

1576/16

Q-1603/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

W 361271

1/34/431/16

21/09/16
1258

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of the same.

✓
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

21 SEP 2016

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS B E T W E E N M/S. S. A.

PROJECTS PVT. LTD., having PAN AAJCS6026L, a Company, incorporated under the Indian Companies Act, 1956, having its Registered Office at BD-456, Salt Lake City, Sector - I, P. O. Salt Lake, P. S. Bidhannagar (North), Kolkata - 700 064, Dist. North 24-Parganas, represented by its Director - SRI SHYAMAL DEY, having PAN ADRPD3090K, son of Late Jadunath Dey, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at BD-456, Salt Lake City, Sector - I, P. O. Salt Lake, P. S. Bidhannagar (North), Kolkata - 700 064, Dist. North 24-Parganas, are the absolute owners and possessors of ALL THAT one piece and parcel of bastu land measuring an area of 7 (seven) Cottahs more or less, lying and situated under Mouza - Mahisbathan, J. L. No. 18, R. S. No. 203, Topzi No. 145.

নং 2849 ডাঃ 15-09-16 100f
জেতার নাম
স্টাম্প ভেডার স্বাক্ষর
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. অফিস ও
মোট স্টাম্প ক্রয় তাং
চালান নং
টেডারী বারাকপুর ভেডার-মিতা দত্ত

Mr. Dilip Iiom Choudhury
Advocate
High Court, Calcutta

29 AUG 2016

9900001



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

21 SEP 2016

Dilip Iiom Choudhury
Advocate
So lake B. Iiom Choudhury
Mokhapat, P.O. Krishnapur
P.O. New Town, Kolkatta-700102
D.K. Nandi-2u Sargans

comprised in C. S. Dag No. 253, R. S. & L. R. Dag No. 154 (four cottahs) 155 (three cottahs), under Modified Khatian No. 769, within the jurisdiction of Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas, morefully and particularly described in the Schedule hereunder written.

WHEREAS with a view to develop the said land by constructing of a multi-storied building **We** have made a Development Agreement dated 30.8.16 with **M/S. SUN CONSTRUCTION**, a Proprietorship Concern, having its Principal Place of business at Merlin Matrix, DN-10, Sector - V, 2nd Floor, P. O. Bidhannagar East, P. S. Electronic Complex, Kolkata - 700 091, Dist. North 24-Parganas, represented by its sole Proprietor - **SRI DEBASHIS ROY**, son of Sri Sunil Kumar Roy, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at Vill: Panapukur, P.O Bhangar, P. S. Kashipur, Dist. South 24-Parganas, Pin - 743 502, duly registered before the A.D.S.R. Bidhannagar (Salt Lake City) and recorded in Book No. 1, Being No. 1490, for the year 2016 under some terms and conditions mentioned thereon and now **We** hereby appointed said **M/S. SUN CONSTRUCTION**, as our true and lawful Constituted Attorney in our names on our behalf to do execute and perform all acts, deeds and things as follows-

- 1 To lookafter and maintain the Schedule mentioned property.
- 2 To construct the multi-storied building upon the said land mentioned in the Schedule hereinbelow in accordance with the Building Plan to be sanctioned by the competent Authority in our names and to sign on our behalf in the proposed Site Plan, Building Plan, Revised Plan and / or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the Bidhannagar Municipal Corporation.
- 3 To negotiate on terms for and to agree and to enter into and conclude any agreement for sale and sell out different flats, garages, shops, spaces, units etc. and the part thereof mentioned in the Schedule hereunder written only against Developer's allocated portions to any Purchaser or Purchasers at such price which agreed upon and / or cancel or repudiate the same in the manner he deems fit and proper. It is specifically mentioned that the said Constituted Attorney shall have no right to negotiate, deal far less sell or otherwise encumber any portion of the property of Owner's allocation / share.

4. To allow the intending Purchaser or Purchasers to inspect the documents relating to the said property which is allocated to the Developer only.
5. To receive from the intending Purchaser or Purchasers any earnest money and / or advances and also the balance of purchase money and to give good valid receipt and discharge for the same only in respect of the Developer's allocation.
6. Upon such receipt as aforesaid in **our** names and as **our** acts and deeds, to sign, execute and deliver any conveyance or conveyances, mortgage Deeds, Lease Deeds of the said property in favour of the Purchaser or purchasers, Lessees, mortgagees or their nominees against Developer's Allocated portions only.
7. To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other form whatsoever in his own name and to give receipt thereof in full or partial discharges of the receipt of such consideration against Developer's Allocation and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realisation of the money in respect of such instrument. It is made clear that these authorities are limited to the extent of the Developer's allocation.
8. To do all acts, deeds, things and execute all deeds or assurances against Developer's Allocated portions as may be necessary in order to effectuate the aforesaid purpose and which **our** Constituted Attorney shall think best fit and proper.
9. To institute, commence, prosecute, carry on or defend or resist of all suits and other actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which **We** may be parties in any court in Civil, Criminal, Revenue or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all plaints, written statements, Accounts, Inventories to accept service of all Summons, Notice and Other Judicial process to execute any Judgement, Decree or Order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokatnama or any kind of Affidavit subject however limited to the extent of Developer's allocation.
10. To present any such conveyance or conveyances, Mortgage Deed, Lease Deed, Amalgamation Deed or declarations for registration before the Additional District



Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Calcutta having authority for unto have the said Conveyance registered and to do all acts, deed and things which our said Attorney shall consider necessary for conveying against the Allocated portions of the Developer only on the said property to the said purchaser or purchasers as fully and effectually in all respects as **We** could do the same ourselves.

12. To attend any Court of Law either Civil or Criminal and to represent **us** in all Government Offices on **our** behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below subject however after obtaining written consent from us.
13. To appoint Architect, Civil Engineer, Structural Engineer, labour, labour contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be require for the construction of the said proposed building subject however Mr. Chinmoy Sahoo of M/s. Delta Consultants is to be appointed as the Engineer-in-Chief since jointly approved by both the Parties.
14. To appear in any suit, proceedings, motion, L. A. Office, T. Office etc. on **our** behalf and to represent me before the B. L. & L. R. O. for mutation, conversion etc. and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule hereinbelow subject however after obtaining written consent to that effect from us.
15. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as **our** Constituted Attorney shall think fit and proper subject however without any way making the Owner responsible for anything.
16. To ask for demand, recover, receive and collect all money due and payable in connection with the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever limited upto the extent of Developer's part / allocation / share.
17. To deliver possession after handing over the portions to us of flat / flats, Shops, Units, Spaces, garages etc. against Developer's Allocation as per said Development Agreement with undivided proportionate share of land along with

other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which **our** Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.

18. To represent **us** before the concerned Bidhannagar Municipal Corporation for Site Plan, Building Plan, Revised Plan and / or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the concerned Bidhannagar Municipal Corporation and all other Statutory Authorities and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on **our** behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on **our** behalf as **our** Constituted Attorney shall think fit and proper. But it is made clear that all fees, taxes etc. are to be borne by the Developer only. It is also equally made clear that before filing any paper / document for Sanction Plan or revised / modified Plan, written consent from **us** is to be obtained as condition precedent for applying.
19. To represent **us** before the Competent Authority for connection of transformer, electric meter and for any other work or works and deposit money to the said Authority on **our** behalf and collect all receivables, vouchers etc. from it.
20. Powers conferred herein in favour of the said Attorney will not empower him (the said Attorney) either to sell, mortgage or otherwise encumber (including entering into any agreement for sale) or otherwise create any mortgage liabilities against **us**.

AND We do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by **our** said Attorney which shall be construed as **our** acts, deeds and things done by **us** to all intents and purpose and if **We** personally present even not withstanding the facts that no special power in that behalf is contained in these presents against Developer's portions only.

- THE SCHEDULE ABOVE REFERRED TO -

ALL THAT one piece and parcel of bastu land measuring an area of 7 (seven) Cottahs more or less, lying and situated under Mouza – Mahisbathan, J. L. No. 18, R. S. No. 203, Touzi

No. 145, comprised in C. S. Dag No. 253, R. S. & L. R. Dag No. 154 (four cottahs) 155 (three cottahs), under Modified Khatian No. 769, within the jurisdiction of previously Bidhannagar East Police Station, now known as Electronic Complex Police Station, within the local limits of Bidhannagar Municipal Corporation, in the District of North 24-Parganas and the said property is butted and bounded as follows-

ON THE NORTH : By, R. S. Dag No. 155 (P).

ON THE SOUTH : By, R. S. Dag No. 154 (P)

ON THE EAST : By, R. S. Dag No. 154 (P)

ON THE WEST : By, 16' ft. wide Private Passage (Mahisbatnam)

IN WITNESSES WHEREOF We hereunto set and subscribed our hands and seals on the 21st day of September Two Thousand Sixteen.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of

following WITNESSES :-

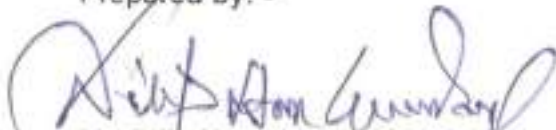
1. Suresh to Abhishek
Jirangachha; Hatiasala
Kashipur, 24 PAS(s), 135
2. Biplob Saha
775, Turpi Road
Kolkata - 700074.

S. A. PROJECTS PVT. LTD.


Director

SIGNATURE OF THE EXECUTANT

Prepared by: -


Mr. Dilip Homchaudhury,

Advocate.

(BERN. A/13/13/73)
High Court - Kolkata.












M/S. SUN CONSTRUCTION


Proprietor

SIGNATURE OF THE ATTORNEY

ATURE OF THE
PRESENTANT/
AGENT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>[Signature]</i>	LH					
	RH.					

ATTESTED :- *[Signature]*

 <i>[Signature]</i>	LH					
	RH.					

ATTESTED :- *[Signature]*

PHOTO	LH					
	RH.					

ATTESTED :-


 ভারতের নির্বাচন কমিশন
 Election Commission of India
 IDENTIFICATION CARD

IHM0432237




নির্বাচকের নাম : শ্যামল দে
 Elector's Name : Shyamal Dey
 পিতার নাম : জদনাথ দে
 Father's Name : Jadanath Dey
 লিঙ্গ/Sex : পুরু/ M
 জন্ম তারিখ/ Date of Birth : 04/03/1956

Handwritten signature

IHM0432237

ঠিকানা:
 A-15, NETA'S SAMABAY ABASAN,
 PROFULLAKANAN, RAJARHAT
 GOPALPUR, RAJARHAT, NORTH 24
 PARGANAS, 700101

Address:
 A-15, NETA'S SAMABAY ABASAN,
 PROFULLAKANAN, RAJARHAT
 GOPALPUR, RAJARHAT, NORTH 24
 PARGANAS, 700101

Handwritten signature

Date: 13/08/2018

117-রাজারহাট বিধানসভা কেন্দ্রের নির্বাচন অফিসারের
 প্রতিলিপিত স্বাক্ষর

Facsimile Signature of the Electoral
 Registration Officer for
 117-Rajarhat, Gopalpur Constituency

বিদ্যমান আইন অনুযায়ী এই কার্ডের নথি সংরক্ষণ করা হয়েছে।
 এই কার্ডের নথি সংরক্ষণ করা হয়েছে এবং এটি
 সংরক্ষণ করা হয়েছে।

In case of change in address mention this Card No.
 in the relevant form for including your name in the
 roll at the changed address and to obtain the card
 with your name.



Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA


SHYAMAL DEY

JADU NATH DEY

04/03/1956

Permanent Account Number

ADRPD3090K


Signature



811013



यदि इस कार्ड को खोने / कहीं पर गिरा हुआ मिले / खो जाए
उत्पन्न होने के बाद तुरंत सूचना देना
इसकी प्रतिलिपि न केवल विभाग परिन न 341, अर्ध न 997/9
महानगर पालिका, दीव बंगला चौक-देवनागर,
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, Mahanagar Building,
Plot No. 341, Survey No. 997/9
Mahanagar Colony, Near Deev Bangal Chowk,
Pune - 411 016

Tel: 91 20 2321 8081, Fax: 91 20 2321 8081
e-mail: nsdl@nsdl.co.in






ELECTION COMMISSION OF INDIA
 भारत के निर्वाचन आयोग

IDENTITY CARD
 पहचान कार्ड

WB/14/107-291209



Electors Name	: Roy Debashish
निर्वाचक का नाम	: राय देबाशिश
Father/Mother/Husband's Name	: Sunil
पिता/माता/पति का नाम	: सुनील
Sex	: Male
लिंग	: पुरुष
Age as on 1.1.95	: 20
1.1.95 का उम्र	: 20

Debashish

Address
 Bijayganj Para, Panchpuri, Bhagpur, S. 24 Parganas

Booth
 बिजयगंज पारा, पंचपुरी, भागपुर, पश्चिम बंगाल, पश्चिम 24 पार्गना।



Facsimile Signature of
 Electoral Registrar's Office
 बिजयगंज पारा, भागपुर

For 107 Bhagpur Assembly Constituency
 107-वा. बिजयगंज पारा, भागपुर

Place	: Alipore
स्थान	: अलिपुर
Date	: 01.11.95
दिनांक	: 01.11.95



Debashish

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

DEBASHIS ROY
 SUNIL KUMAR ROY
 10/01/1979
 Permanent Account Number
 AOPPR3855H




Debashis Roy

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTIDL,
 Plot No. 1, Sector 11, CBD Belapur,
 New Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने की सूचना देना/वापस करना:
 आयकर सेवा केंद्र, यू.टी.डी.एल.,
 प्लॉट नं. 1, सेक्टर 11, नया मुंबई, महाराष्ट्र,
 पिन कोड - 400 614.

Debashis Roy



Major Information of the Deed

No :	I-1504-01603/2016	Date of Registration	9/21/2016 2:32:07 PM
No / Year	1504-1000341431/2016	Office where deed is registered	
Entry Date	15/09/2016 12:07:47 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dilip Hom Chaudhuri Mohisgote, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700102, Mobile No. : 9830845404, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 25,00,000/-		Rs. 1,83,74,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mahisbathan, Mouza: Mahisbathan

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-154	LR-769	Bastu	Bastu	7 Katha	25,00,000/-	1,83,74,999/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					11.55Dec	25,00,000 /-	183,74,999 /-	

Principal Details :






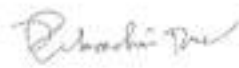
SI No	Name,Address,Photo,Finger print and Signature
1	M/S S A PROJECTS PVT LTD B D 456 SALT LAKE CITY, SECTOR I, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 PAN No. AAJCS6026L, Status :Organization, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M/S SUN CONSTRUCTION MERLIN MATRIX D N 10, 2ND FLOOR, SALT LAKE CITY, P.O:- SECH BHAWAN, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 PAN No. AOPPR3859H, Status :Organization

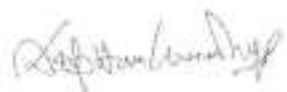
Identive Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri SHYAMAL DEY Son of Late JADUNATH DEY Date of Execution - 21/09/2016, , Admitted by: Self, Date of Admission: Sep 21 2016 , Place of Admission of Execution: Office			
Sep 21 2016 2:37PM	LTI Sep 21 2016 2:38PM	Sep 21 2016 2:38PM	Sep 21 2016 2:38PM
B D 456 SALT LAKE CITY, SECTOR I, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADRPD3090K, Status : Representative, Representative of : M/S S A PROJECTS PVT LTD (as DIRECTOR)			
Name	Photo	Finger Print	Signature
2 Shri DEBASHIS ROY Son of Shri SUNIL KUMAR ROY Date of Execution - 21/09/2016, , Admitted by: Self, Date of Admission: Sep 21 2016 , Place of Admission of Execution: Office			
Sep 21 2016 2:37PM	LTI Sep 21 2016 2:37PM	Sep 21 2016 2:37PM	Sep 21 2016 2:37PM
PANAPUKUR, P.O:- BHANGAR, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AOPPR3859H, Status : Representative, Representative of : M/S SUN CONSTRUCTION (as PROPRIETOR)			

Identifier Details :

Name & address

Mr DILIP HOM CHOUDHURY Son of Late B HOM CHOUDHURY MOHISGOTE, P.O:- KRISHNAPUR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri SHYAMAL DEY, Shri DEBASHIS ROY	21/09/2016
	

Endorsement For Deed Number : I - 150401603 / 2016

of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 999/-



Goutam Sinha Roy
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 21-09-2016

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 13:58 hrs on 21-09-2016, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri SHYAMAL DEY ..

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

Execution is admitted on 21-09-2016 by Shri SHYAMAL DEY, DIRECTOR, M/S S A PROJECTS PVT LTD, B D 456 SALT LAKE CITY, SECTOR I, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Mr DILIP HOM CHOUDHURY, . . Son of Late B HOM CHOUDHURY, MOHISGOTE, P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Advocate

Execution is admitted on 21-09-2016 by Shri DEBASHIS ROY, PROPRIETOR, M/S SUN CONSTRUCTION, MERLIN MATRIX D N 10, 2ND FLOOR, SALT LAKE CITY, P.O:- SECH BHAWAN, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by Mr DILIP HOM CHOUDHURY, . . Son of Late B HOM CHOUDHURY, MOHISGOTE, P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

of Stamp Duty

and that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
Stamp: Type: Impressed, Serial no 2849, Amount: Rs.100/-, Date of Purchase: 15/09/2016, Vendor name: M Dutta



Goutam Sinha Roy
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2016, Page from 58281 to 58297

being No 150401603 for the year 2016.



Digitally signed by GAUTAM SINHA RAY
Date: 2016.09.22 13:22:53 +05:30
Reason: Digital Signing of Deed.

G Roy

(Goutam Sinha Roy) 22-09-2016 13:22:52
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)