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I- 5347/15



पश्चिम बंगाल WEST BENGAL

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

T 267007

Add. District Sub-Registrar
Sonarpur, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY
GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, ABDUR RAUF SARDAR alias ABDUR ROUF SARKAR alias ABDUL ROUF SARKAR, son of Late Abdul Hakim Sarkar alias Sardar having Income Tax PAN DFAPS4148B, resident of Village Jagannathpur, P.O. : R.K. Pally , P.S. : Sonarpur, District South 24 Parganas SEND GREETINGS.



Handwritten notes and signatures on the left side of the page, including '9/1/2748' and '20/9/15'.

38935

22 SEP 2015

No.....Rs. 100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

Sumit Datta Choudhary

Advocate
Alipur Police Court
Kolkata-27

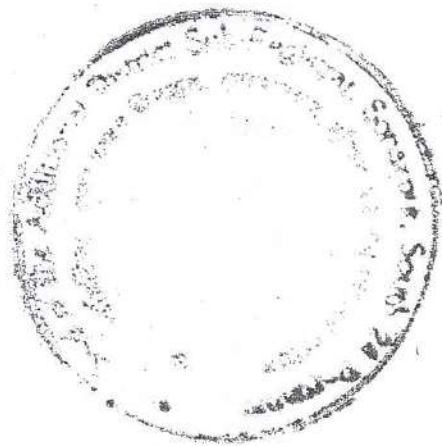


Sumit Datta Choudhary
Alipur Police Court
Kol 27.

WHEREAS I am the absolute owner of the plot of land admeasuring 10 Decimals, equivalent to 6 Cottahs 36 square feet, be the same a little more or less, situate at Mouza Jagannathpur, J.L. No. 51, Block Sonarpur, P.S. and Sub-Registry Office Sonarpur, being a demarcated portion of the lands comprised in R.S. Dag No. 459 corresponding to L.R. Dag No. 500 lying within the limits of Ward No. 8 of the Rajpur Sonarpur Municipality in the District of South 24 Parganas, more fully described in the Schedule hereunderwritten

AND WHEREAS being desirous of developing the said plot of land by erection of building or buildings thereon, I have entered into a development agreement dated 3rd August 2015 with Devaloke Developers Limited, a company duly incorporated under the Companies Act, 1956 having its registered office at No. 47 Garia Main Road, Mahamayatala, Kolkata 700084 for development of the property described in the Schedule hereto by erecting building or buildings thereon on the terms and conditions recorded in the said agreement and such agreement has been duly registered in the office of the Additional District Sub-Registrar, Sonarpur in Book No. I, Volume No. 1608-2015 at Pages 39064 to 39098, Being No. 160804681 for the year 2015.

Now by this **POWER OF ATTORNEY**, I do hereby nominate, appoint and constitute **SUKANTA KUNDU**, son of Sankar Kundu, resident of 16 Nazrul Pally, Mahamayatala, Kolkata 700084 being a Director of Devaloke



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Developers Limited as my true and lawful Attorney in my name and on my behalf to do or execute all or any of the following acts, deeds or things :

- (1) To hold, defend, retain possession of, manage and maintain the said plot of land described in the Schedule hereto on my behalf ;
- (2) To pay all taxes, rates, charges, expenses and other outgoings whatsoever payable for or on account of the said property or any part thereof and demand, recover and receive all rents, mesne profits and all other sums of money receivable in respect of the said property and to make all just and reasonable allowance therein in respect of rates, taxes, repairs and other outgoings and to take all necessary steps whether by action, distress or otherwise to recover the said property or a sum of money in arrears ;
- (3) To warn off and prohibit and if necessary proceed against in due form of law against any trespasser or trespassers who might come on the said property and to take appropriate steps whether by action distress or otherwise and to abate all nuisance ;
- (4) To execute all necessary papers and documents that may be required to be submitted to the Rajpur Sonarpur Municipality and various other authorities, statutory and otherwise, for clearances, sanctions,



Handwritten mark resembling a stylized '7' or a signature flourish.



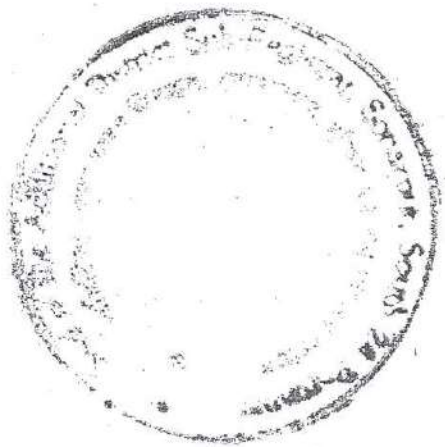
permissions etc. for the purpose of development of the said plot of land described in the Schedule hereto and erection of buildings thereon ;

(5) To apply to the Rajpur Sonarpur Municipality and other authorities concerned for sanction, variation or modification of building plans in respect of the said plot of land and for that purpose to sign such applications, maps, plans and representations as may be necessary and as the Attorney shall think fit and proper ;

(6) To deposit any fee or any other amounts which are required to be paid to the concerned Municipality or other authorities for or in the course of construction of building or buildings on the said property ;

(7) To apply for drainage, sewerage, electric, telephone, gas and other connections and utilities and for that purpose to sign all papers and documents and/or representations as may be thought necessary by the said Attorney and to make alterations and/or to close down and/or to have disconnected the same ;

(8) To appoint engineers, architects and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges, it being expressly clarified that in no event shall I be liable for payment of any fees, charges of such architects, engineers and other agents and/or subcontractors ;



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(9) To apply for steel, cement and other quotas in our name and to sign necessary applications and papers in connection therewith and to duly and punctually make payment of any amount which may become payable in respect of such quotas, it being expressly clarified that in no event shall I be responsible for due compliance of any of the terms and conditions of such quotas or payment of any amount which may become payable in respect thereof ;

(10) To apply for and obtain such certificates and other permissions and/or clearances including certificates under the provisions under any law relating to ceiling on urban land or other law relating to land or building or any law as may be required for execution and/or registration of any conveyance or other document and/or for transferring any right in respect of the said property ;

(11) To prepare, sign, declare and file declarations, statements, applications and/or returns and otherwise in connection with the holding, possession, and management of the said property and in relation thereto before any appropriate or other authority as may be required under any law or laws now prevailing or as may in future become applicable and to do, exercise, execute and perform all necessary acts, deeds and things required thereunder ;



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- (12) To enter into, sign and execute on our behalf agreements for sale in respect of the allocation of Devaloke Developers Limited in the building(s) to be constructed on the said property or any part or portion thereof, to collect all receivables thereunder and receive the consideration in respect thereof ;
- (13) To sign and execute on our behalf conveyances and other documents for transfer of the allocation of Devaloke Developers Limited in the building(s) to be constructed on the said property or any part or portion thereof, receive consideration in respect thereof and to hand over possession to intending purchasers only after the Owners' Allocation is completed and made habitable and handed over to me by Devaloke Developers Limited ;
- (14) To make payment of all municipal rates and taxes and other outgoings in respect of the said property or any building or buildings to be constructed thereon ;
- (15) To file and defend suits, cases, appeals and applications and other legal proceedings of whatever nature on my behalf instituted or to be instituted or preferred against us in respect of the said property and also to present and prosecute writ applications in respect thereof ;

(16) To sign and verify on my behalf plaints; written statements, petitions, objections, cross-objections, counter-claims, applications for execution, revision, review, memorandum of appeals and all nature of pleadings and to swear affidavits and generally to do all other acts deeds and things in respect in the said property as the said attorney shall think that and proper ;

(17) For the purpose aforesaid, to appoint Advocates and sign and execute vakalatnamas, warrant of attorney or any other documents authorising such advocates to act on my behalf and to terminate such authority and to pay the fees of such advocates ;

(18) To compromise suits, appeals or other legal proceedings in any court or tribunal or authority whatsoever and sign and verify applications in respect thereof ;

(19) To appear before any Notary Public, Magistrate and other officer or officers authority or authorities having jurisdiction and to acknowledge, affirm and perfect appropriate deeds, instruments and writings executed signed or made by me or on my behalf

AND GENERALLY to do all other lawful acts, deeds and things in respect of the said land hereditaments and premises described in the Schedule hereinbelow and all matters relating to the same as my said Attorney shall think fit and proper as fully and effectually as I could do myself for the purposes hereinbefore stated only

AND I hereby agree that all acts, deeds and things lawfully done by my said attorney shall be construed as acts, deeds and things done by me and



7



I undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of these presents.

THE SCHEDULE REFERRED TO

ALL THAT the piece and parcel of land measuring 10 Decimals, equivalent to 6 Cottahs 36 square feet, be the same a little more or less, situate at Mouza Jagannathpur, J.L. No. 51, Block Sonarpur, P.S. and Sub-Registry Office Sonarpur, being a demarcated portion of the lands comprised in R.S. Dag No.459 corresponding to L.R. Dag No. 500 lying within the limits of Ward No. 8 of the Rajpur Sonarpur Municipality in the District of South 24-Parganas

IN WITNESS WHEREOF we do hereby set and subscribe my hand on this the 23rd day of September, 2015

SIGNED SEALED AND DELIVERED by the above-mentioned ABDUR RAUF SARDAR alias ABDUR RAUF SARKAR alias ABDUL ROUF SARKAR at Kolkata in the presence of :

1. *Suemit Debta Choudhry*
Alipore Police Court.
Kot-27.

2. *Kamila Chatterjee*
Alipore Police Court. Kot-27.

Drawn by me :

R. Choudhry
(Rudradeb Chaudhuri)
Advocate, High Court

Abdur Rauf Sardar
Abdul Rouf Sarkar

I Accept.

Sukanta Kundu
(SUKANTA KUNDU)



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স্বাক্ষর/দাতা/গ্রহীতা :



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম ABDUR RAUF SARDAR
ABDUR ROUF SARKAR ABDUR
ROUF SARKAR

স্বাক্ষর Abdul Rauf Sarkar



বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম Subanta Kundu

স্বাক্ষর Subanta Kundu

দাতা/গ্রহীতা :

বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম.....

স্বাক্ষর.....

দাতা/গ্রহীতা :

বামহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

ডানহস্ত

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

নাম.....

স্বাক্ষর.....








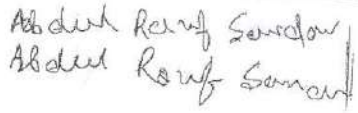
7



T-5247/15

Seller, Buyer and Property Details
Principal & Attorney Details


Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Sukanta Kundu 16, Nazrul Pally, Mahamayatala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	 23/09/2015 12:09:21 PM	 LTI 23/09/2015 12:09:27 PM
		 23/09/2015 12:09:38 PM	

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Abdul Rauf Sarkar (Alias: Mr Rauf Sarkar) Son of Late Abdul Hakim Sarkar Jagannathpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. DFAPS4148B, Status : Individual Date of Execution : 23/09/2015 Date of Admission : 23/09/2015 Place of Admission of Execution : Office	 23/09/2015 12:07:40 PM	 LTI 23/09/2015 12:07:49 PM
		 23/09/2015 12:08:51 PM	

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Devaloke Developers Limited 47, Garia Main Road, Mahamayatala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No. AACCD5151E, Status : Organization Represented by representative as given below:-		
1(1)	Mr Sukanta Kundu 16, Nazrul Pally, Mahamayatala, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGXPK0623J, Status : Representative Date of Execution : 23/09/2015 Date of Admission : 23/09/2015 Place of Admission of Execution : Office	 23/09/2015 12:09:21 PM	 LTI 23/09/2015 12:09:27 PM
		 23/09/2015 12:09:38 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Sumit Dutta Chowdhury Son of Mr Subodh Dutta Chowdhury Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Abdul Ratif Sarkar, Mr Sukanta Kundu	 9/23/2015 12:10:07 PM

Identifier Details			
No.	Identifier Name & Address	Identifier of	Signature
	Mr Sumit Dutta Chowdhury Son of Mr Subodh Dutta Chowdhury Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Abdul Rauf Sarkar, Mr Sukanta Kundu	
3	Mr Sumit Dutta Chowdhury Son of Mr Subodh Dutta Chowdhury Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr Abdul Rauf Sarkar, Mr Sukanta Kundu	

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
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Jagannathpur, Ward No: 8	LR Plot No:- 500 , LR Khatian No:- 1340	10 Dec	1/-	33,33,330/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road Adjacent to Metal Road,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	1/-	29,250/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form

Details of the applicant who has submitted the requisition form

Applicant's Name	Sumit Dutta Chowdhury
Address	Garia, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

T 247/15

Office of the A.D.S.R. SONARPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 160805347 / 2015

Query No/Year	16081000274870/2015	Serial no/Year	1608006543 / 2015
Deed No/Year	I - 160805347 / 2015		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr Sukanta Kundu	Presented At	Office
Date of Execution	23-09-2015	Date of Presentation	23-09-2015

Remarks

On 23/09/2015

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.

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

Presented for registration at 11:57 hrs on : 23/09/2015, at the Office of the A.D.S.R. SONARPUR by Mr Sukanta Kundu ,.

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 33,62,580/-

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

Execution is admitted on 23/09/2015 by

Mr Abdul Rauf Sarkar, Alias Mr Rauf Sarkar, Son of Late Abdul Hakim Sarkar, Jagannathpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Muslim, By Profession Business

Identified by Mr Sumit Dutta Chowdhury, Son of Mr Subodh Dutta Chowdhury, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 23/09/2015 by

Mr Abdul Rauf Sarkar, Alias Mr Rauf Sarkar, Son of Late Abdul Hakim Sarkar, Jagannathpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Muslim, By Profession Business

Identified by Mr Sumit Dutta Chowdhury, Son of Mr Subodh Dutta Chowdhury, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 23/09/2015 by

Abdul Rauf Sarkar, Alias Mr Rauf Sarkar, Son of Late Abdul Hakim Sarkar, Jagannathpur, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Muslim, By Profession Business

Indetified by Mr Sumit Dutta Chowdhury, Son of Mr Subodh Dutta Chowdhury, Alipore Police Court, P.O: Alipore, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Mr Sukanta Kundu

Indetified by Mr Sumit Dutta Chowdhury, Son of Mr Subodh Dutta Chowdhury, Alipore Police Court, P.O: Alipore, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 38935, Purchased on 22/09/2015, Vendor named Subhankar Das.


(Prasanta Mukhopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2015, Page from 54219 to 54236
being No 160805347 for the year 2015.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2015.09.28 16:20:37 +05:30
Reason: Digital Signing of Deed.

Prasanta

(Prasanta Mukhopadhyay) 28/09/2015 16:20:36
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)