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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V/e 1066/14 T 644966

Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet / sheet's attached with this document's are the part of this document.



DEVELOPMENT POWER AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

POWER OF ATTORNEY

WE M/S PLASPICK ENTERPRISES (I) PVT LTD, registered under the Companies Act, 1956, having Income Tax Permanent Account No. (PAN) "ADXPB7387.", having its Principal Office at 8, Camac Street, Fourth Floor, Kolkata - 700 017, represented by its Director **KISHAN LALL BAID**, son of

5950-1

87945

M/s. Aatreyee Nirman (P) Ltd.

No. _____
 Rs. 912 Lakhs only
 17 SEP 2014
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

(P) Ltd.

17 SEP 2014

[Signature]

For (JAYANTA)



-V.C.T.I

2603

17 SEP 2014

For Aatreyee Nirman Pvt. Ltd.

For (JAYANTA) Director (JAYANTIROY)

For Aatreyee Nirman Pvt. Ltd.

~~Indrajit Das~~
Director



-V.C.T.I

2604



For Plastick Enterprises (India) Pvt. Ltd.

Kishan Lall Baid
Director

KISHAN LALL BAID

Registrar U/S. 7(2)
North 24-Parganas
Barasat
(D.S.R.-I)

24 SEP 2014

Jayanta For
(JAYANTA PCL)
S/O SISIR PCL
35, Zensar For
RD-28 (Service)

Sanchiyalall Baid by faith Hindu by Occupation Business residing at 16B Nepal Bhattacharya Street Kalighat Kolkata having Income Tax Permanent Account No. (PAN), "ADXPB7387 " (hereinafter referred to as "the **PRINCIPALS**") **SEND GREETINGS:**

WHEREAS we are the owners of **Property**" being ALL THAT the piece and parcel of plot of land admeasuring 3 (Three) Cottahs, 10 (Ten) Chittaks and 8(eight) sq.ft.little more or less, lying and situate at at premises No. 1, Gorakshabasi road ,Nager Bazar Kolkata -700028, Mouza -satgachi, P.S. DumDum, comprised with J. L. No. 20, R. S. No. 154, Touzi No. 169, sabek Khatian No. 483, Khatian No. 228, Dag No. 2685, A. D. S. R. O. DuDum within the local limit of South DumDum Municipality, ward no.25, having Holding No.25, Gorakshbasi Road, TOGETHER WITH all easements, and appurtenances, hereinafter referred to as "the **said Property**".

AND WHEREAS by an Agreement entered on this day (hereinafter referred to as "the **said Development Agreement**") by and between the Principals herein and **M/S AATREYEE NIRMAN (P) LTD**, a private limited company ,registered under the companies Act 1956 ,having its office at 9/12,Lal Bazar Street,Third floor Block -C,Kolkata-700001 represented by its Managing Directors (1) **SMT.JAYATI ROY** wife of Indrajit roy,by faith- Hindu, by occupation Business, by nationality-Indian, residing at 50 Gorakshabasi road, Kolkata-700028 and (2) **INDRAJIT ROY** son of Late Bimal Kumar Roy by faith- Hindu, by occupation Business, by nationality-Indian, residing at 50 Gorakshabasi road, Kolkata-700028 as developer therein (and hereinafter also referred to as "the **Developer**"), the Principals have appointed the Developer to develop the (hereinafter referred to as "the **Project**") and the commercial exploitation of the Constructed Space in the Project as defined and described therein on the terms and conditions therein contained.

AND WHEREAS as so agreed under the Development Agreement, the Principals are executing this Power of Attorney in favour of **M/S AATREYEE NIRMAN (P) LTD**, a private limited company ,registered under the companies Act 1956 ,having its office at 9/12,Lal Bazar Street,Third floor Block -C,Kolkata-700001 represented by its Managing Directors (1) **SMT.JAYATI ROY** wife of Indrajit roy,by faith- Hindu, by occupation Business, by nationality-Indian, residing at 50 Gorakshabasi road, Kolkata-700028 (2)**INDRAJIT ROY** son of Late Bimal Kumar Roy by faith- Hindu, by occupation Business, by nationality-Indian,

residing at 50 Gorakshabasi road, Kolkata-700028 for the purposes concerning the said Property as hereinafter contained:

NOW KNOW YE BY THESE PRESENTS, We, the Principals, abovenamed **M/S PLASPICK ENTERPRISES (I) PVT LTD**, represented by its Director **KISHAN LALL BAID**, son of Sanchiyalall Baid by faith Hindu by Occupation Business residing at 16B Nepal Bhattacharya Street Kalighat Kolkata having Income Tax Permanent Account No. (PAN), "ADXPB7387" hereby jointly and/or severally do hereby nominate constitute and appoint **M/S AATREYEE NIRMAN (P) LTD** and/or **SMT.JAYATI ROY** wife of Indrajit roy, by faith- Hindu, by occupation Business, by nationality-Indian, residing at 50 Gorakshabasi road, Kolkata-700028 and/or **INDRAJIT ROY** son of Late Bimal Kumar Roy by faith- Hindu, by occupation Business, by Nationality-Indian, residing at 50 Gorakshabasi road, Kolkata-700028 as our true and lawful attorney to do execute exercise and perform all or any of the following acts deeds and things jointly and/or severally concerning the said Project, i.e. to say:-

1. To have the soil of the said Property tested, to appoint and depute architects, engineers etc. for preparation of plan for construction of new building at the said Property.
2. To take all the permissions, approvals, sanction plan, sanctions for amalgamation of the said Property and to amalgamate the same in the records of the South Dum Dum Municipality .
3. To obtain necessary permissions approvals and sanctions from the concerned authorities in connection with the sanction of plan for construction of the said Project, obtaining Lift License, permission for installation of generator, for obtaining sewerage connection, water supply, electricity supply and/or for modification and changes of the plan and for obtaining the completion and occupancy certificates and to appear before, pursue and follow up the matter with the Corporation, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by Promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, and other concerned authorities.
4. To apply for quota and to obtain the same relating to cement, bricks, building materials etc. from any person whomsoever for the construction of new building(s) at the said Property.

5. To apply for and obtain all utilities and facilities in the new building/s at the said Property.
6. For or all any of the purposes aforesaid to sign execute and deliver all papers, plans, documents, etc. as our said attorney and/or substitutes appointed by the Attorney may deem fit and proper.
7. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on our behalf as effectually as it could be done personally.
8. To advertise in the newspapers for the transfer of residential flats/ constructed spaces in the Project in terms of the said development agreement.
9. To hand over possession of constructed space to intending purchasers together with the undivided proportionate share in the land.
10. To sign execute register and deliver for in the name and on behalf of the Principals necessary agreements agreeing to and/or confirming transfer/assignment/sale/ mortgage of the constructed space or share of and in the land comprised in the said Property attributable to and as a property appurtenant in the said Project and receive and accept consideration and /or part consideration.
11. To present for registration, with the registering authority the agreement, sale deed, conveyance deed, mortgage deed, executed by the said attorney in respect of the constructed Space in the said Project by virtue of the powers hereby confer and to admit the execution and to register, convey thereof before any Registrar of Assurance, District Registrar, Sub Registrar, Additional Registrar, Metropolitan Magistrate 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 attorneys by virtue of the powers hereby conferred as if the principal is present personally to admit the execution and registration thereof.

12. To sign transfer forms, documents and writing for mutating the property in the names of the Principals in the records of the South Dum Dum Municipality , or other public authorities and to do all other acts in connection therewith.

AND GENERALLY to do exercise, execute and perform all necessary acts, deed or deeds, matters or things for exercising the powers and authorities hereby conferred on the said attorney as fully and effectually as it could have been done personally by the Principals.

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

SCHEDULE ABOVE REFERRED TO:

(PREMISES)

ALL THAT the piece and parcel of plot of land admeasuring 3 (Three) Cottahs, 10 (Ten) Chittaks and 8(eight) sq.ft.little more or less, lying and situate at at premises No. 1, Gorakshabasi road ,Nager Bazar Kolkata -700028, Mouza -satgachi, P.S. DumDum, comprised with J. L. No. 20, R. S. No. 154, Touzi No. 169, sabek Khatian No. 483, Khatian No. 228, Dag No. 2685, A. D. S. R. O. DuDum within the local limit of South DumDum Municipality, ward no.25, having Holding No.25, Gorakshbasi Road, and is butted and bounded in the following manner.

ON THE NORTH : Boundary wall thereafter plot of Dies and tools Ltd

ON THE EAST : Portion of dag No.2685

ON THE SOUTH : 16 ' -0' wide Road.

ON THE WEST : Other Plot.

IN WITNESSES WHEREOF the Parties have executed this Agreement on the date 24/09/2014 mentioned above.

SIGNED, SEALED AND DELIVERED

In the presence of :

1. Kaulish Agarnwal.
Merchant Building
9/12, dal Bazar Street
100001
2. Jayanti Pal
35, 3000e Rd
W-28

For Plasplck Enterprises (India) Pvt. Ltd.

K Lallbaid
Director

KISHAN LALLBAID

SIGNED, SEALED AND ACCEPTED

In the presence of :

1. Kaulish Agarnwal
2. Jayanti Pal

For Aatreyee Nirman Pvt. Ltd.

Jayanti (JAYANTI)
Director
(JAYANTI ROY)

For Aatreyee Nirman Pvt. Ltd.

Indrajit Roy
Director

Drafted by :

Arup K. Dey.

Advocate

High court, Calcutta.

SPECIMEN FORM FOR TEN FINGERS PRINT



Husband

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Daughter (JAYAN L)

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Indrajit Das

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				



Government Of West Bengal
Office Of the D.S.R. - I NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 07697 of 2014
(Serial No. 08215 of 2014 and Query No. 1501L000018528 of 2014)

Amount By Cash

Rs. 39.00/-, on 09/10/2014

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 09/10/2014)

(Supriya Chatterjee)
DISTRICT SUB-REGISTRAR



(Supriya Chatterjee)
DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the D.S.R. - I NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 07697 of 2014
(Serial No. 08215 of 2014 and Query No. 1501L000018528 of 2014)

On 24/09/2014

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

Presented for registration at 19.10 hrs on :24/09/2014, at the Private residence by Jayati Roy ,Claimant.

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

Execution is admitted on 24/09/2014 by

1. Kishan Lall Baid
Director, Plaspick Enterprises (i) Pvt Ltd, 8 Camac St Fourth Floor, District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Business
2. Jayati Roy
Managing Director, Aatreyee Nirman (p) Ltd, 9/12 Lal Bazar St 3rd Floor Block C, District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business
Identified By Jayanta Pal, son of S K Pal, 35 Jessore Rd, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

(Supriya Chatterjee)
DISTRICT SUB-REGISTRAR

On 27/09/2014

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.-43,63,333/-

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

(Supriya Chatterjee)
DISTRICT SUB-REGISTRAR

On 09/10/2014

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 : 48(g) of Indian Stamp Act 1899.

Payment of Fees:

(Supriya Chatterjee)
DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 42
Page from 742 to 752
being No 07697 for the year 2014.



①

(Supriya Chatterjee) 10-October-2014
DISTRICT SUB-REGISTRAR
Office of the D.S.R. - I NORTH 24-PARGANAS
West Bengal