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4-10682/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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5.10.16
1/367642

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

[Signature]
Additional District Sub-Registrar
Bajarnat, New Town, North 24 Parganas

05 SEP 2016

05 OCT 2016

DEVELOPMENT POWER OF
ATTORNEY
AFTER REGISTERED
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE
PRESENTS I, DOLLY MONDAL
[PAN NO. ALNPM5429R], wife of
Tanmoy Mondal, by faith - Hindu, by
occupation - House wife, by nationality -
Indian, residing at Vill. Jatragachi, P.O.

Sl. No. 97344

Name :
Address : Pinaki Chattopadhyay
Advocate
Barasat Judges' Court
Reg. No: WB/501/94

Rs.
Kolkata Collectorate,
11, Netaji Subhas Rd., Anil Kr. Saha
Kolkata-1 Licensed Stamp
Vendor.

Date 23 SEP 2016



Additional District Sub-Registrar
Barasat, New Town, North 24-Pga

~~05 SEP 2016~~

05 OCT 2016

Krishna Das
Ho Harimohandas
PD / 7 Arjampur
P.O - Arjampur
P.S. Begunia
Kd - 70050
Advocate

Ghuni, P.S. New Town, Kolkata - 700 157, District North 24 Parganas, West Bengal., hereinafter called and referred to as the "LANDOWNER/PRINCIPAL/EXECUTANT", do hereby nominate, constitute and appoint J.P. ESTATE, a Proprietorship Firm, having its office address at NK-73, Nishi Kanan, Teghoria, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, represented by its Proprietor, JEETENDRA PRASAD SINGH [PAN NO. ALTPS5701Q], son of Late Manager Prasad Singh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at J.P. Villa, 71, Majhi Para, Check Post, Dashadrone, P.O. R. Gopalpur, P.S. Baguiati, Kolkata - 700 136, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney for me in my name on my behalf and to to exercise, execute and perform all and every / any of the acts, deeds, matters and things.

WHEREAS I am the absolute owner of ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Physical & Absolute Recorded Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>K : CH : SFT.</u>
985	1426	Sali	02 - 06 - 32
986	1426	Sali	01 - 10 - 17
1016	1426	Sali	03 - 01 - 00
1019	1426	Sali	02 - 03 - 00
1020	1426	Sali	<u>01</u> : <u>11</u> : <u>20</u>
			<u>11</u> : <u>00</u> : <u>24</u>

In total physical and recorded land measuring 11 (Eleven) Cottahs 0 (Zero) Chittack 24 (Twenty Four) sq.ft. be the same a little more or less, comprised in R.S./L.R. Dag Nos. 985, 986, 1016, 1019 & 1020, under R.S. Khatian Nos. 55, 257, 575 & 69, L.R. Khatian No. 1426, lying and situate at Mouza - Jatrachhi, J.L. No. 24, Re. Sa. No. 195, Touzi No. 174, 179, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within



Additional District Sub-Registrar
Rajahmundry, New Town, North 24-Pgs

~~05 SEP 2016~~

05 OCT 2016

the local limit of Jyangra Hatiara 2 No. Gram Panchayet, in the District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereinafter written, hereinafter called as the "Said Property/Said Premises".

AND WHEREAS I, the Landowner herein, entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by me with the said **J.P. ESTATE**, a Proprietorship Firm, having its office address at NK-73, Nishi Kanan, Teghoria, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, represented by its Proprietor, **JEETENDRA PRASAD SINGH [PAN NO. ALTPS5701Q]**, son of Late Manager Prasad Singh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at J.P. Villa, 71, Majhi Para, Check Post, Dashadrone, P.O. R. Gopalpur, P.S. Baguiati, Kolkata - 700 136, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 05-10-2016, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, being Deed No. I-152310654 for the year 2016.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner appointing the SAID ATTORNEY HOLDER as my true authorised and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of concerned Jyangra Hatiara 2 No. Gram Panchayet, N.K.D.A. Authority, B.L.&L.R.O., CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/ registration and sale of flats, shops, garage spaces of Developer's Allocation.

Jeetendra Prasad Singh

2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of my said premises before concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Panchayet and other Statutory Taxes, Rates and charges in respect of the said land and premises on behalf and in my name as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbour's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of

- Understanding and / or Deed of Conveyance and / or any other instrument and document in respect of sale of flats/s, shop/s, units and / or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.
7. To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representative.
 8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
 9. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s relating to Developer's Allocation in my said premises.
 10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portion thereof.
 11. To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to my said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That my Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance for Developer's Allocation in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement and shall complete the multi storied building.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as my Attorney in relation to all matters touching my said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/ transaction as per the said Registered Development Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>K = CH = SFT.</u>
985	1426	Sali	02 - 06 - 32
986	1426	Sali	01 - 10 - 17
1016	1426	Sali	03 - 01 - 00
1019	1426	Sali	02 - 03 - 00
1020	1426	Sali	01 - 11 - 20
			11 - 00 - 24

In total physical and recorded land measuring **11 (Eleven) Cottahs 0 (Zero) Chittack 24 (Twenty Four) sq.ft. be the same a little more or less**, comprised in **R.S./L.R. Dag Nos. 985, 986, 1016, 1019 & 1020**, under R.S. Khatian Nos. 55, 257, 575 & 69, **L.R. Khatian No. 1426**, lying and situate at **Mouza - Jatragachi**, J.L. No. 24, Re. Sa. No. 195, Touzi No. 174, 179, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of Jyangra Hatiara 2 No. Gram Panchayet, in the District North 24 Parganas, in the State of West Bengal. The land is is butted and bounded as follows :-

ON THE NORTH : Others' Land (R.S. Dag Nos. 1020, 989 & 1016).
 ON THE SOUTH : Others' Land (R.S. Dag Nos. 1018, 1017, 983, 984, 878 & 877).
 ON THE EAST : 23 ft. Wide Road.
 ON THE WEST : Others Land (R.S. Dag No. 987).

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 5th day of October, 2016 (Two Thousand Sixteen) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of :

1. MD. Khairul Anam

Juttargari P.O. - Ghur
P.S - Newtown - KOL-157

2. SUDEPTO MONDAL

Jatragami, P.O. - Ghur
P.S - NEW & WON, KOL 157

Dolly Mondal

Dolly Mondal

Landowner/Principal

Drafted By:

Parvati Nayak Chatterjee
Adv.
F/130/2011
Judge Court, Barisal.
For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Jeetendra Prasad Singh

Jeetendra Prasad Singh

Proprietor of

J.P. Estate

Attorney

Composed By:

Gopa Dasgupta
Gopa Dasgupta,

Teghoria Main Road,

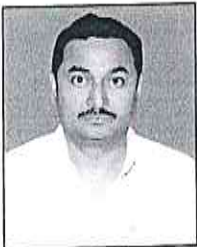






Kolkata - 700 157.

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

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

	L.H.					
	R.H.					
Dolly Mondal						

ATTESTED :- Dolly Mondal

	L.H.					
	R.H.					
Jeetendra Prasad Singh						

ATTESTED :- Jeetendra Prasad Singh

	L.H.					
	R.H.					
Jeetendra Prasad Singh						

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

Major Information of the Deed

Deed No :	I-1523-10682/2016	Date of Registration	10/5/2016 12:41:23 PM
Query No / Year	1523-1000367642/2016	Office where deed is registered	
Query Date	05/10/2016 12:01:34 PM	A.D.S R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	P CHATTOPADHYAY TEGHORIA, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830751263, 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. 5/-	Rs. 82,77,935/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article E, E)		
Remarks			

Land Details :




District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-985	LR-1426	Bastu	Bastu	2 Katha 6 Chatak 32 Sq Ft	1/-	20,95,844/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-986	LR-1426	Bastu	Bastu	1 Katha 10 Chatak 17 Sq Ft	1/-	14,28,109/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-1016	LR-1426	Bastu	Bastu	3 Katha 1 Chatak	1/-	26,52,891/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L5	LR-1020	LR-1426	Bastu	Bastu	1 Katha 11 Chatak 20 Sq Ft	1/-	14,85,859/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			14.5956Dec	4 /-	76,62,703 /-	

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Jhaligachhi

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	RS-1019	RS-1426	Bastu	Bastu	2 Katha 3 Chatak	1/-	6,15,232/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		Grand Total :			18.205Dec	5 /-	82,77,935 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	DOLLY MONDAL Wife of TANMOY MONDAL Executed by: Self, Date of Execution: 05/10/2016 , Admitted by: Self, Date of Admission: 05/10/2016 ,Place : Office	 <small>05/10/2016</small>	 <small>LTI 05/10/2016</small>	 <small>05/10/2016</small>
JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ALNPM5429R, Status :Individual				


Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	J P ESTATE N K - 73, NISHI KANAN, TEGHORIA, P O:- HATIARA, P.S - Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JEETENDRA PRASAD SINGH Son of Mr Date of Execution - 05/10/2016, , Admitted by: Self, Date of Admission: Oct 5 2016 , Place of Admission of Execution: Office	 <small>Oct 5 2016 1:32PM</small>	 <small>LTI Oct 5 2016 1:32PM</small>	 <small>Oct 5 2016 1:32PM</small>
J P VILLA, 71, MAJHI PARA, DASHADRONE, P.O:- R GOPALPUR, P S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700136; Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALTPS5701Q, Status : Representative, Representative of : J P ESTATE				

Identifier Details :

Name & address
Mr KRISHNA DAS Son of Mr H DAS PD- 7, ARJUNPUR, P.O:- ARJUNPUR, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of DOLLY MONDAL, Mr JEETENDRA PRASAD SINGH
 <small>05/10/2016</small>

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DOLLY MONDAL	J P ESTATE-3.99208 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	DOLLY MONDAL	J P ESTATE-2.72021 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	DOLLY MONDAL	J P ESTATE-5.05312 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	DOLLY MONDAL	J P ESTATE-3.60938 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	DOLLY MONDAL	J P ESTATE-2.83021 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 985(Corresponding RS Plot No:- 985), LR Khatian No:- 1426	Owner:ডলি মন্ডল, Gurdian:তন্ময় মনডল, Address:নিজ, Classification:শালি, Area:0.04000000 Acre,
L2	LR Plot No:- 986(Corresponding RS Plot No:- 986), LR Khatian No:- 1426	Owner:ডলি মন্ডল, Gurdian:তন্ময় মনডল, Address:নিজ, Classification:শালি, Area:0.03000000 Acre,
L3	LR Plot No:- 1016(Corresponding RS Plot No:- 1016), LR Khatian No:- 1426	Owner:ডলি মন্ডল, Gurdian:তন্ময় মনডল, Address:নিজ, Classification:শালি, Area:0.05000000 Acre,
L5	LR Plot No:- 1020(Corresponding RS Plot No:- 1020), LR Khatian No:- 1426	Owner:ডলি মন্ডল, Gurdian:তন্ময় মনডল, Address:নিজ, Classification:শালি, Area:0.03000000 Acre,

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Jhaligachhi

Sch No	Plot & Khatian Number	Details Of Land
L4	RS Plot No:- 1019, RS Khatian No:- 1426	

Endorsement For Deed Number : I - 152310682 / 2016

On 05-10-2016

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 12:32 hrs on 05-10-2016, at the Office of the A.D.S.R. RAJARHAT by Mr JEETENDRA PRASAD SINGH .

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 82,77,935/-

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

Execution is admitted on 05/10/2016 by DOLLY MONDAL, Wife of TANMOY MONDAL, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Indetified by Mr KRISHNA DAS, , Son of Mr H DAS, PD- 7, ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-10-2016 by Mr JEETENDRA PRASAD SINGH,

Indetified by Mr KRISHNA DAS, , Son of Mr H DAS, PD- 7, ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, 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/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 97344, Amount: Rs.100/-, Date of Purchase: 23/09/2016, Vendor name. A K Saha



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 328966 to 328981
being No 152310682 for the year 2016.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2016.11.02 11:17:07 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 02-11-2016 11:17:06
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

Handwritten notes in the top left corner, including a small diagram of a circle with a point on its circumference and some illegible text.

Handwritten notes at the bottom center, including a small diagram of a circle with a point on its circumference and some illegible text.