

04701/18

I 04702/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 776223

Certified that the document is admitted to registration. The signature sheet and the endorsement sheet attached with this document are the part of this document.

Randy

District Sub-Registrar-II
Alipore, South 24 Parganas

26 APR 2018

11-40
26/04/18
D.N. 113663/18

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, ARUN MONDAL (PAN BXDPM1646K) son of Late Bhutnath Mondal, resident of 117 Kailash Ghosh Road, P.S. Haridevpur, Kolkata 700008, Dist - 24 Parganas (South) do hereby nominate, appoint and constitute JOYOUM CEMCAST PVT LTD (PAN AAECJ0147N) a private limited company registered under the Companies Act, carrying business for gain from 38 Nutun Pally, P.S. Haridevpur, Kolkata - 700008 represented by its director TAPAS KUMAR DUTTA (PAN ADXPD5777H), son of Lt A. Dutta residing at 38 Nutun Pally, P.S. Haridevpur, Kolkata - 700008

No. 1814 D. 12/4/18 1001
Name M. Chatterjee Adh
Address Alipore
Vendor [Signature]

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court



District South 24 Parganas
Alipore, South 24 Parganas

28 APR 2018

as my true
do or

as my true and lawful **CONSTITUTED ATTORNEY** in my name and on my behalf to do or cause to be done and execute all such acts, deeds, matters and things in respect of landed properties as per under mentioned schedule to which I am the absolute owner and in respect of which I had executed a registered Development agreement in favour of the present attorney before the D.S.R II at Alipore vide Book No I being No 160200690 for the year 2018 and I do hereby authorize and empower my said attorney to do or cause to be done all or any of the acts, deeds or things in respect of my immovable properties described in the schedule given below that is to say:-

1. To manage, control and look after my said properties given in the Schedules below for necessary representation including filing of complaint and appearing before assessors and collectors of the District and other concerned authorities in regard to fixation of ratable value in respect of the said properties and/or any portion thereof by collector of the district or other concerned authorities.
2. To approach the West- Bengal Government in all its departments as also the L.A./B.L. and LRO and all other concerned authorities for the purpose of Partition/ Conversion of nature and character of land/obtaining mutation certificates/ record of land/ parcha etc. and for necessary applications for the same with the aforesaid concerned departments regarding the properties given in schedules below.
3. To search the record of rights of the executant of this power of attorney in C.S. or R.S. or L.R. settlement with the concerned L.A./B.L. and LRO department of the Government of West Bengal.
4. To revise the record of rights and to register the name of the executant of this power of attorney in the concerned departments abovementioned in respect of the schedules of the properties given below.
5. To appear, act and to take all steps whatsoever in all courts --- Civil, Criminals, Revenue or otherwise, whether original or appellate and/or before any other authority/authorities whatsoever and wheresoever in respect of any matter, affair relating to the said properties mentioned in the schedules given below.

6. To sign plaint, written statements, written objection, counter objection, revisional application, misc appeal, title appeal, and application of all kinds and to swear on affidavit and to file them in any Court or office or authorities in connection with any manner/matters or affairs relating to or touching upon the said property and to appoint any Advocate, pleader and to execute Vokalatnama in connection with the said instruments or any other suit, appeal or any other legal proceedings whatsoever or to file any application, petition, whatsoever before any competent Court of law concerning or touching upon any matter/matters, affair /affairs relating to the said properties.
7. To develop the said land, apply for sanction of building plan, water and electricity connection and to do all such acts necessary to develop the land and construct a multistoried building thereon according to the terms and conditions and specifications mentioned in the development agreement as mentioned herein above.
8. To sell, gift, grant lease, dispose of the schedule properties (DEVELOPER'S PORTIONS in the Whole Property) in part and or as a whole and for the aforesaid purpose to sign and execute any contract, conveyances, assignments, leases or other deeds or documents in my name and on my behalf and to admit the execution of the same.
9. To receive, realize and collect all compensation, rent, salami, premium, advances, sale proceeds, moneys, issues, profits and to grant proper and effectual receipts in respect thereof and the same shall not be deposited and/ or credited to my bank account.
10. To sale the properties (DEVELOPER'S PORTIONS in the Whole Property) to any third party or to institute or file any suit or commence any legal proceeding before any court of law—whether Civil, Criminal, executive, revenue or otherwise relating to any matter of affair in respect of the said properties and he is further entitled to defend any suit, claim or any other legal proceedings whatsoever, in my name and on my behalf, if suit, claim or legal proceedings is filed or commenced against me in respect of the said properties.

11. To apply for electricity and water connections from the respective authorities in the said premises.
12. That be it noted that this power of attorney is being granted in favour of the said attorney with monetary consideration and specific right, title and interest is created in favour of the attorney on the property which is the subject matter of this power of attorney and further that the said attorney shall hereby obtain all rights to make construction or development work on the said property.

AND GENERALLY to do all acts, deeds and things in respect of the said property in schedule given below which I could have done if I were personally present.

I hereby ratify and shall continue to ratify all that acts, deeds and things done or to be done by my said Attorneys in respect of my said property in schedule given below by virtue of the power specifically conferred hereinabove and in the same manner lawfully as if the same were done by me if I was personally present.

SCHEDULE OF THE WHOLE PROPERTY REFERRED TO ABOVE

All that piece and parcel of land measuring about 5 Cottahs 8 Chittachs lying and situate at Mouza – Purba Barisha, Part of Dag No. 885 under Khatian No. 1023, being J.L. No. 23, R.S. 43 P.S. Haridevpur, Kolkata 700008 Dist: 24 Parganas (S) and also known as K.M.C. Premises no 122R Ishan Ghosh Road Kolkata 700008 alongwith 2 RTS structures of 150 sq ft each and butted and bounded by :-

- On the North : 8 ft common passage;
- On the South : House of Jhantu Mondal;
- On the East : 16 ft K.M.C. Road;
- On the West : house of Raba Mondal.

IN WITNESS WHEREOF we, the principals have set my hand to this Deed of Power of Attorney on this 26th day of April, 2018.

SIGNED, SEALED AND DELIVERED
by the executant at Kolkata in the
presence of:-

Moinak Chatterjee

Signature of the Executant

1 Moinak Chatterjee
14/13 N.R. Road
K-1-8

Accepted by the
Constituted Attorney:-

2 Prasanta Ghosh
Atipara Police Court
K-1-8


JOYJIM CEMCAST PVT. LTD.
Jayashankar Datta
Director.

Drafted, prepared, identified and read-
over in Bengali by me:-

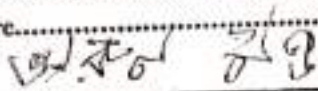
Moinak Chatterjee


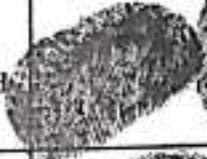









Moinak Chatterjee

Advocate
F320/2003


		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....ARUN MONDAL.....

Signature..........

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....JAPAS DUTA.....

Signature..........

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	1602-1000113663/2018	Office where deed will be registered
Query Date	19/04/2018 1:14:02 PM	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Moinak Chatterjee Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7059573299, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 35,07,133/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article 48(g))	Rs. 39/- (Article E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year):- 160200690/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ishan Ghosh Rd, , Premises No. 122R

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		5 Katha 8 Chatak	9,00,000/-	34,07,133/-	Width of Approach Road: 16 Ft.
Grand Total :					9.075Dec	9,00,000 /-	34,07,133 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details

Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :: 300 sq ft , 1,00,000 /- , 1,00,000 /-

Moinak Chatterjee

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	ARUN MONDAL Son of Late BHUTNATH MONDAL 117 KAILASH GHOSH ROAD, P.O.- BARISHA, P.S.- Thakurpukur, District.-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BXDPM1646K, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	JOYOUM CEMCAST PRIVATE LIMITED 38 NATUN PALLY, P.O.- BARISHA, P.S.- Thakurpukur, District.-South 24-Parganas, West Bengal, India, PIN - 700008 PAN No.: AAECJ0147N, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr TAPAS KUMAR DUTTA Son of Late A DUTTA 38 NUTUN PALLY, P.O.- BARISHA, P.S.- Thakurpukur, District.-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADXPD5777H	JOYOUM CEMCAST PRIVATE LIMITED (as PROPRIETOR)

Identifier Details :

Name & address	
Mr MOINAK CHATTERJEE Son of Mr AMALESH CHATTERJEE 14/13 N R ROAD, P.O.- ALIPORE, P.S.- Alipore, District.-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of ARUN MONDAL, Mr TAPAS KUMAR DUTTA	N

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ARUN MONDAL	JOYOUM CEMCAST PRIVATE LIMITED-9.075 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	ARUN MONDAL	JOYOUM CEMCAST PRIVATE LIMITED-300.00000000 Sq Ft

Handwritten signature/initials

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

ARUN MONDAL
BHUTNATH MONDAL

02/01/1967
PAN Account Number
EXDPM1646K



In case this card is lost/ found, kindly inform/return to
Income Tax PAN Services Unit, GTHHS,
7th Floor, 5, Sector 11, CBD, Indapur,
New Mumbai - 400 614.

यदि कार्ड खोया/प्राप्त पर कृपया सूचित करें/वापस करें
आयकर सेवाएँ इकाई, 11वीं सेक्टर,
नया मुंबई - 400 614



PERMANENT ACCOUNT NUMBER
 ADXPD57

नाम / NAME
 TAPAS KUMAR

पिता का नाम / FATHER'S NAME
 AKHIL KUMAR

प्रमाण तिथि / DATE OF ISSUE
 20-05-1965

हस्ताक्षर / SIGNATURE


कम्प्यूटर संख्या, प.सं. 111
 COMPILED BY THE INCOME-TAX, W.B. - II



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAECJ0147N

नाम / Name
JOYJUM GEMCAST PRIVATE LIMITED

दिनांक/मंडन की तारीख
Date of Incorporation / Formation
28/08/2017

04072017

इस कार्ड से चोरी / कहीं पर कुरूप कृपित जन / लोकार्थः
आयकर सेवा सेवा इकाई, एन एस डी एल
5 वी मंजित मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर डीप बंगला चोव्हे,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19/05/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 02/06/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1602-04702/2018	Date of Registration	26/04/2018
Query No / Year	1602-1000113663/2018	Office where deed is registered	
Query Date	19/04/2018 1:14:02 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Moinak Chatterjee Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7059573299, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 35,07,133/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160200690/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ishan Ghosh Rd, , Premises No. 122R

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 8 Chatak	9,00,000/-	34,07,133/-	Width of Approach Road: 16 Ft.
Grand Total :					9.075Dec	9,00,000 /-	34,07,133 /-	



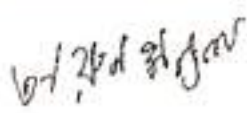
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1,00,000 /-	1,00,000 /-	



Major Information of the Deed :- I-1602-04702/2018-26/04/2018




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	ARUN MONDAL Son of Late BHUTNATH MONDAL Executed by: Self, Date of Execution: 26/04/2018 , Admitted by: Self, Date of Admission: 26/04/2018 ,Place : Office	 26/04/2018	 LTI 26/04/2018	 26/04/2018
117 KAILASH GHOSH ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BXDPM1646K, Status :Individual, Executed by: Self, Date of Execution: 26/04/2018 , Admitted by: Self, Date of Admission: 26/04/2018 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	JOYOUM CEMCAST PRIVATE LIMITED 38 NATUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 , PAN No.:: AAECJ0147N, Status :Organization, Executed by: Representative			

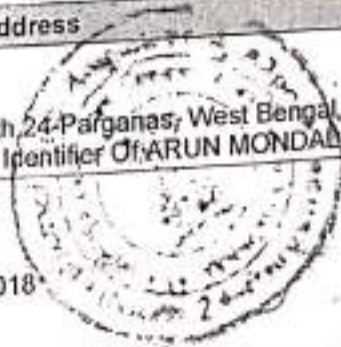
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAPAS KUMAR DUTTA (Presentant) Son of Late A DUTTA Date of Execution - 26/04/2018, , Admitted by: Self, Date of Admission: 26/04/2018, Place of Admission of Execution: Office	 Apr 26 2018 12:18:19	 LTI 26/04/2018	 26/04/2018
38 NUTUN PALLY, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADXPD5777H Status : Representative, Representative of : JOYOUM CEMCAST PRIVATE LIMITED (as PROPRIETOR)				

Identifier Details :

Name & address	
Mr MOINAK CHATTERJEE Son of Mr AMALESH CHATTERJEE 14/13 N R ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Identifier Of: ARUN MONDAL Mr TAPAS KUMAR DUTTA

Major Information of the Deed :- I-1602-04702/2018-26/04/2018



Moinak Chatterjee

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ARUN MONDAL	JOYOUM CEMCAST PRIVATE LIMITED-9.075 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ARUN MONDAL	JOYOUM CEMCAST PRIVATE LIMITED-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160204702 / 2018

On 19-04-2018

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 35,07,133/-

Rina Chaudhury

**Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 26-04-2018

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 11:40 hrs on 26-04-2018, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr TAPAS KUMAR DUTTA ,

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

Execution is admitted on 26/04/2018 by ARUN MONDAL, Son of Late BHUTNATH MONDAL, 117 KAILASH GHOSH ROAD, P.O. BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Indetified by Mr MOINAK CHATTERJEE, , Son of Mr AMALESH CHATTERJEE, 14/13 N R ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Major Information of the Deed :- I-1602-04702/2018-26/04/2018



27/04/2018 Query No:-16021000113663 / 2018 Deed No : I - 160204702 / 2018, Document is digitally signed.

Page 15 of 17

Execution of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 26-04-2018 by Mr TAPAS KUMAR DUTTA, PROPRIETOR, JOYDUM CEMCAST PRIVATE LIMITED, 35 NATUN PALLY, P.O- BARISHA, P.S- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008

Identified by Mr MOINAK CHATTERJEE, , Son of Mr AMALESH CHATTERJEE, 14/13 N R ROAD, P O- ALIPORE, Thana Alipore, , South 24-Parganas, WEST BENGAL, India. PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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. Stamp. Type: Impressed, Serial no 1814, Amount: Rs 100/-, Date of Purchase: 17/04/2018, Vendor name: L K Das

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Major Information of the Deed :- I-1602-04702/2018-26/04/2018

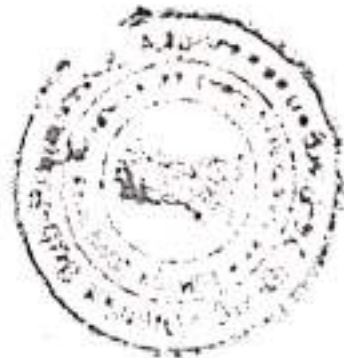
Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2018, Page from 159109 to 159125
being No 160204702 for the year 2018.



Digitally signed by RINA CHAUDHURY
Date: 2018.04.27 19:41:48 +05:30
Reason: Digital Signing of Deed.

R. Chaudhury

(Rina Chaudhury) 27/04/2018 19:41:41
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)