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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল 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.

*Kia*

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

20 FEB 2015 DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

**KNOW ALL MEN BY THESE PRESENTS** I, MD. JALIL MOLLA, Son of Late Akarim Molla, by faith - Islam, by occupation - Business, by nationality - Indian, residing at Village - Baligori, Post Office - Chakpachuria, Police Station - New town, District - North 24 Pargnas, Kolkata - 700156, hereinafter called and referred to as the "**OWNER/PRINCIPAL/EXECUTANT**" 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,

নম্বর : 3572  
সম ও তারিখ : 16/01/15  
ক্রেতার নাম : S. S. Ghosh, Adv,  
তিথানা : High Court, Calcutta  
মূল্য : 1000/-  
ক্রেতার : [Signature]

বিরাদাত কোর্ট  
জেরা : উত্তর ২৪ পরগণা  
খারিদ তার : 27 JAN 2015  
মোট ট্যান্ড খরিদ : Rs 150000  
ক্রেতারি নাম : [Signature]  
ভেডার : শ্রী সপ্ল্যাট বোস

Certified that the document is identical to the original. The original is retained in the office of the Registrar. The document is attached to the file of the document.



স্বাক্ষরিত  
কোম্পানি  
স্বাক্ষরিত  
কোম্পানি  
স্বাক্ষরিত  
কোম্পানি

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

20 FEB 2015

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 Attorney for me in my names on my behalf and to exercise, execute and perform all and every/any of the acts, deeds, matter and things.

**WHEREAS** I am the absolute owner of ALL THAT piece and parcel of *Sali* land measuring 4 (four) decimal comprised in R.S./L.R. *Dag* No. 1939, under L.R. Khatian No. 933, corresponding to L.R. Khatian No. 2884, 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** I, the said Owner/Executants entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by me with the said **M/S CANCUN CONSTRUCTIONS (PAN : 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 ...20-02-2015... in the office of the Additional District Sub-Registrar Rajarhat, and recorded as Deed No. ...1957..... for the year 2015.

**AND WHEREAS** referencing the above Registered Agreement for Development and for smooth development work, I, the Principal/Owner appointing the *SAID ATTORNEY* as my true authorized and lawful Attorney for my name and on my 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 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 Attorney may think fit and proper.

3. To undertake all work for construction of new residential/commercial building on my 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 my 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 my 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 my 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 my 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 my 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 my Attorney 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 my said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney 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 me 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 my Attorney 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 I could do and personally present.

**AND** I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney 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 as per the said Registered Agreement for Development.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of *Sali* land measuring 4 (four) decimal comprised in R.S./L.R. *Dag* No. 1939, under L.R. Khatian No. 933, corresponding to L.R. Khatian No. 2884, 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>20<sup>th</sup></sup>..... Day of February, 2015 in presence of witnesses.

**SIGNED, SEALED AND DELIVERED**

By the parties at Kolkata

In the presence of

1 কম্পাউন্ড অফিসার  
আই.আই.টি  
ধানসি

2 জর্জ টা মোল্লা  
আগাখাতি,  
ধানসি

Md. Jalio Malle

Landowner/Principal

CANCUN CONSTRUCTIONS  
Rebanin Amin Wm  
Partner






Attorney

Drafted by:-












**SUDHWA SATWA GHOSH**

Sudhwa Satwa Ghosh  
ADVOCATE,  
HIGH COURT, CALCUTTA

SPECIMEN FORM TEN FINGER PRINTS

|   |    |   |   |  |   |   |
|---|----|---|---|--|---|---|
| <br><i>Md. Jalir Mollu</i> | LH |  |  |  |  |  |
|   | RH |  |  |  |  |  |

ATTESTED :- *Md. Jalir Mollu*

|  |    |  |  |   |  |  |
|--|----|--|--|---|--|--|
| <br><i>Debari Mishra</i> | LH |   |   |   |   |   |
|  | RH |  |  |  |  |  |

ATTESTED :- *Debari 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. 02128 / 2015, Deed No. (Book - I , 01958/2015)**

I . Signature of the Presentant

| Name of the Presentant  | Photo   | Finger Print  | Signature with date              |
|---|---|---|----------------------------------|
| Debasis Biswas<br>Salua Roy Para,<br>Thana:-Airport, P.O. :-R.<br>Gopalpur, District:-North<br>24-Parganas, WEST<br>BENGAL, India, Pin :-700136 | <br>20/02/2015 | <br>LTI<br>20/02/2015 | <i>Debasis Biswas</i><br>20-2-15 |

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

| Sl No. | Admission of Execution By  | Status | Photo   | Finger Print   | Signature              |
|--------|--|--------|---|--|------------------------|
| 1      | Md. Jalil Molla<br>Address -Baligori,<br>Thana:-New Town, P.O.<br>:-Chak Panchuria,<br>District:-North 24-Parganas,<br>WEST BENGAL, India, Pin<br>:-700156 | Self   | <br>20/02/2015   | <br>LTI<br>20/02/2015   | <i>Md. Jalil Molla</i> |
| 2      | Debasis Biswas<br>Address -Salua Roy Para,<br>Thana:-Airport, P.O. :-R.<br>Gopalpur, District:-North<br>24-Parganas, WEST BENGAL,<br>India, Pin :-700136   | Self   | <br>20/02/2015 | <br>LTI<br>20/02/2015 | <i>Debasis Biswas</i>  |

**Name of Identifier of above Person(s)**  
 Rejaul Molla  
 Abua, Thana:-Kashipur, District:-South 24-Parganas,  
 WEST BENGAL, India

**Signature of Identifier with Date**

*Rejaul Molla* 20.2.15



(Debasis Dhar)  
 Additional District Sub-Registrar

*(Signature)*  
 Additional District Sub-Registrar  
 Rajarhat, New Town, North 24-Pgs.  
 20 FEB 2015  
 (Debasis Dhar)  
 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 - 01958 of 2015**  
**(Serial No. 02128 of 2015 and Query No. 1523L000004031 of 2015)**

**On 20/02/2015**

**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 20/02/2015

( Under Article : ,E = 21/- on 20/02/2015 )

**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.-14,54,544/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Presented for registration at 13.40 hrs on :20/02/2015, 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 20/02/2015 by

1. Md. Jalil Molla, son of Lt. Akarim Molla , Baligori, Thana:-New Town, P.O. :-Chak Panchuria, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700156, By Caste Muslim, By Profession : Business
2. Debasis Biswas  
Partner, M/s. Cancun Constructions, Salua Roy Para, 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.  
20 FEB 2015

( Debasish Dhar )  
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 4302 to 4312  
being No 01958 for the year 2015.



  
(Debasish Dhar) 20-February-2015  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal

