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पश्चिम बंगाल WEST BENGAL प्रवेशित है कि यह दस्तावेज़, अर्जित है
 registration. For signature stamp/entry
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Additional District Sub-Registrar
Kolkata New Town, North 24 Parganas

26 MAY 2014



SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WE (1) MR. BABLU HALDER alias BABLU
JITENDRA HALDER (having PAN: AARPH8300H) son of Late Jitendra Nath Halder, by
Occupation: Business, (2) MRS. JAYANTI HALDER alias JAYANTI BABLU HALDER
(having PAN: ABWPH7283D) wife of Mr. Bablu Halder, by Occupation: Housewife, both
by Nationality Indians, by faith Hindu, both having permanent address at D/L-4-2,
Sukanta Pally, P.O: Jyangra, P.S: Baguihati, Kolkata- 700 059, District: North 24
Parganas, presently residing at Pride Park, Anjalika Building, "A" Wing, G. B. Road,
Opposite Lawkim Company, Thana(west) 400607, Maharashtra, the PRINCIPALS
herein being the joint-owners of a piece and parcel of land, hereditaments and premises
more fully described in SCHEDULE hereunder written, do hereby jointly SEND

GREETINGS.

21/1/2014 27240

19/5/14 mrf

27240
 ক্রেতার নাম _____
 ঠিকানা _____
 স্থান _____
 বিধান নম্বর (সরকারিক নিতি) এ ডি এস আর ও
 যেটি স্থাপন করা তা _____
 তারিখ _____
 উক্তারী বাবাকপুর ভেডার মিতা মত 950 000

Astorgo construction Pvt. LTD
 AD - 169 Sakt lake city, Kol-64

25 APR 2014

Bablu Helder



- 3898

Bablu Helder



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 PRUS YAM O S

Foyonti Helder,



Additional District Sub-Registrar
 Rajshahi New Town, North 24 Parganas

23 MAY 2014

Premarande Deyal -
 S/o det Kinga. Dhar Deyal
 Santa Paky -
 P.S. Bajuratai Cakul-59
 Deyane

WHEREAS the Executants being the absolute Owners, having their marketable right, title, interest and physical possession in a plot of land measuring 39 Cottahs be the same a little more all less morefully described in the SCHEDULE hereunder written, by a Development Agreement executed by us as the LAND OWNERS/PARTY OF THE FIRST PART and "**M/S. ASTDURGA CONSTRUCTION PVT. LTD.**" a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata 700 064, being represented by one of its Directors SRI SANJAY GUPTA, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality : Indian, residing at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata 700 064, as the DEVELOPERS/BUILDERS/PARTY OF THE SECOND PART therein on this day, We have jointly and severally agreed to develop our said property through the said DEVELOPERS/BUILDERS on terms and conditions contained in the said Development or otherwise Joint Venture Agreement executed by and between us, i.e. the Executants/Land Owners in First Part and the said Developers/Builders on the Second Part.

AND WHEREAS to give true effect to the said Development Agreement and for proper implementation to the terms and conditions thereof, it is necessary to give a Power of Attorney to the said DEVELOPERS/BUILDERS to enable it to get the requisite exemption, permission, sanction etc. from the appropriate and/or competent authorities for smooth execution of the Development work in the "Schedule Property" and also for selling of the units, flats, car parking spaces and other portions in the new buildings proposed to be constructed on the land under the schedule hereto and also for all other practical purposes in terms of the said Development Agreement executed in between us on this day.

AND WHEREAS the said DEVELOPERS/BUILDERS has requested us to execute and grant the said Power of Attorney in favour of the DEVELOPERS/BUILDERS which we hereby do.

AND ALSO WHEREAS in terms of the said Development Agreement executed by us as being the Land Owners in First Part and said "**M/S. ASTDURGA CONSTRUCTION PVT. LTD.**" on the Second Part on this day, it is condition precedent to authorize the said DEVELOPERS/BUILDERS i.e. the said "**M/S. ASTDURGA CONSTRUCTION PVT. LTD**" for proper execution of construction work in the Schedule hereunder written and as such we, (I) SRI BABLU HALDER alias BABLU JITENDRA HALDER (2) **SMT. JAYANTI HALDER** alias JAYANTI BABLU HALDER the **PRINCIPALS** doth hereby jointly and severally nominate, constitute and appoint 1) **M/S. ASTDURGA CONSTRUCTION PVT. LTD.**, a Company incorporated under Indian Companies Act, 1956 having its registered office at Dwarka Vedmani, AD-169, Sector-1, Salt Lake City, Kolkata 700 064, 2) SRI SANJAY GUPTA, son of Sri Gopal Prasad Gupta, by faith Hindu, by occupation Business, by nationality : Indian, residing at Dwarka Vedmani, AD -

169, Sector-1, Salt Lake City, Kolkata 700 064, one of the Directors of said **M/S. ASTURGA CONSTRUCTION PVT. LTD.** hereinafter be referred to as the Developers/Builders to be our true and lawful Attorney/s to do, execute and perform jointly or severally all or any of the following acts, deeds, matters and things namely : -

1. To enter into hold and defend possession of the said land and every part thereof also to manage maintain and administer the Said Land/Said Property and every part thereof.
2. To sign, execute and submit all plans documents statements papers undertaking, declarations and plans as may be required for having the plan sanctioned and/or the sanction plans modified and/or altered by the Rajarhat Gopalpur Municipality and other Authority Concerned.
3. To appear and represent us before all above necessary authorities including Rajarhat Gopalpur Municipality, Metropolitan Development Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and Government of West Bengal in connection with the sanction and modification and/or alteration of plans.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and also to submit and take delivery of title deeds concerning the said property and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To Develop the said property by making construction of such type of building or building thereon as the said Attorney may deem fit and proper and for that purpose to take down demolish and/or remove any house building and/or structure of whatsoever nature on the premises.
6. To appoint and engage on our behalves Surveyors, Pleaders, Advocates or Solicitors wherever and whenever our said attorneys shall think fit and proper to do so discharge and/or terminate his or their appointments at their own discretion.
7. To apply for and obtain electricity, gas, water, sewerage, drainage telephone or other connections of any other utility to the said property and/or to make alterations therein and to close down and/or have dis-connected the same and for that purpose to sign execute and submit all papers applications documents and plans to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.



Additional District Sub-Registrar
North 24 Parganas, New Town, North 24 Parganas

23 MAY 2014

8. To give undertakings, assurances and indemnities, so may be required for the purposes aforesaid.
9. To apply for and obtain mutation, conversion, amalgamation, separation, updation, correction, modification, alteration or other recording in respect of the Subject Property or any part thereof and from the B. L. & L. R. O., the D. L. & L. R. O., Municipality Authorities, Collector, District Magistrate, including (ADM), Airport Authority of India and any other appropriate authorities as may be deemed fit and proper by the said attorney.
10. To commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning said property or any part thereof including relating to acquisition and/or requisition and/or in respect of the said property or any part thereof and if think fit to compromise settle refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court Civil, Criminal or Revenue, Tribunals including the Hon'ble High Court Kolkata.
11. To receive compensation payable in respect of any acquisition and/or requisition of the said property or any part thereof.
12. To file and defend suits, cases, appeals, applications and whatever nature for and on behalf of or to be instituted preferred by or against any person or persons in respect of the said property and also to present and prosecute writ application in respect thereof.
13. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, Warrant of Attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
14. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
15. To negotiate for sale, lease and or transfer of the 'Said Property' and/ or undivided share or specified shares thereof and to enter into an agreements, at any price and with such purchaser/s and/or other persons our said Attorneys shall deem fit and proper and to receive earnest money and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereto.



Additional District Sub-Registrar
Rajmahal New Town, North 24 Parganas

23 MAY 2014

16. To grant "Consent" and "No Objection Certificate" and permit to Transferees of Units, Parking Spaces and other Transferable Areas to take loans from any Banks or Financial Institutions.

17. To settle the price against suitable terms at our attorneys' sole discretion and to sign and execute any Agreement for Sale, Deed of Mortgage, Deed of Lease for any part or portion of the said properties in favour of any intending purchaser or purchasers, financial institute and/or of lessee or lessees and upon entering into such agreement to receive consideration money partly or fully and to give valid receipt and discharge for the same at the exclusive discretion of our said Attorneys but only in respect of the flats, units and the portions under the "Developer's Allocations" in the proposed building/s within the proposed Housing Enclave togetherwith undivided proportionate share of the Said Land under the Schedule hereto as per terms and conditions of the aforesaid Development Agreement.

18. Upon such receipt of consideration in full to prepare, sign, execute and register all such Conveyance and/or Conveyances, Deed of Transfer, Deed of Lease and/or any such Deeds and Documents in favour of any such purchasers, mortgagees and/or lessees as the case may be and execution and registration of such Deeds to Transfer and convey the rights, title and interest of the Schedule property and / or any portion thereof.

19. To present any or all such Conveyances, Deed of Transfers, and to rectify by Deed of Rectifications and / or any other Deeds or Documents in respect of the Said Properties before the Registrar of Assurances, Kolkata, concerning Sub-Registrar, District Registrar, Additional District Sub-Registrar for registration, to admit and execution and upon receipt of consideration to sign and execute such Deed or Deeds and have the said Conveyances and/or said Deeds and Documents registered and to do all such acts Deeds, things and matters which our said attorneys shall consider proper and necessary for conveying our said properties or any portion thereof.

20. For allow any of the purpose hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents jointly or severally.

21. AND GENERALLY to acts as our Sole Attorney or Agent in relation to all matters touching our said land and proposed building/s and on our behalf to do and execute all, instruments, acts, matters, deeds and things as fully and effectually as we would do if personally present; AND we the abovenamed Principals doth hereby ratify and confirm and agreed to ratify and confirm all and whatsoever our said attorney shall lawfully do or cause to be done in or about the "Said Property" described in the Schedule hereunder.



Additional District Sub-Registrar
Rajmahal New Town, North 24 Parganas.

23 MAY 2014

We hereby declare that the powers and authorities hereby granted are irrevocable till the said property is fully and properly developed as per terms and specification contained in the Schedule of Specification contained in the body of the said Development Agreement by the Developers/Builders and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the land, buildings, flats are conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning. This Power of Attorney is executed and presented for registration after registration of the Development Agreement executed by us on this day.

Be it mentioned hereto that this General Power of attorney in relation to the said Development agreement executed by us and the said Developers/Builders on ~~26th~~ ^{24th} May, 2014, vide Deed No. ~~5872~~ for the year 2014 of ADSRO, Rajarhat, 24-Parganas (N) shall be read and interpreted analogously considering both the documents a single document and transaction for its legal interpretation.

Ballic Hdden

SCHEDULE ABOVE REFERRED TO:

THE SAID DEMISED LAND/SAID PROPERTIES:

(The Land of The Principals Herein)

ALL THAT piece or parcel of Sali Land total admeasuring or containing an area about 39 Cottahs be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 258, lying and situated at Mauza Chandiberia, J.L. No. 15, Touzi No. 1072, R.S. No. 176, under R.S. Khatian No. 40, presently recorded under L.R. Khatian Nos. 1697 & 1698, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages and all the rights and benefits in connection thereto, Police Station: New Town formerly Rajarhat, Municipal Holding Nos. AS/ 277/ BL-C/ 13-14 & AS/ 276/ BL-C/ 13-14, Ward No. 30 of the Rajarhat Gopalpur Municipality, Sub- Ragistration Office: Additional District Sub- Registrar Bidhannagar (Salt Lake City) at present under A.D.S.R Rajarhat, New Town, District: North 24 Parganas. The said Plot is butted and bounded as follows:

ON THE NORTH : By R.S. Dag No. 254;

ON THE SOUTH : By Bagjola North Cannel Side Road;

ON THE EAST : By Part of R.S. Dag No. 258;

ON THE WEST : By R.S. Dag No. 459.



Additional District Sub-Registrar
Rajahmundry, North 24 Parganas

23 MAY 2014

IN WITNESSES WHEREOF we the abovenamed **PRINCIPALS** have executed these presents on this the 23rd day of May... in the year Two Thousand Fourteen.

WITNESSES:-

1. Premamonda Baral
Det. Kinga Bhoru Borol
sonfash. Pallyu-
PO. Asirimayati-
PS. Baguidi-
2. Paluta Mishra
S/o late J.C. Mishra
46/3 R.A.R. Road.
Kul-70055

1. Bablu Halder

2. Joyanti Halder.

PRINCIPALS

Drafted by me

Bhola malik Saha

Advocate, WB/303/1977

Kol. Highcourt.



Additional District Sub-Registrar
Rajshahi New Town, North 24 Parganas
23 MAY 2014

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No	Signature of the Executants/Presentants.	LEFT HAND					Thumb
		Little	Ring	Middle	Fore	Thumb	
Bablu Haldar		RIGHT HAND					Little
		Thumb	Fore	Middle	Ring	Thumb	
Aparajita Haldar.		LEFT HAND					Thumb
		Little	Ring	Middle	Fore	Thumb	
		RIGHT HAND					Little
		Thumb	Fore	Middle	Ring	Thumb	
		LEFT HAND					Thumb
		Little	Ring	Middle	Fore	Thumb	
		RIGHT HAND					Little
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		Little	Ring	Middle	Fore	Thumb	
		RIGHT HAND					Little
		Thumb	Fore	Middle	Ring	Thumb	
		LEFT HAND					Thumb
		Little	Ring	Middle	Fore	Thumb	
		RIGHT HAND					Little
		Thumb	Fore	Middle	Ring	Thumb	



Additional District Sub-Registrar

Rajahmundry New Town, North 24 Parganas

23 MAY 2014



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

Endorsement For Deed Number : I - 05873 of 2014
(Serial No. 06420 of 2014 and Query No. 1523L000011065 of 2014)

On 23/05/2014

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

Presented for registration at 19.15 hrs on :23/05/2014, at the Private residence by Bablu Halder Alias Bablu Jitendra Halder, one of the Executants.

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

Execution is admitted on 23/05/2014 by

1. Bablu Halder Alias Bablu Jitendra Halder, son of Lt. Jitendra Nath Halder , Pride Park, Anjaliika Building, A Wing, G. B. Road, Opposite Lawkim Company, Thana (W), MAHARASHTRA, India, Pin :-400607, By Caste Hindu, By Profession : Business
 2. Jayanti Halder Alias Jayanti Bablu Halder, wife of Bablu Halder , Pride Park, Anjaliika Building, A Wing, G. B. Road, Opposite Lawkim Company, Thana (W), MAHARASHTRA, India, Pin :-400607, By Caste Hindu, By Profession : House wife
- Identified By P Baral, son of Lt. K. B. Baral, Santa Pally, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 26/05/2014

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 : 4, 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 26/05/2014

(Under Article : ,E = 21/- on 26/05/2014)

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.-5,07,44,078/-

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

(Debasish Dhar)
Additional District Sub-Registrar

26 MAY 2014

Additional District Sub-Registrar
Suburb New Town, North 24 Parganas
(Debasish Dhar)
Additional District Sub-Registrar

26/05/2014 12:05:00

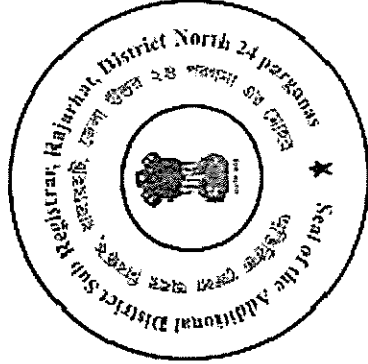



Additional District Sub-Keyhole

১৫ MAY ২০১৫

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 9817 to 9827
being No 05873 for the year 2014.




(Debasish Dhar) 26-May-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal