments including constituted or to be constituted under "The Real Estate (Development and Planning) Act, 2016 and/or its officers and also all other State Executives Judicial or Quasi Judicial, Panchayet, Zila Parisad and other authorities and all private bodies and service providers and all other persons and also all courts, tribunals and appellate authorities and to do all acts deeds and things as the attorney may deem fit and proper.

29. To appear and represent the Executants/Principals before any Registrar of Assurance, District Registrar, Additional District Sub Registrar, Additional Registrar, Magistrate both Executive and Judicial and/or other officer or officers or authority or authorities having jurisdiction and to present for registration before them and admit execution and to acknowledge and register and have registered and perfected all documents, instruments and writings executed by the said attorney by virtue of the powers hereby conferred.
30. To produce and deposit and take back any title deeds or documents relating to the Subject Property or any part thereof from any office, tribunal including West Bengal LRTT, and any other court of law.
31. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions, review, arbitration proceedings, and other legal proceedings and demands civil, criminal or revenue concerning and/or touching any of the matters hereinstated in which the Executants/Principals in any way or manner now is/are or may hereafter be interested or concerned and if though fit to compromise, settle, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, including Hon'ble High Court at Calcutta, Arbitration Tribunal, any other Tribunal, Collector, any Acquiring or Requiring Authority, Judicial or Quasi Judicial authorities and forums, Statutory authorities, presiding officers, authorized officer,



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etc. and to sign, declare, verify and/or affirm any plaint, written statement, written objection, petition, application, consent petition, affidavit, vakalatnama, warrant of attorney, memorandum of appeal or any other document or demi paper in any proceeding and to adduce oral and documentary evidences as the occasions shall require and/or as the said attorney may think fit and proper in connection with our right, title and interest in respect of the Schedule Property by way of appointing advocates or legal practitioners in our name and on our behalf and in case of necessity our said Attorney shall prefer Writ Petition under Article 226 of the Constitution of India before the Hon'ble High Court at Calcutta in connection with any affair in respect of the Schedule Property and our said Attorney shall keep and maintain proper accounts of all such costs of litigation and incidental charges and expenses for the purpose of repairing any legal defects whatsoever.

32. To accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
33. To receive and refund of the excess amount of fee or other amounts, if any, paid for the purposes herein stated and to give valid and effectual receipts in respect thereof.
34. To accept or object to the assessments of valuations or taxes or land revenue in respect of the Subject Property or any part of the Schedule holding in the name of the Land Owners or share thereof before the Local Gram Panchayet or Zila Parisad and the Revenue office and Department of the Govt. of West Bengal and to attend all hearings and have the same finalized.
35. To pay out of its own fund, all rates, taxes, land revenue, charges, expenses and other outgoings whatsoever (including Gram Panchayet



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or Zila Parisad rates and taxes and other charges whatsoever) payable in respect of the said Subject Property or any part thereof or the buildings thereon or any part or parts thereof and receive refund of the excess amounts, if paid, from the concerned authorities and to grant receipts and discharges in respect thereof.

36. To construct effect and raise boundary walls in and around the said Subject Property or portions thereof, and to effect all Development works in the Schedule Property in terms of the Development Agreement executed between us and the said Developers/Builders on this day and strictly in terms of the sanctioned building plan and Schedule of Specification therein contained.
37. To deal with fully and in all manner and to warn off and prohibit and if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them or any of them as the said attorney may deem fit and proper.
38. To apply for and obtain "Completion or Occupancy Certificate" and other certificates as may be required from the concerned authorities including from Jyangra-Hatiara No: 2 Gram Panchayet Authority.
39. To execute any deed of sale, gift or any other instrument of transfer in respect of the allocated areas of the Developers/Builders along with proportionate share in the Schedule property in favour of any intending purchaser(s) to settle consideration thereof and to receive earnest money or part of consideration money or consideration money in full and to present such document(s) of transfer before the concerned registration office, to admit execution and to perform all other acts, deeds and things to be required for effectual registration of a deed of transfer in favour of the intending purchaser or purchasers and to grant proper registration slip in favour of intending purchaser or purchasers and following such execution and registration of any such





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deed or deeds of sale or deeds of transfer our said attorney shall deliver physical and khas possession of the constructed areas i.e. residential flats thereon or any part thereof in favour of the intending purchaser or purchasers in respect of the allocated areas of the Developers/Builders or any part or portion thereon free from all encumbrances, lien, charges and attachment whatsoever. Provided Always in case of execution of "Agreement for Sale" and "Deed of Conveyance" the power hereby given is strictly limited in respect of the allocated areas of Developers/Builders and our said attorney shall well indemnify us from any damage or injury in connection with receipt of consideration money in respect of the allocated areas of the Developers/Builders. To make it clear that the said Development agreement executed by us 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 and both the documents shall remain in force till completion of the entire construction work with delivery of our allocated areas with completion certificate from the local Jyangra-Hatiara No.2 Gram Panchayet Authority.

40. To receive all letters, parcels or other postal articles and documents in respect of the Subject Property and to grant proper and effectual receipt thereof.
41. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, and to revoke such appoints, to commence and/or institute any suits, proceedings, appeals and revision before the competent court of law and to sign and execute all plaints, petitions, written statements, written objection, Memorandum of Appeals and to depose before any Court of Law in our name and on our behalf. And that our said Attorney shall bear all litigation costs, charges and other expenses including



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Professional Fees of the Ld. Advocates out of its own fund and maintain a proper account to that effect.

42. We hereby agree to ratify and confirm whatsoever the said Attorney shall do in relation to the premises by virtue of these presents and we hereby declare that we shall not do anything inconsistent with the Power of Attorney.
43. We hereby declare that the powers and authorities hereby granted till the said property is fully and properly developed as per terms and specification contained in the Schedule of Specification contained in the body of the said Development Agreement by the Developers/Builders and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the land, buildings, flats are conveyed to the purchasers and Association of Apartment Owner is registered and starts functioning.

THE SCHEDULE ABOVE REFERRED TO:

(Subject Property i.e. the property to be developed)

PART – I

ALL THAT piece and parcel of Land measuring **59 (fifty nine) Cottahs** a little more or less in actual physical measurement situate lying at Re-sa No. 232, Touzi No. 174, Parganas Kolkata, J. L. No. 23, Mouza : GHUNI, within the local limit of Jyangra – Hatiara No. 2 Gram Panchayet, Additional District Sub-Registration Office : previously Cossipore Dum Dum at present Bidhannagar, Police Station : previously Rajarhat at present New Town, District : North 24 Parganas, with all sorts of rights of easement and hereditaments annexed thereto, and the particulars whereof is given hereunder : -



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Sl. No.	R.S. Khatian	L.R. Khatian	C.S. Dag	R.S. Dag	L.R. Dag	Nature	Area of land (K-Ch-Sq.Ft.)
1	156		2513	2714	2714	Sali	16-0-0
2	380		2512	2712	2712	Sali	16-8-0
3	380	1031	2512	2712	2712	Sali	5-8-0
4	380	2493	2512	2712	2712	Sali	6-0-0
5	1252	2095	2510	2710	2710	Sali	15-0-0
6	1252	2092	2510	2710	2710	Sali	
						Total	59-0-0

The land under **Part – I** is shown and delineated in the site plan annexed hereto and butted and bounded in the manner following : -

- On the North : By Part of R.S./L.R Dag no. 2710, 2711, 2712 & 2714;
On the South : By Cannel side road;
On the East : By Part of R.S./L.R Dag no. 2712, 2713 & 2714;
On the West : By Part of R.S./L.R Dag no. 2709, 2710 & 2711;

PART – II

ALL THAT piece and parcel of Land measuring **20 (twenty) Cottahs** a little more or less in actual physical measurement situate lying at and being part of R.S. & L.R. Dag No. 2711, L.R. Khatian Nos. 2492, 2493 & 2494, Re-sa No. 232, Touzi No. 174, Parganas Kolkata, J. L. No. 23, Mouza : GHUNI, within the local limit of Jyangra – Hatiara No. 2 Gram Panchayet, Additional District Sub-Registration Office, : previously Cossipore Dum Dum at present Bidhannagar, Police Station : previously Rajarhat at present New Town, District : North 24 Parganas, with all sorts of rights of easement and hereditaments annexed thereto and butted and bounded in the manner following : -

- On the North : By Part of R.S./L.R Dag no. 2711;
On the South : By Cannel side road;
On the East : By Part of R.S./L.R Dag no. 2712;
On the West : By Part of R.S./L.R Dag no. 2710 & 2711;



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

10 MAR 2017

IN WITNESS WHEREOF We have executed these presents at New Town on the 10th day of March, 2017.

SIGNED, SEALED AND DELIVERED BY THE PARTIES HERETO AT NEW TOWN in the presence of :

1. Narayan Das Mandal.
2. Grajatri Mandal.
3. Madhab Mondal.
4. Jagann Mondal.

1. Manab Kanti Mandal
Vill & P.O. - Gousanga Nagar,
P.S. - Newtown, Kolkata-700159

2. Saran Mandal
Gousanga Nagar,
P.O. - Gousanga Nagar,
P.S. - New Town, Kolkata-700159,

SIGNATURE OF THE EXECUTANTS/PRINCIPALS

Drafted by me :

Read over and explained the contents of this Development Power of Attorney to the Land Owners/Executants/Principals in Bengali and admitted by them to be correctly drafted in accordance with their instructions.

ASTOURGA CONSTRUCTION PVT. LTD.



Director

SIGNATURE OF THE ATTORNEY

(Advocate)

Prepared by :

Fazilul Islam
Advocate
District Judges Court
Barakat














Enrol. No. - F/1175/1387/2011



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

.10 MAR 2017

SPECIMEN FORM FOR TEN FINGER PRINTS












Sl. No.	Signature of the Executants/Presentants	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
	 <i>Narayan Mondal</i>	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
	 <i>Gayatri Mondal</i>	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
	 <i>Madhub Mondal</i>	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						
	 <i>Gayatri Mondal</i>	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
						
		RIGHT HAND				
		Thumb	Fore	Middle	Ring	Little
						



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

10 MAR 2017

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/Presentants	LEFT HAND				
		Little	Ring	Middle	Fore	Thumb
		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
		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



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

10 MAR 2017

Major Information of the Deed

Deed No :	I-1523-02020/2017	Date of Registration	14/03/2017
Query No / Year	1523-1000066377/2017	Office where deed is registered	
Query Date	01/03/2017 11:35:05 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJAY GUPTA DWARKA VEDMANI AD 169 SALT LAKE CITY SEC I, Thana : North Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9331018602, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 12,24,20,549/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152301537/2017		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2712	LR-1031	Bastu	Shali	5 Katha 8 Chatak	1/-	85,22,950/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-2712	LR-2493	Bastu	Shali	22 Katha 8 Chatak	1/-	3,48,66,612/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L3	LR-2710	LR-2095	Bastu	Shali	15 Katha	1/-	2,32,44,408/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L4	LR-2714	LR-156	Bastu	Shali	16 Katha	1/-	2,47,94,035/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L5	LR-2711	LR-2492	Bastu	Shali	20 Katha	1/-	3,09,92,544/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
		TOTAL :			130.35Dec	5 /-	1224,20,549 /-	
		Grand Total :			130.35Dec	5 /-	1224,20,549 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri NARAYAN DAS MONDAL Son of Late JOGESH CHANDRA MONDAL GOURANGANAGAR, P.O:- GOURANGANAGAR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:AEZPM6377HStatus :Individual, Executed by: Self, Date of Execution: 10/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Pvt. Residence



2	Smt GAYATRI MONDAL Wife of Shri NARAYAN DAS MONDAL GOURANGANAGAR, P.O:- GOURANGANAGAR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:ANSPM1262HStatus :Individual, Executed by: Self, Date of Execution: 10/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Pvt. Residence
3	Shri MADHAB MONDAL Son of Late HARI DAS MONDAL GOURANGANAGAR, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AIQPM0726MStatus :Individual, Executed by: Self, Date of Execution: 10/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Pvt. Residence
4	Smt GAYATRI MONDAL Wife of Late HARI DAS MONDAL GOURANGANAGAR, P.O:- GOURANGANAGAR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:BGPEM7877EStatus :Individual, Executed by: Self, Date of Execution: 10/03/2017 , Admitted by: Self, Date of Admission: 10/03/2017 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED DWARKA VEDMANI AD 169 SECTOR I SALT LAKE CITY, P.O:- SECH BHAWAN, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No.:AALCA5946MStatus :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SANJAY GUPTA (Presentant) Son of Shri GOPAL PRASAD GUPTA DWARKA VEDMANI AD 169 SECTOR I SALT LAKE CITY, P.O:- SECH BHAWAN, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ADRP6327Q Status : Representative, Representative of : M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr ARPAN CHAKRABORTY Son of Mr TAPAN CHAKRABORTY M B 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: Business, Citizen of: India, Identifier Of Shri NARAYAN DAS MONDAL, Smt GAYATRI MONDAL, Shri MADHAB MONDAL, Smt GAYATRI MONDAL, Shri SANJAY GUPTA



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri NARAYAN DAS MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
2	Smt GAYATRI MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
3	Shri MADHAB MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
4	Smt GAYATRI MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-2.26875 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri NARAYAN DAS MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-9.28125 Dec
2	Smt GAYATRI MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-9.28125 Dec
3	Shri MADHAB MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-9.28125 Dec
4	Smt GAYATRI MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-9.28125 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri NARAYAN DAS MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-6.1875 Dec
2	Smt GAYATRI MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-6.1875 Dec
3	Shri MADHAB MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-6.1875 Dec
4	Smt GAYATRI MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-6.1875 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri NARAYAN DAS MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-6.6 Dec
2	Smt GAYATRI MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-6.6 Dec
3	Shri MADHAB MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-6.6 Dec
4	Smt GAYATRI MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-6.6 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri NARAYAN DAS MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-8.25 Dec
2	Smt GAYATRI MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-8.25 Dec
3	Shri MADHAB MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-8.25 Dec
4	Smt GAYATRI MONDAL	M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED-8.25 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2712(Corresponding RS Plot No:- 2712), LR Khatian No:- 1031	Owner:নারায়ন দাস মন্ডল, Gurdian:যোগেশ মণ্ডল, Address:নিজ, Classification:বালু, Area:0.47000000 Acre,



L2	LR Plot No:- 2712(Corresponding RS Plot No:- 2712), LR Khatian No:- 2493	
L3	LR Plot No:- 2710(Corresponding RS Plot No:- 2710), LR Khatian No:- 2095	Owner:হরিন্দাস মণ্ডল, Gurdian:যোগেশ, Address:সাহেব থানা। হাসনাবাদ, Classification:শালি, Area:0.33000000 Acre,
L4	LR Plot No:- 2714(Corresponding RS Plot No:- 2714), LR Khatian No:- 156	
L5	LR Plot No:- 2711(Corresponding RS Plot No:- 2711), LR Khatian No:- 2492	Owner:পাটামূলে দং, Address:নিজ, Classification:বাস্তু, Area:0.29000000 Acre,

Endorsement For Deed Number : I - 152302020 / 2017

On 01-03-2017

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 12,24,20,549/-

[Signature]

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

On 10-03-2017

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

Presented for registration at 22:35 hrs on 10-03-2017, at the Private residence by Shri SANJAY GUPTA ,

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

Execution is admitted on 10/03/2017 by 1. Shri NARAYAN,DAS MONDAL, Son of Late JOGESH CHANDRA MONDAL, GOURANGANAGAR, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Retired Person, 2. Smt GAYATRI MONDAL, Wife of Shri NARAYAN DAS MONDAL, GOURANGANAGAR, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 3. Shri MADHAB MONDAL, Son of Late HARI DAS MONDAL, GOURANGANAGAR, P.O: NEW TOWN, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business, 4. Smt GAYATRI MONDAL, Wife of Late HARI DAS MONDAL, GOURANGANAGAR, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife

Indetified by Mr ARPAN CHAKRABORTY, , , Son of Mr TAPAN CHAKRABORTY, M B ROAD L N PALLY, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 10-03-2017 by Shri SANJAY GUPTA, DIRECTOR, M/S ASTDURGA CONSTRUCTION PRIVATE LIMITED, DWARKA VEDMANI AD 169 SECTOR I SALT LAKE CITY, P.O:- SECH BHAWAN, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064



Indetified by Mr ARPAN CHAKRABORTY, , Son of Mr TAPAN CHAKRABORTY, M B ROAD L N PALLY, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business



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

On 14-03-2017

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 3952, Amount: Rs.100/-, Date of Purchase: 21/02/2017, Vendor name: MITA DUTTA



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





RECEIVED
OFFICE OF THE ADDITIONAL DISTRICT REGISTRAR
LEIX TOWN, NORTH ZAMBIANA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 59654 to 59682
being No 152302020 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.03.20 13:05:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20-03-2017 13:05:25
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)