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पश्चिम बंगाल 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.

[Signature]

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

DEVELOPMENT POWER OF ATTORNEY

24 AUG 2015

AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS We, (1) MD. JINNATH ALI MOLLA, (2) MD. JOYNAL ABEDIN MOLLA alias JOYNAL ABEDIN, (3) MD. AYANAUL HAQUE MOLLA alias AINUL HAQUE MOLLA, all are Son of Late Abdul Chhatar Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24 Parganas, and (4) RUBIYA BIBI, Wife of Late Md. Ziad Ali Molla, by faith - Islam, by occupation - House Wife, by nationality - Indian, residing at Baligori, Post Office - Chakpachuria, Police Station - New Town, Kolkata - 700156, District - North 24

20 AUG 2015

[Faint signature]

নম্বর : 4549
সন ও তারিখ : 2005
ক্রেতার নাম : Debansu Biswas
ঠিকানা : Somaipara, Col-136
মূল্য : 1000
ডেডায় : [Signature]

বারাসাত কোর্ট
জোন্ডা : উত্তর ২৪ পরগণা
খরিদ তার : 13 MAY 2015
মোট ট্যান্ড খরিস : Rs150000
ক্রেতার বারাসাত
ডেডায় : শ্রী সন্ন্যাসি বোস

- Debansu Biswas



10576

- Debansu Biswas



10577

- Joynt Aladdin



10578

- Joynt Aladdin



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

20 AUG 2015

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, presently residing at Salua Roypara, Post Office - Gopalpur, Police Station - Airport, District- North 24 Parganas, West Bengal partners of **M/S CANCUN CONSTRUCTIONS**, 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. 696, 669/1, 238/1 & 2585 in *Mouza* - Chakpachuria, J.L. No. 33, Police Station - New Town [formerlyRajarhat] 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**, a partnership firm having its office at Salua Roypara, P. O. - R. Gopalpur, P. S. Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal. The Said Development Agreement was registered on 6th August' 2015 in the office of the A. D. S. R. O. Rajarhat, and recorded as Deed No. 08631 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.



10579

- Ainul Haque Molla



10580

- LTI of Rubiya Bibi
by the pen of -
Shib Sankar Saha



- জাহ্নাভা জাহ্না
পিতা - শ্রী দেবেন্দ্র জাহ্না
স্বামী - শ্রীমতী,
স্বামী - শ্রীমতী,
থানা - বিলুচাঁদা,
ফোননম্বর - ৭০০০৫৭,
স্বামী - বরুয়া,

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

20 AUG 2015

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 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.

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. 696, 669/1, 238/1 & 2585 in Mouza - Chakpachuria, J.L No. 33, Police Station - New Town [formerlyRajarhat] 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^{20th} Day of August..... 2015 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

In the presence of

1 জাহ্না আ মোল্লা

জাহ্না আ মোল্লা

Tajmal Azeedin

Ainul Haque Molla

2 Saijudin Molla

S/o MD Jimath Ali Molla

Boligazi Chakpachuria

New Town - 701-156



LT. I of Bubiya Bibi
by the pen of:

Saijudin Molla

Landowner/Principal

CANCUN CONSTRUCTIONS

Rebin Molla

Partner

Drafted by:-

SUDHWA SATWA GHOSH

Sudhwa Satwa Ghosh

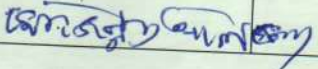
ADVOCATE,
HIGH COURT, CALCUTTA

Enrollment - No - F/1771/2011

Attorney

SPECIMEN FORM TEN FINGER PRINTS

	LH					
	RH					

ATTESTED: 

	LH					
	RH					

Jamal Abee din
ATTESTED :- Jamal Abee din

	LH					
	RH					

Ainul Haque Molla
ATTESTED :- Ainul Haque Molla


SPECIMEN FORM TEN FINGER PRINTS

	LH					
	RH					

ATTESTED :-



L.TI of Rubiya Bibi
by the pen of :- Saifuddin Momen

	LH					
	RH					

ATTESTED :- *Debarin Mridha*

PHOTO	LH					
	RH					

ATTESTED :-



20 AUG 2012

Seller, Buyer and Property Details

Principal & Attorney Details

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Md JINNATH ALI MOLLA Son of Late ABDUL CHHATTAR MOLLA BALIGORI, P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 20/08/2015 Date of Admission : 20/08/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Md JOYNAL ABEDIN MOLLA (Alias: JOYNAL ABEDIN) Son of Late ABDUL CHHATTAR MOLLA BALIGORI, P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 20/08/2015 Date of Admission : 20/08/2015 Place of Admission of Execution : Pvt. Residence</p>
3	<p>Md AYANAUL HAQUE MOLLA (Alias: AINUL HAQUE MOLLA) Son of Late ABDUL CHHATTAR MOLLA BALIGORI, P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 20/08/2015 Date of Admission : 20/08/2015 Place of Admission of Execution : Pvt. Residence</p>
4	<p>RUBIYA BIBI Wife of Late MD ZIAD ALI MOLLA BALIGORI, P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 20/08/2015 Date of Admission : 20/08/2015 Place of Admission of Execution : Pvt. Residence</p>

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>M/S CANCUN CONSTRUCTIONS SALUA ROY PARA, P.O:- RAJARHAT GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 PAN No. AAIFC1661K, Status : Organization Represented by representative as given below:-</p>
1(1)	<p>Mr DEBASIS BISWAS, PARTNER Son of Mr SADHAN CHANDRA BISWAS SALUA ROY PARA, P.O:- RAJARHAT GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAIFC1661K, Status : Representative Date of Execution : 20/08/2015 Date of Admission : 20/08/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr GAFFAR MOLLA Son of Late DESHARATH MOLLA JATTRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24- Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,</p>	<p>Md JINNATH ALI MOLLA, Md JOYNAL ABEDIN MOLLA, Md AYANAUL HAQUE MOLLA, RUBIYA BIBI, Mr DEBASIS BISWAS</p>	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria	RS Plot No:- 1938 , RS Khatian No:- 696	12.83 Dec	3,00,000/-	46,65,450/-	Proposed Use: Bastu, ROR: Shali, Width of Approach Road: 12 Ft., Adjacent to Metal Road,

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Md AYANAUL HAQUE MOLLA	M/S CANCUN CONSTRUCTIONS	3.2075	25
	Md JINNATH ALI MOLLA	M/S CANCUN CONSTRUCTIONS	3.2075	25
	Md JOYNAL ABEDIN MOLLA	M/S CANCUN CONSTRUCTIONS	3.2075	25
	RUBIYA BIBI	M/S CANCUN CONSTRUCTIONS	3.2075	25

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	B SAHA
Address	CHINAR PARK, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Solicitor firm

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152309389 / 2015

Query No/Year	15231000221024/2015	Serial no/Year	1523009737 / 2015
Deed No/Year	I - 152309389 / 2015		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr DEBASIS BISWAS	Presented At	Private Residence
Date of Execution	20-08-2015	Date of Presentation	20-08-2015

Remarks

On 14/08/2015

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 46,65,450/-



(Debasish Dhar)

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

On 20/08/2015

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

Presented for registration at 17:20 hrs on : 20/08/2015, at the Private residence by Mr DEBASIS BISWAS .

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

Execution is admitted on 20/08/2015 by

Md JINNATH ALI MOLLA, Son of Late ABDUL CHHATTAR MOLLA, BALIGORI, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Muslim, By Profession Business

Indetified by Mr GAFFAR MOLLA, Son of Late DESHARATH MOLLA, JATTRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Muslim, By Profession Business

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

Execution is admitted on 20/08/2015 by

Md JOYNAL ABEDIN MOLLA, Alias JOYNAL ABEDIN, Son of Late ABDUL CHHATTAR MOLLA, BALIGORI, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Muslim, By Profession Business

Indetified by Mr GAFFAR MOLLA, Son of Late DESHARATH MOLLA, JATTRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Muslim, By Profession Business

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

Execution is admitted on 20/08/2015 by

Md AYANAUL HAQUE MOLLA, Alias AINUL HAQUE MOLLA, Son of Late ABDUL CHHATTAR MOLLA, BALIGORI, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Muslim, By Profession Business

Indetified by Mr GAFFAR MOLLA, Son of Late DESHARATH MOLLA, JATTRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Muslim, By Profession Business

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

Execution is admitted on 20/08/2015 by

RUBIYA BIBI, Wife of Late MD ZIAD ALI MOLLA, BALIGORI, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, By caste Muslim, By Profession House wife

Indetified by Mr GAFFAR MOLLA, Son of Late DESHARATH MOLLA, JATTRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Muslim, By Profession Business

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

Execution is admitted on 20/08/2015 by

Mr DEBASIS BISWAS, PARTNER, M/S CANCUN CONSTRUCTIONS , SALUA ROYPARA, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136

Indetified by Mr GAFFAR MOLLA, Son of Late DESHARATH MOLLA, JATTRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Muslim, By Profession Business



(Debasish Dhar)

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

On 24/08/2015

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 : 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. Rs 100/- is paid on Impressed type of Stamp, Serial no 4549, Purchased on 13/05/2015, Vendor named S Bose.



(Debasish Dhar)

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



(Debasish Dhar) 27-08-2015 17:50:57
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas

Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Deed number 1523-2015, Page from 95151 to 95168
Deed No 152309389 for the year 2015.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2015.08.27 11:39:00 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 27-08-2015 11:38:59
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)