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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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This document is admitted to the public register & the endorsement sheet/sheets attached with this document are the part of this document.

*[Handwritten signature]*

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

**DEVELOPMENT POWER OF ATTORNEY**

04 FEB 2015

**AFTER REGISTERED DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS** We, (1) ACHIRUDDIN MOLLA (2) BORKAT ALI MOLLA (3) MASIRUDDN MOLLA alias MACHHIRUDDIN MOLLA (4) MOHIUDDIN MOLLA and (5) MAYNUDDIN MOLLA all are Son of Late Khatibbar Molla, by faith - Muslim, by occupation - Business, by nationality - Indian, all are residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas, hereinafter called and referred to as the **"OWNERS/PRINCIPAL/EXECUTANTS"** do hereby nominate constitute and appoint **DEBASIS BISWAS** Son of Sadhan Chandra Biswas by faith - Hindu, by occupation - Business, by Nationality - Indian, permanently residing at Bajetaraf, Post Office - Sikharpur, Police Station - Rajarhat, District-North 24 Parganas, West Bengal,

*[Handwritten arrow pointing right]*



নম্বর : 42

সম ও তারিখ :

03.01.15

স্বাক্ষরকারীর নাম :

S.S. Ghosh, Adv.,

ঠিকানা :

High Court, Calcutta

স্থানাঙ্ক :

Gazole

উদ্দেশ্য :

হারাগাত কোর্ট

জেলা : উত্তর 28 পরগণা

খরিদ তারিখ : 22 DEC 2014

মোট টাকার মূল্য : Rs150000

ক্রয়কারী হারাগাত

জিলা : শ্রী সল্লাট হোগি



হোস্টেল মোক্ষা  
শ্রী জলিন্দা মোক্ষা  
অফিস  
হোস্টেল

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

04 FEB 2015



presently residing at Salua Roypara, Post Office - Gopalpur, Police Station - Airport, District- North 24 Parganas, West Bengal partners of **M/S CANCUN CONSTRUCTIONS (PAN No AAIFC1661K)** a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holders, as my true, authorized and lawful Attorneys for us in my names on my behalf and to exercise, execute and perform all and every/any of the acts, deeds, matter and things.

**WHEREAS** We are the absolute owner of ALL THAT piece and parcel of *Sali* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 104/1, 1057, 1211/1, 1213/1 & 2504 in *Mouza* - Chakpachuria, J.L. No. 33, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas morefully described in the Schedule hereinafter written hereinafter called as the "**Said Property/Said Premises**".

**AND WHEREAS** We, the said Owners/Executants entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by us with the said **M/S CANCUN CONSTRUCTIONS (PAN No AAIFC1661K)** a partnership firm having its office at Salua Roypara, Post Office - R. Gopalpur, Police Station - Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. The Said Development Agreement was registered on 04-02-2015 in the office of the A. D. S. R. O. Rajarhat, and recorded as Deed No. 1102 for the year 2015.

**AND WHEREAS** referencing the above Registered Agreement for Development, and for smooth development work, we, the Principal/Owner appointing the *SAID ATTORNEY HOLDER* as our true authorized and lawful attorneys for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Patharghata Gram Panchayet, CESC Ltd./ W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, shops, garage space of Developer's Allocation.
2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or

Deban Mishra



alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorneys may think fit and proper.

3. To undertake all work for construction of new residential/commercial building on our Said Property/premises mentioned in Schedule bellow and manage and maintain the said property/premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before Patharghata Gram Panchayet, Zilla Parisad, or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Panchayet and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in my names as and when the same will become due and payable.
6. To enter into any Agreement for Sale, Memorandum of Understanding and/or to execute deed of amalgamation with neighbor's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat'/flats/shops/garages from Developer' Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, and/or any other instrument and document in respect of sale of flat/s, shop/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Agreement for Development.
7. To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.



8. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceeding touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Volalatnama, Warrant of Attorney, Memo of Appeal or any of the documents or papers in any proceeding relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That our Attorneys will take all the necessary steps before the proper Registering Office by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Agreement for Development on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorneys will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Agreement for Development.

For all or any of the purposes arising out of the said Registered Agreement for Development and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.

*Debari Mishra*  
**AND GENERALLY** to act our Attorneys in relation to all matters touching my said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

**AND** we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorneys appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Agreement for Development.

**THE SCHEDULE ABOVE REFERRED TO**

**(SAID PROPERTY/PREMISES)**

**ALL THAT** piece and parcel of *Sali* land measuring 12.83 (twelve point eight three) decimal comprised in R.S./L.R. *Dag* No. 1938, under L.R. Khatian Nos. 104/1, 1057, 1211/1, 1213/1 & 2504 in *Mouza* - Chakpachuria, J.L No. 33, Police Station - New Town [formerly Rajarhat], Additional District Sub-Registration Office at Rajarhat within the local limits of Patharghata Gram Panchayet, in the District - North 24 Parganas.



**IN WITNESS WHERE OF** the parties hereto have set and subscribed their respective hands and seals on the .....<sup>14th</sup>..... Day of February... 2015 in presence of witnesses.

**SIGNED, SEALED AND DELIVERED**

By the parties at Kolkata

In the presence of

1 কেন্দ্রিয় কোম্পানি  
বাড়িয়া

2 Arzud Islam  
Vill - Bali gauri  
PS - NEW TOWN

Achikuddin Molla,

বরুগাও কোম্পানি (সিএসসি)  
সিইডি টিএস সেক্টর

মহম্মদ আলী

Mahisuddin Molla.

\_\_\_\_\_  
Landowner/Principal

\_\_\_\_\_  
CANCUN CONSTRUCTIONS  
Debin Mulla  
Partner

Drafted by :












**SUDHWA SATWA GHOSH**

Sudhwa Satwa Ghosh

ADVOCATE,  
HIGH COURT, CALCUTTA

\_\_\_\_\_  
Attorney








SPECIMEN FORM TEN FINGER PRINTS

	LH					
	RH					












ATTESTED :- *Achikuddin Mollah*

	LH					
	RH					

ATTESTED :- *বাবু গোবিন্দ চন্দ্র*

	LH					
	RH					











ATTESTED :- *Masimuddin Molla*

	LH					
	RH					












ATTESTED :- *স্বর্গেশ্বর চন্দ্র*



SPECIMEN FORM TEN FINGER PRINTS

	LH					
	RH					

ATTESTED :- *1 3/2/2017*

	LH					
	RH					

*Deban Mishra*

ATTESTED :- *Deban Mishra*

PHOTO	LH					
	RH					



ATTESTED :-

PHOTO	LH					
	RH					









ATTESTED :-



**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01238 / 2015, Deed No. (Book - I , 01114/2015)**  
**Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Debasish Biswas Salua Roypara, Thana:-Airport, P.O. :-Salua Roypara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	 04/02/2015	 LTI 04/02/2015	<i>Debasish Biswas</i> 4-2-15



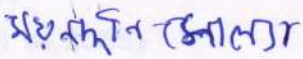


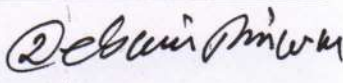
**II . Signature of the person(s) admitting the Execution at Office.**

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Achiruddin Molla Address -Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 04/02/2015	 LTI 04/02/2015	<i>Achiruddin molla</i>
2	Borkat Ali Molla Address -Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 04/02/2015	 LTI 04/02/2015	<i>বরকত আলি মল্লা</i>
3	Masiruddin Molla Address -Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 04/02/2015	 LTI 04/02/2015	<i>Masiruddin Molla</i>
4	Mohiuddin Molla Address -Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 04/02/2015	 LTI 04/02/2015	<i>মহিউদ্দিন মল্লা</i>



**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01238 / 2015, Deed No. (Book - I , 01114/2015)**

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

Admission of Execution By	Status	Photo	Finger Print	Signature
Maynuddin Molla Address -Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self		 LTI	
		04/02/2015	04/02/2015	
6 Debasis Biswas Address -Salua Roypara, Thana:-Airport, P.O. :-Salua Roypara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	Self		 LTI	
		04/02/2015	04/02/2015	

**Name of Identifier of above Person(s)**

Rejaul Molla  
Abua, Thana:-Kashipur, District:-South 24-Parganas,  
WEST BENGAL, India


**Signature of Identifier with Date**

 4.2.15

Certified that the required stamp duty of this document is Rs. 70/- and the Stamp duty paid is Rs. 100/-  
 Prescribed for registration at 13.40 hrs on 04/02/2015 at the Office of the A.D.S.R. RAJARHAT by  
 Deputy Sub-Registrar  
 Execution is attested on 04/02/2015 by



1. Maynuddin Molla, son of Lt. Khairul Molla, Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059. By Cash Mulla, By Profession: Business.
2. Debasis Biswas, son of Lt. Khairul Molla, Salua Roypara, Thana:-Airport, P.O. :-Salua Roypara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136. By Cash Mulla, By Profession: Business.
3. Maynuddin Molla, son of Lt. Khairul Molla, Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059. By Cash Mulla, By Profession: Business.
4. Rejaul Molla, son of Lt. Khairul Molla, Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059. By Cash Mulla, By Profession: Business.
5. Maynuddin Molla, son of Lt. Khairul Molla, Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059. By Cash Mulla, By Profession: Business.

  
 Additional District Sub-Registrar  
 Rajarhat, (Debasish Dhar) 24-Pgs.  
 Additional District Sub-Registrar  
 Office of the A.D.S.R. RAJARHAT





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

**Endorsement For Deed Number : I - 01114 of 2015**  
**(Serial No. 01238 of 2015 and Query No. 1523L000002491 of 2015)**

**On 04/02/2015**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 48(g) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 21.00/-, on 04/02/2015

( Under Article : ,E = 21/- on 04/02/2015 )

**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.-45,01,814/-

Certified that the required stamp duty of this document is Rs.- 70 /- 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 13.40 hrs on :04/02/2015, at the Office of the A.D.S.R. RAJARHAT by Debasis Biswas ,Claimant.

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

Execution is admitted on 04/02/2015 by

1. Achiruddin Molla, son of Lt. Khatibbar Molla , Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Muslim, By Profession : Business
2. Borkat Ali Molla, son of Lt. Khatibbar Molla , Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Muslim, By Profession : Business
3. Masiruddin Molla Alias Machhiruddin Molla, son of Lt. Khatibbar Molla , Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Muslim, By Profession : Business
4. Mohiuddin Molla, son of Lt. Khatibbar Molla , Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Muslim, By Profession : Business
5. Maynuddin Molla, son of Lt. Khatibbar Molla , Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Muslim, By Profession : Business

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.  
04 FEB 2015 ( Debasish Dhar )  
Additional District Sub-Registrar





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

**Endorsement For Deed Number : I - 01114 of 2015**  
**(Serial No. 01238 of 2015 and Query No. 1523L000002491 of 2015)**

6. Debasis Biswas

Partner, M/s. Cancun Constructions, Salua Roypara

, Thana:-Airport, P.O. :-R. Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

, By Profession : Business

Identified By Rejaul Molla, son of Jalil Molla, Abua, Thana:-Kashipur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.

( Debasish Dhar )

Additional District Sub-Registrar



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

( Debasish Dhar )

Additional District Sub-Registrar

EndorsementPage 2 of 2

04 FEB 2015



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 10770 to 10783  
being No 01114 for the year 2015.



*De*  
(Debasish Dhar) 04-February-2015  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal

