

and other sums due or that might become due and payable by him/her/their and on non-payment to take appropriate steps for realization thereof.

25. To accept writ or summons or other legal processes or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us and in connection therewith file appeals or revision or representation and appoint Advocates and Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats, units, shops, car parking spaces and other areas or spaces pertaining to the Developer's Allocation particularly mentioned and described in the Schedule 'B' hereunder written.
26. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any Officer, Authority, Court, Tribunal, Magistrate or any other person for and on behalf of us in respect of the property.
27. To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt therefore in respect of the property.
28. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto,
29. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.
30. We hereby agree to ratify and confirm whatsoever the said Attorney shall do in relation to the property by virtue of these presents and We hereby declare that We shall not do anything inconsistent with the Power of Attorney.

31. We hereby further declare that the powers and authorities hereby granted is revocable if the Development Agreement is terminated and otherwise subsists till the said Property is fully and properly developed as per Development Agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the flats, units, shops, car parking spaces and other areas or spaces pertaining to the Developer's Allocation particularly mentioned and described in the Schedule 'B' hereunder written are conveyed to the Purchasers and the Association of Apartment Owners is registered and starts functioning.

THE SCHEDULE 'A' ABOVE REFERRED TO

(Description of land)

ALL THAT piece and parcel of land measuring 6 Cottahs 3 Chittaks 28 Sq.ft (416.597 M²) more or less alongwith 100 years old structure standing thereon measuring about 3800 Sq. ft. being Premises No. 6/1C, Radhanath Chowdhury Road, Kolkata - 700 015 under the Police Station of Entally within the limits of Kolkata Municipal Corporation in Ward No. 56 Borough - VII in the District of South 24 Parganas and which is butted and bounded as follows :

ON THE NORTH : By Premises No. 6/1D, Radhanath Chowdhury Road

ON THE EAST : Passage.

ON THE SOUTH : By 10.820 mtr. (35 ft 6 inch) and by 11.582 mtr. (38 ft.) wide Radhanath Chowdhury Road

ON THE WEST : By 3.567 mtr. (12 ft.) Radhanath Chowdhury Road

THE SCHEDULE 'B' ABOVE REFERRED TO

(Developer's Allocation)

The Developer will be allocated and entitled to retain and or sale 53% of the constructed area in the new building absolutely. And if there be any excess or short fall in allocation, the same will be adjusted by payment of owelty money to each other at the prevailing market rate as mutually agreed.

THE SCHEDULE 'C' ABOVE REFERRED TO**(Owners' Allocation)**

The Owners will be allocated and entitled to retain or sale 47% of the constructed area out of which owners' respective share of contribution for their Tenants' allocation will be reduced from the Owners' respective share of allocation. And if there be any excess or short fall in allocation, the same will be adjusted by payment of owelty money to each other at the prevailing market rate as mutually agreed.

IN WITNESS WHEREOF We, the Principals herein, have set and subscribed our hands on the 21st day of March , 2014.

SIGNED, SEAL AND DELIVERED

by the Principals at Kolkata
in the presence of :-

1) Subhajit Mondal.
6/c, Radhanath Chowdhary
Road, Kol- 700-015.

2) Pampa Mondal.
6/c, Radmanath Chowdhary.
Road, Kol- 700-015.

Saraju Mondal

Kavita Malhotra

Neera Malhotra

Signature of the Principals

Subhendu Dey

Drafted by :-

Kalipada Charan

(Kalipada Charan)

Advocate.

Bar Association,
Sealdah Court Complex,
Room No. 201, 2nd Floor
Kolkata - 700 014.

Accepted the Power by the Attorney



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

Endorsement For Deed Number : I - 00898 of 2014
(Serial No. 01124 of 2014 and Query No. 1606L000001809 of 2014)

On 21/03/2014

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 : 48(g), 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 21/03/2014

(Under Article : ,E = 21/- on 21/03/2014)

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.-1,96,25,569/-

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 12.30 hrs on :21/03/2014, at the Office of the A.D.S.R. SEALDAH by Subhendu Dey ,Claimant.

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

Execution is admitted on 21/03/2014 by

1. Saraju Mondal, wife of Samarendra Nath Mondal , 6/1 C, Radhanath Chowdhury Road, Kolkata, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : House wife
2. Kavita Malhotra, wife of Lt Subhas Chand Malhotra , 6/1 C, Radhanath Chowdhury Road, Kolkata, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : House wife
3. Neera Malhotra, wife of Sushil Malhotra , 6/1 C, Radhanath Chowdhury Road, Kolkata, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015, By Caste Hindu, By Profession : House wife
4. Subhendu Dey
Partner, M/s Pinnacle Prime Projects, 40, Mahendra Srimoni Street, Kolkata, Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700009,
By Profession : Business .



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

21/03/2014 12:59:00



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

Endorsement For Deed Number : I - 00898 of 2014
(Serial No. 01124 of 2014 and Query No. 1606L000001809 of 2014)

Identified By Debasis Das, son of . , Sealdah Court, District:-South 24-Parganas, WEST BENGAL,
India, , By Caste: Hindu, By Profession: Law Clerk.



(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR











(Jaideb Pal)
ADDITIONAL DISTRICT SUB-REGISTRAR

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SEALDAH, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 01124 / 2014, Deed No. (Book - I , 00898/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Subhendu Dey 5, D. L. Roy Street, Kolkata, Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700006	 21/03/2014	 LTI 21/03/2014	<i>Subhendu Dey</i> 21/3/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Saraju Mondal Address -6/1 C, Radhanath Chowdhury Road, Kolkata, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015	Self	 21/03/2014	 LTI 21/03/2014	<i>Saraju Mondal</i>
2	Kavita Malhotra Address -6/1 C, Radhanath Chowdhury Road, Kolkata, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015	Self	 21/03/2014	 LTI 21/03/2014	<i>Kavita Malhotra</i>
3	Neera Malhotra Address -6/1 C, Radhanath Chowdhury Road, Kolkata, Thana:-Entaly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700015	Self	 21/03/2014	 LTI 21/03/2014	<i>Neera Malhotra</i>
4	Subhendu Dey Address -5, D. L. Roy Street, Kolkata, Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 21/03/2014	 LTI 21/03/2014	<i>Subhendu Dey</i>

Name of Identifier of above Person(s)

Debasis Das
Sealdah Court, District:-South 24-Parganas, WEST
BENGAL, India,














Signature of Identifier with Date












Debasis Das
Law Clerk 21/03/14












(Jaideb Pal)

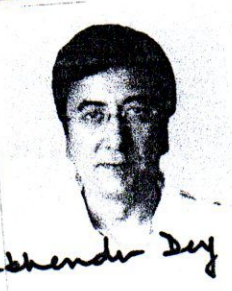










ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SEALDAH

New Power

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Kavita Kulkarni</i>	left hand					
	right hand					

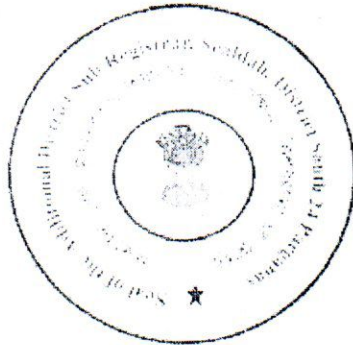
		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Seetaji Mada</i>	left hand					
	right hand					


		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Neelam Kulkarni</i>	left hand					
	right hand					

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Subhendu Dey</i>	left hand					
	right hand					

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 8137 to 8152
being No 00898 for the year 2014.




(Jaideb Pal) 25-March-2014
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SEALDAH
West Bengal