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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 435076

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certified that the document
is intended to Register in the
Register Office and the
documents submitted with this
document are the Part of this
document.

A.D.S.R. Durgapur
Burdwan

09 APR 2013

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, (1) SRI. ANUP PURAKAYASTHA son of Late Chandrajeet Purakayastha by faith Hindu, by occupation Business, by nationality Indian, resident of 3/19 Sepco Township, B- Zone, Durgapur-713205, District - Burdwan (W.B). (2) SMT. CHANDANA PURAKAYASTHA Wife of Sri. Anup Purakayastha by faith Hindu, by occupation Business, by nationality Indian, resident of 3/19 Sepco Township, B- Zone, Durgapur-713205, District - Burdwan (W.B) (3) SRI. MADHUSUDAN SAHA son of Late Makhanlal Saha by faith Hindu, by occupation Business, by nationality Indian, resident of M3/3 Ramkrishna Pally, Gurudwara Road, Durgapur-713213, District - Burdwan (W.B). (4) SMT. RATNA SAHA wife of Sri. Madhusudan Saha faith Hindu, by occupation Business, by nationality Indian, resident of M3/3 Ramkrishna Pally, Gurudwara Road, Durgapur-713213, District - Burdwan (W.B).

Sl. No. 3157 Date 9-4-13
Name: Atul Prakash Yadav
Address: [unclear] Office
Value of Stamp Paper: 100/- 8JP-05.
Date of Purchase of the Stamp Paper from Treasury: 08 APR 2013
Name of the treasury from where Purchase-Durgapur.

Jitendra Nath Mondal
Stamp Vender
Durgapur Court, Durgapur-1
Licence No. 116



11

Additional District Sub-Registrar
Durgapur, Burdwan

09 APR 2013

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5. SRI PANKAJ MUKHERJEE son of Late Swapan Kumar Mukherjee by faith Hindu, by occupation Business, by nationality Indian, resident of 1/9 Debinagar Agrani Lane, Benachity, Durgapur-713213, District - Burdwan (W.B) 6. DR MALAYA MUKHERJEE Wife of Pankaj Mukherjee by faith Hindu, by occupation Doctor, by nationality Indian, resident of 1/9 Debinagar Agrani Lane, Benachity, Durgapur-713213, District - Burdwan (W.B), do hereby state and declare as follows:-

Whereas We are the absolute owners of the land measuring more or less 590 Decimal under Mouza- Bamunara, J.L.No-58, under the jurisdiction of Gopalpur Gram Panchyat, Dist-Burdwan which is particularly mentioned in Schedule hereunder

And Whereas We are entered into a Development Agreement with Tapoban Housing Development Private Ltd having its Registered Office at 1/9 Debinagar, Benachity, Durgapur-713213, and the same has been duly registered before the A.D.S.R. Durgapur vide deed no. I- 2745 for the year 2013, Serial No 2872 for the year 2013

And Whereas We do hereby nominate, constitute and appoint one of the (1) Atik Dutta Son of Late Ajit Kumar Dutta resident of 13/9, Bidyapati Road, B-Zone, Durgapur-05, District-Burdwan West Bengal (2) (1) SANTO SARKAR Son of Late Jagadish Chandra Sarkar resident of 9A/3/40, SEPCO Township, B-Zone, Durgapur-05, District-Burdwan West Bengal as our Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property (details of which has given in the schedule below) jointly:-

1. To apply and received sanctioned plan from Gopalpur Gram Panchyat and/or such other authority or authorities.
2. To apply and received No Objection Certificate from Asansol Durgapur Development Authority,
3. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. Tapoban Housing Development Private Ltd
4. To negotiate and enter into any agreement for sale of flats / Apartment with the prospective buyers and accept advance booking money and / or consideration money in a transparent manner and within the legal provisions,
5. To represent us before the A.D.S.R. Durgapur, to present the Agreement for sale/sale deeds of the respective flats / Apartment to be constructed on our landed property (details of which has given in the schedule below) for registration.
6. To make, sign and verify all applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in

connection with the management and development of our schedule mentioned properties.

7. To publish advertisement in any daily newspaper or / and any widely circulated newspaper or any local news paper or TV Channel or any others media to attract the intending buyer/s for the purpose of sale and transfer of flats / or apartment/s.
8. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.
9. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
10. To appear before any office, or authority of the Govt. or Municipal corporation or labour dept. or Land Revenue office or Income Tax or any other act, to represent the matters regarding the proposed development & construction.

AND be it noted that this Power of Attorney is granted in/or over the Schedule Property without any consideration and no right of ownership of the Attorney is created on the property which is the subject matter of this Power of Attorney.

AND we do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power of Attorney is given on condition that all the expenses required to be incurred in exercising any of the power given hereinabove will be the responsibility of the said attorney or the developer.

This Power of Attorney is revocable at our will.

Schedule-I

(Description of Land)

All that piece and parcel of Land measuring total area of 217. Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, under Gopalpur Gram Panchyat

| R.S.Plot No | L.R.Plot No | Charectar | Area(Decimal) |
|-------------|-------------|-----------|---------------|
| 842/5006 | 640 | Baid | 83 |
| 853 | 641 | Pukur Par | 100 |
| 4512 | 4427 | Danga | 34 |

Butted and Bounded

North :- 25 Ft Wide Kachaa Road & R.s. Plot No-853 & 842/5006

South :- R.S.Plot no-4511(P)

East :- Land of Gopalpur Mouza

West :- R.S.Plot No-852(P),854,4507

The Land is used for Housing Complex

Schedule-II

(Description of Land)

All that piece and parcel of Land measuring total area of 100 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, under Gopalpur Gram Panchyat

| R.S.Plot No | L.R.Plot No | Charectar | Area(Decimal) |
|-------------|-------------|-----------|---------------|
| 853 | 641 | Pukur Par | 100 |

Butted and Bounded

North :- 40 Ft Wide Kachaa Road

South :- R.S.Plot no-853

East :- R.S.Plot no-852 & 853

West :- R.S.Plot No-842/4237,846,847,850,854

The Land is used for Housing Complex

Schedule-III

(Description of Land)

All that piece and parcel of Land measuring total area of 45 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, under Gopalpur Gram Panchyat

| R.S.Plot No | L.R.Plot No | Charectar | Area(Decimal) |
|-------------|-------------|-----------|---------------|
| 844/4937 | 631 | Kanali | 45 |

Butted and Bounded

North :- R.S.Plot no-842

South :- R.S.Plot no-845,846

East :- R.S.Plot no- 853(P)

West :- R.S.Plot No-844/4937,845, 20 Ft wide Road

The Land is used for Housing Complex.

Schedule-IV

(Description of Land)

All that piece and parcel of Land measuring total area of 8 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, under Gopalpur Gram Panchyat

| R.S.Plot No | L.R.Plot No | Charectar | Area(Decimal) |
|-------------|-------------|-----------|---------------|
| 842/5006 | 640 | Baid | 8 |

Butted and Bounded

North :- R.S.Plot no-842/5006

South :- 20 Ft wide Road

East :- R.S.Plot no- 842

West :- R.S.Plot No-842/5006

The Land is used for Housing Complex

Schedule-V

(Description of Land)

All that piece and parcel of Land measuring total area of 2 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, under Gopalpur Gram Panchyat

| R.S.Plot No | L.R.Plot No | Charectar | Area(Decimal) |
|-------------|-------------|------------|---------------|
| 853 | 641 | Pukur Parh | 2 |

Butted and Bounded

North : - R.S.Plot no-842/5006

South : - R.S.Plot no- 852

East : - R.S.Plot no- 853(P)

West : - 20 Ft wide Road

The Land is used for Housing Complex

Schedule-VI

(Description of Land)

All that piece and parcel of Land measuring total area of 218 Decimal comprised at and under Mouza : Bamunara, J.L. No. 58, Khatian no-2696,2697,2698 Thana : Kanksa, Durgapur - 713212, District - Burdwan, under Gopalpur Gram Panchyat

| R.S.Plot No | L.R.Plot No | Charectar | Area(Decimal) |
|-------------|-------------|-----------|---------------|
| 4511 | 4428 | Pukur | 218 |

Butted and Bounded

North : - 20 Ft wide Road & R.S. Plot No-4512

South : - R.S.Plot no-4513,4502

East : - Land of Gopalpur Mouza

West : - R.S.Plot No-4510,4508,4507

The Land is used for water body.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.


A. S. V. S.

IN WITNESS WHEREOF the executants set and subscribed their respective hands on this the 9th day of April, 2013 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

Ram Loni Samal
870 Kalyan Sanyal Bldg
Sector 13
City Centre - Durgapur - 713016

1. Anil Pratabayathra
2. Chandana Purabayathra
3. ~~ANIL PRATABAYATHRA~~
4. Ratna Saha.
5. Panna Munna
6. Malaya Mukherjee

Drafted and Typed by me & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Sarabata Mukherjee (S.V.)

Specimen Form For Ten Fingerprints

Photo



Parman Mishra
 Colour Photo and Finger prints of both hands enclosed and attested by me.

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

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

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

Photo



Ma Jaya Kishorji
 Colour Photo and Finger prints of both hands enclosed and attested by me.

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

Photo



Atik Dutta
 Colour Photo and Finger prints of both hands enclosed and attested by me.

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

Photo



Sonto Sarker
 Colour Photo and Finger prints of both hands enclosed and attested by me.

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

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

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

Sonto Sarker.

| | | | | | |
|------------|-------------|--------|--------|---------|---------|
| বাম হাত | | | | | |
| | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত | | | | | |

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



| | | | | | |
|------------|-------------|--------|--------|---------|---------|
| বাম হাত | | | | | |
| | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত | | | | | |

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



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|------------|-------------|--------|--------|---------|---------|
| বাম হাত | | | | | |
| | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত | | | | | |

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।



| | | | | | |
|------------|-------------|--------|--------|---------|---------|
| বাম হাত | | | | | |
| | বৃদ্ধাঙ্গুল | তর্জনী | মধ্যমা | অনামিকা | কনিষ্ঠা |
| ডান হাত | | | | | |

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল।











Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. DURGAPUR, District- Burdwan
Signature / LTI Sheet of Serial No. 02878 / 2013, Deed No. (Book - I , 02750/2013)

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|---|---|---|---------------------------------|
| Anup Purakayastha 3/19, Sepco Township, B- Zone, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713205 |  09/04/2013 |  LTI 09/04/2013 | Anup Purakayastha 09/04/2013 |

II . Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|--|--|-----------------------|
| 1 | Anup Purakayastha Address -3/19, Sepco Township, B- Zone, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713205 | Self |  09/04/2013 |  LTI 09/04/2013 | Anup Purakayastha |
| 2 | Chandana Purakayastha Address -3/19, Sepco Township, B- Zone, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713205 | Self |  09/04/2013 |  LTI 09/04/2013 | Chandana Purakayastha |
| 3 | Madhusudan Saha Address -M3/3, Ramkrishna Pally, Gurudwara Road, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213 | Self |  09/04/2013 |  LTI 09/04/2013 | Madhusudan Saha |
| 4 | Ratna Saha Address -M3/3, Ramkrishna Pally, Gurudwara Road, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213 | Self |  09/04/2013 |  LTI 09/04/2013 | Ratna Saha. |



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. DURGAPUR, District- Burdwan
Signature / LTI Sheet of Serial No. 02878 / 2013, Deed No. (Book - I , 02750/2013)

II . Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|---|--|-------------------------|
| 5 | Pankaj Mukherjee Address -1/9, Debinagar Agrani Lane, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213 | Self |  |  LTI | <i>Pankaj Mukherjee</i> |
| | | | 09/04/2013 | 09/04/2013 | |
| 6 | Malaya Mukherjee Address -1/9, Debinagar Agrani Lane, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213 | Self |  |  LTI | <i>Malaya Mukherjee</i> |
| | | | 09/04/2013 | 09/04/2013 | |

Name of Identifier of above Person(s)

Ram Renu Samanta
City Centre, Durgapur, Thana:-Durgapur,
District:-Burdwan, WEST BENGAL, India, Pin :-713216

Signature of Identifier with Date

Ram Renu Samanta
9/4/2013



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR



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

Endorsement For Deed Number : I - 02750 of 2013
(Serial No. 02878 of 2013 and Query No. L000005127 of 2013)

On 09/04/2013

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) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 09/04/2013

(Under Article : ,E = 7/- on 09/04/2013)

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.-3,87,37,114/-

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

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

Presented for registration at 13.51 hrs on :09/04/2013, at the Office of the A.D.S.R. DURGAPUR by Anup Purakayastha , one of the Executants.

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

Execution is admitted on 09/04/2013 by

1. Anup Purakayastha, son of Late Chandrajeet Purakayastha , 3/19, Sepco Township, B- Zone, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713205, By Caste Hindu, By Profession : Business
2. Chandana Purakayastha, wife of Anup Purakayastha , 3/19, Sepco Township, B- Zone, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713205, By Caste Hindu, By Profession : Business
3. Madhusudan Saha, son of Late Makhanlal Saha , M3/3, Ramkrishna Pally, Gurudwara Road, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
4. Ratna Saha, wife of Madhusudan Saha , M3/3, Ramkrishna Pally, Gurudwara Road, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

09/04/2013 14:34:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02750 of 2013
(Serial No. 02878 of 2013 and Query No. L000005127 of 2013)

5. Pankaj Mukherjee, son of Late Swapan Kumar Mukherjee , 1/9, Debinagar Agrani Lane, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Business
6. Malaya Mukherjee, wife of Pankaj Mukherjee , 1/9, Debinagar Agrani Lane, Benachity, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713213, By Caste Hindu, By Profession : Professionals

Identified By Ram Renu Samanta, son of Late Shyamadas Samanta, City Centre, Durgapur, Thana:-Durgapur, District:-Burdwan, WEST BENGAL, India, Pin :-713216, By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR




(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 889 to 903
being No 02750 for the year 2013.




(Satyajit Biswas) 09-April-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A.D.S.R. DURGAPUR
West Bengal