

IS- 4060

D- 3581/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Handwritten signature
 24/07/17
 202-14/17

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 372233

Addl. District Sub-Registrar

DEVELOPMENT POWER OF ATTORNEY

AFTER AGREEMENT



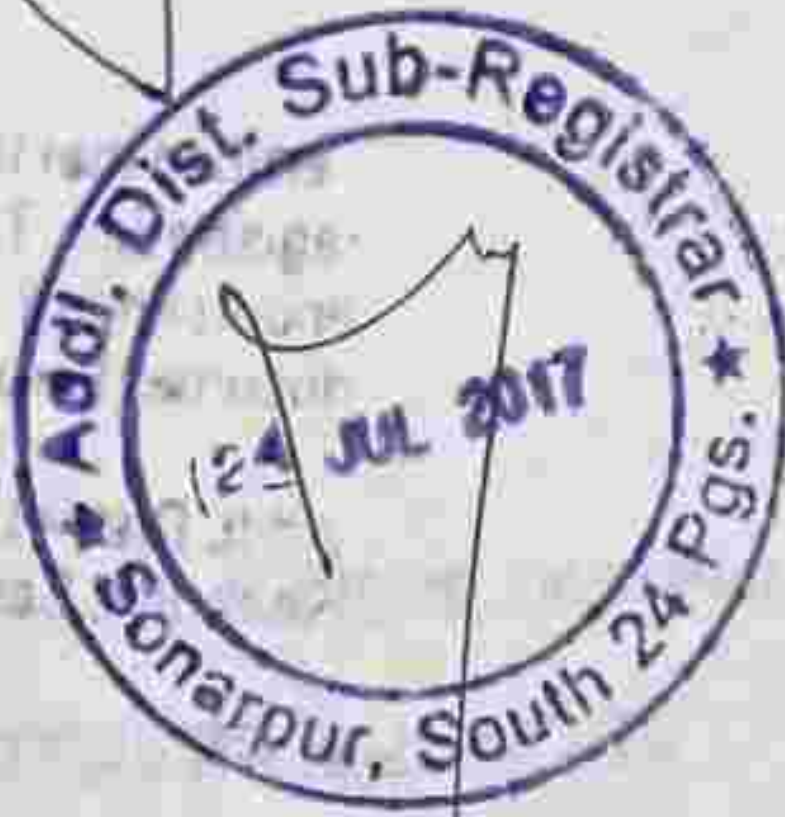
KNOW ALL MEN BY THESE PRESENTS that I,

19608

B. C. LAHIRI
Advocate
GATEJUDGE'S COURT
KOLKATA - 27

NO
SOLD TO ALIPOR
OF
RS
JAYDEER CHATTERJEE
18, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
L. NO. 351RS2016

- 8 MAY 2017



Somit Dutta Chowdhry
Advocate
Alipore Police Court
Kol-27.

SMT SHAKUNTALA PRASAD wife of Sri Mahendra Prasad, by religion Hindu, by occupation Business, by Nationality Indian and residing at Laskarpur Peyara Bagan (Near Bara Shib Mandir), P.O. Laskarpur, P.S. Sonarpur, Kolkata - 700153, Dist. 24 Parganas, **SEND**

GREETINGS:

WHEREAS I, the Principal hereto is the absolute and lawful owner of **ALL THAT** piece and parcel of land measuring 5 Katha 00 Chittak 00 Sqft. more or less along with structure comprised in R.S. Dag No. 907, L.R. Dag No. 1022, under R.S. Khatian No. 139, L.R. Khatian No. 2361, in Mouza Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, under Police Sonarpur, District 24-Parganas (South), being Holding No. 2670 Ramchandrapur.

AND WHEREAS I, the Principal hereto is not in a position to look after and supervise the said property personally and it would not be possible on my part to appear before the competent Court of Law, Registration office or other authorities concerned from time to time and it has become necessary and expedient to authorize and empower the Attorney(s) to do construction work or develop the said property or all acts, deeds and things for and on my behalf. AND I also made a registered Agreement for Development dated 24.07.2017, being Deed No. 160803578. For the year 2017, with the terms that the Owner herein will get 50% as per building sanction plan, and the

• Addl. Dist. Sub-Registrar •
14 JUL 2017
SANGAREM, SOUTH DIST. RAJASTHAN

• Addl. Dist. Sub-Registrar, Sangarim, South Dist. Rajasthan •
14 JUL 2017

Developer will get rest/remaining portion of the total construction area as mentioned therein.

AND accordingly I, the Principal/Appointer hereto do hereby nominate, constitute, authorize and appoint **(1) SRI RAJESH BOSE** son of Dulal Bose, by faith - Hindu, by occupation - Business, residing at 3127 Laskarpur, Peyara Bagan, P.O. Laskarpur, P.S. Sonarpur, District :- South 24 Parganas, No.

(2) SRI SANJAY BOSE son of Dulal Bose, by faith - Hindu, by occupation - Business, residing at Laskarpur, Peyara Bagan, P.O. Laskarpur, P.S. Sonarpur, District :- South 24 Parganas,

(3) SRI GOUTAM SARKAR son of Late Haripada Sarkar, by faith Hindu, by occupation Business, residing at 352 South Laskarpur, P.O. Laskarpur, P.S. Sonarpur, Kolkata 700153, District :- South 24 Parganas, all are partner of a partnership firm "**RAJ CONSTRUCTION**" a Partnership Firm having its office at 3127 Laskarpur, Peyara Bagan, P.O. Laskarpur, P.S. Sonarpur, District :- South 24 Parganas, the developer herein is my true and lawful constituted **ATTORNEY** to do developed or construct or execute or caused to be done and executed all such acts, deeds, matters and things in my name and on my behalf relating to my landed property fully mentioned in the schedule hereunder written and I do hereby authorize and empower my said Attorney to do the



following acts, deeds, matters and things in my name and on my behalf viz.

1. To look after, maintain and supervise the said landed property fully mentioned in the schedule hereunder written.

2. To sign all papers, documents, letters, Forms, applications, plans etc. in respect of the said property incidental or relating thereto.

3. To appear and represent my before the Land Acquisition & Requisition Department, B.L. & L.R.O., Police Station, Income Tax Department, Court, Tribunal, local Panchayet office, Zila Parishad office etc. and all or any Govt. or Semi-Govt., (both State and Central) Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.

4. To take all steps and appear in all legal proceedings concerning the said property for obtaining necessary permission from the competent Court of Law, Municipal authority or any other authorities concerned and to sign verify all papers, documents, building plan etc. including complaints, written statements, affidavit, petitions, pleadings,



compromises appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said premises and to take necessary steps which my said attorney at their own discretion shall think and fit.

5. To sign, execute and deliver all or any Affidavit, Declaration, Indemnity Bond Agreement, Sale Deed(s) and other deed(s) and all instruments/ documents pertaining to the said property or any part thereof and to admit the execution thereof for registration before the appropriate Registering authority having jurisdiction concerning the said premises and/or before Notary Public or before any Oath Commissioner for similar purposes and to take all steps for perfecting such execution and registration.
6. To enter into agreement/instrument for negotiations or to finalise all sale of the DEVELOPER'S ALLOCATION, as per agreement dated 24.07.2017 of the total construction area over the schedule property or part thereof on such terms and conditions, considerations, stipulations, provisions as my said Attorney shall think fit and proper with any prospective purchaser/buyer(s) and to accept/receive therefore any amount in advance/earnest money and final payment and to give valid receipts and discharges in respect thereof.

7. To file complaint with the Magistrate or any other concerned authority for protecting the said property/premises against all unlawful acts, if done by anybody and prosecute the same.

8. To engage Lawyer, Solicitors, Advocates, and other legal agents and sign all Vokatnama, powers, etc. in my names and on my behalf.

9. To sell, transfer, convey and assign or otherwise dispose of the Developer's allocation to any person, firm, company etc. and to sign execute and register all deeds, agreements, instruments for Developer's only and to do all acts and things as my said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.

10. To do all act deeds and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid.

AND GENERALLY to do all acts, deeds, matters and things concerning the said property or in relation to the said property in which I may be interested and on my behalf to execute and do all acts deeds, matters and things as fully and effectually in all respects as I myself could do the same, if personally present.

★ Addl. Dist. Sub-Registrar
24 JUL 2017
Sonarpur, South 24 Parganas

স্বাক্ষরিত
সনোপুৰ, দক্ষিণ ২৪ পরগণা

AND I hereby for myself, ratify and confirm, and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in respect of the said property or any part thereof.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT DEVELOPER ALLOCATION i.e. 50% of the total construction area over the piece and parcel of land measuring 5 Katha 00 Chittak 00 Sqft. more or less comprised in R.S. Dag No. 907, L.R. Dag No. 1022, under R.S. Khatian No. 139, L.R. Khatian No. 2361, in Mouza Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, under Police Sonarpur, District 24-Parganas (South), being Holding No. 2670 Ramchandrapur, TOGETHER WITH all easement rights benefits, facilities and other advantages attached therein ;

ON THE NORTH : BY R.S. Dag No. 907
 ON THE SOUTH : BY R.S. Dag No. 907
 ON THE EAST : BY RS. Dag No. 909
 ON THE WEST : BY 14" wide Road.

AND I hereby for myself, ratify and confirm, and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in respect of the said property or any part thereof.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT DEVELOPER ALLOCATION i.e. 50% of the total construction area over the piece and parcel of land measuring 5 Katha 00 Chittak 00 Sqft. more or less comprised in R.S. Dag No. 907, L.R. Dag No. 1022, under R.S. Khatian No. 139, L.R. Khatian No. 2361, in Mouza Ramchandrapur, J.L. No. 58, R.S. No. 196, Touzi No. 110, under Police Sonarpur, District 24-Parganas (South), being Holding No. 2670 Ramchandrapur, TOGETHER WITH all easement rights benefits, facilities and other advantages attached therein ;

ON THE NORTH : BY R.S. Dag No. 907
ON THE SOUTH : BY R.S. Dag No. 907
ON THE EAST : BY RS. Dag No. 909
ON THE WEST : BY 14" wide Road.



IN WITNESS WHEREOF I, the Principal/Executant hereunto have set and subscribed my hand on this...24th... day of July....., 2017.

SIGNED & SEALED AT KOLKATA
IN THE PRESENCE OF

WITNESSES

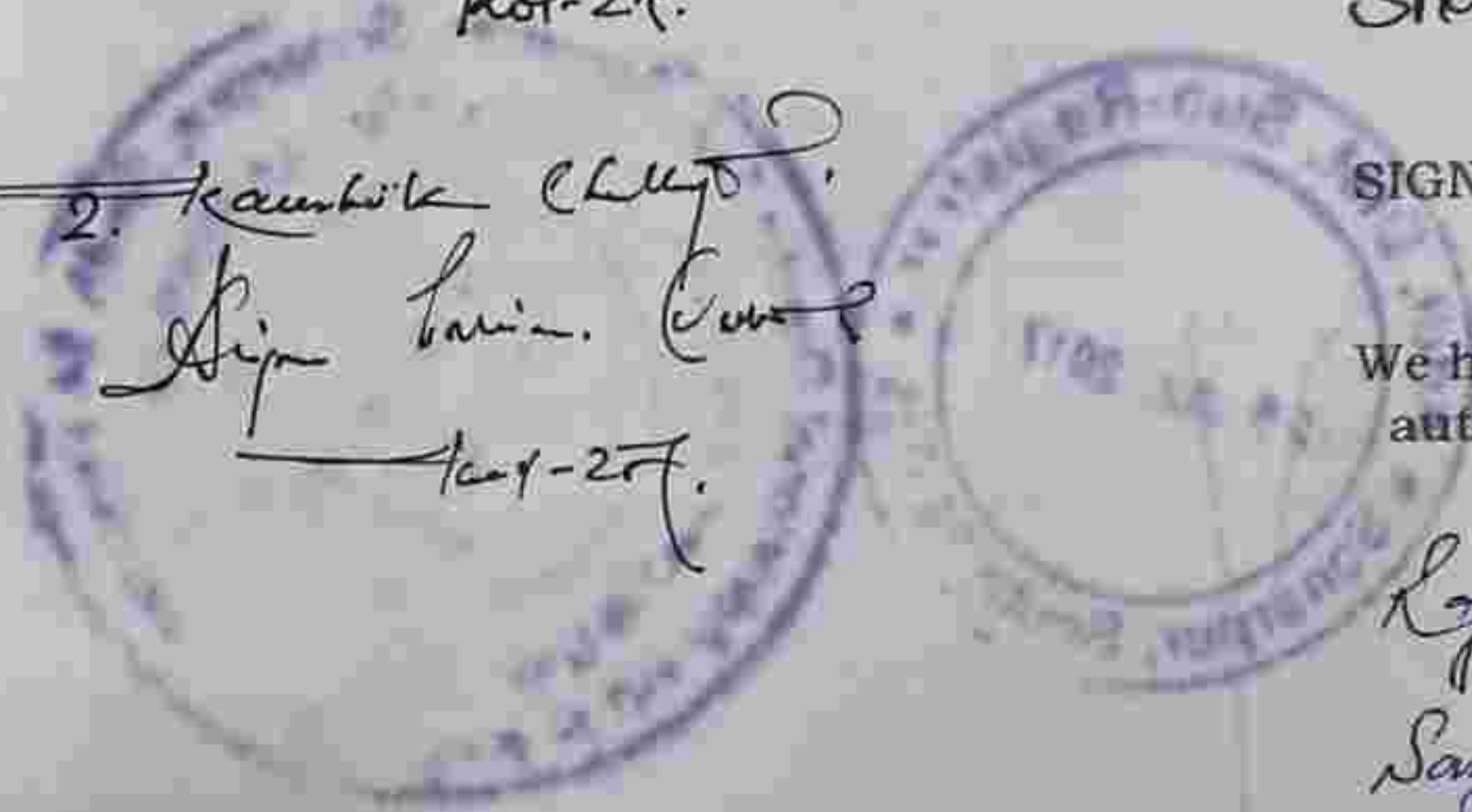
1. Sumit Dutta Chowdhury
Alipore Police Court
Kol-27.

Shakuntala Bhasad

SIGNATURE OF THE PRINCIPAL

We hereby accept the power and authority so conferred upon us

2. Kaushik Choudhury
Alipore Police Court
Kol-27.



Rajesh Bose
Sanyoj Bose
Goutam Sankar

SIGNATURE OF THE ATTORNEY

Drafted & prepared by :

[Signature]

(SUMIT DUTTA CHOWDHURY)
(Advocate)
Alipore Police Court, Kolkata 700027.

F-487/276/2001.

हस्ताक्षर





	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SHAKUNTALA PRASAD

Signature Shakuntala Prasad



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RAJESH BOSE

Signature Rajesh Bose



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SANJAY BOSE

Signature Sanjay Bose



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name GOUTAM SARKAR

Signature Goutam Sarkar

★ Addl. Dist. Sub-Registrar ★
★ Chennai, South 24 Pgs. ★
24 JUL 2017

★ Addl. Dist. Sub-Registrar ★
★ Chennai, South 24 Pgs. ★

Major Information of the Deed

Deed No :	I-1608-03581/2017	Date of Registration	24/07/2017
Query No / Year	1608-1000262141/2017	Office where deed is registered	
Query Date	24/07/2017 12:44:11 PM	A.D.S.R. SONARPUR, District, South 24-Parganas	
Applicant Name, Address & Other Details	Sumi Dutta Chowdhury Gera Thana Sonarpur, District South 24-Parganas, WEST BENGAL, Mobile No: 9831214197, Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set forth value	Market Value		
Rs. 2/-	Rs. 44,99,997/-		
Municipality Paid (00)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 7/- (Article E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160803578/2017		

Land Details :

District South 24-Parganas, P.S.- Sonarpur, Gram Panchayat BANGOOGHLY-I, Mouza Ramchandrapur

Sch No	Plot Number	Khatian Number	Land Use Prescribed	ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1022	LR-2361	Basha	Basha	5 Katha	1/-	43,99,997/-	Width of Approach Road: 14 Ft.
Grand Total :					8.25Dec	1/-	43,99,997/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
B1	On Land L1	100 Sq Ft	1/-	30,000/-	Structure Type: Structure
Gr. Floor: Area of floor: 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	30,000/-	

Principal Details :










Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mrs Shakuntala Prasad (Presentant) Wife of Mr. Mahendra Prasad Executed by: Self, Date of Execution: 24/07/2017 Admitted by: Self, Date of Admission: 24/07/2017, Place Office			
		24/07/2017	24/07/2017	24/07/2017

Laskarpur Peyara Bagan Near Baro Shib Mandir, P.O.-Laskarpur, P.S.- Sonarpur, District.-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQRPPO0029, Status: Individual, Executed by: Self, Date of Execution: 24/07/2017
 Admitted by: Self, Date of Admission: 24/07/2017, Place: Office


Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Raj Construction 3127, Laskarpur Peyara Bagan, P.O.-Laskarpur, P.S.- Sonarpur, District.-South 24-Parganas, West Bengal, India, PIN - 700153, PAN No.: AARFR0147A, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Rajesh Bose Son of Mr. Dulal Bose Date of Execution - 24/07/2017, Admitted by: Self, Date of Admission: 24/07/2017, Place of Admission of Execution: Office			
	3127, LASKARPUR PEYARA BAGAN, P.O.-LASKARPUR, P.S.- Sonarpur, District.-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ASFPB7591N Status: Representative, Representative of: Raj Construction (as PARTNER)			
2	Mr SANJAY BOSE Son of Mr. DULAL BOSE Date of Execution - 24/07/2017, Admitted by: Self, Date of Admission: 24/07/2017, Place of Admission of Execution: Office			
	LASKARPUR PEYARA BAGAN, P.O.-LASKARPUR, P.S.- Sonarpur, District.-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFJPB1893Q Status: Representative, Representative of: Raj Construction (as PARTNER)			
3	Mr GOUTAM SARKAR Son of Late HARIPADA SARKAR Date of Execution - 24/07/2017, Admitted by: Self, Date of Admission: 24/07/2017, Place of Admission of Execution: Office			
	352, SOUTH LASKARPUR, P.O.-LASKARPUR, P.S.- Sonarpur, District.-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CPOPS0635C Status: Representative, Representative of: Raj Construction (as PARTNER)			

Identifier Details :

Name & address	
Mr Sumit Dutta Chowdhury Son of Mr Subodh Dutta Chowdhury Garia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mrs Shakuntala Prasad, Mr Rajesh Bose, Mr SANJAY BOSE, Mr GOUTAM SARKAR	
	24/07/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Shakuntala Prasad	Raj Construction-8.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Shakuntala Prasad	Raj Construction-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1022(Corresponding RS Plot No:- 907), LR Khatian No:- 2361	Owner:মহেন্দ্র প্রসাদ, Gurdian:স্বীপনারায়ন, Address:সোনারপুর, Classification:ডাঙ্গা, Area:0.08000000 Acre,

Endorsement For Deed Number : I - 160803581 / 2017

On 24-07-2017

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 12:49 hrs on 24-07-2017, at the Office of the A.D.S.R. SONARPUR by Mrs. Shakuntala Prasad, Executant.

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 44,29,997/-

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

Execution is admitted on 24/07/2017 by Mrs Shakuntala Prasad, Wife of Mr Mahendra Prasad, Laskarpur Peyara Bagan Near Baro Shib Mandir, P.O: Laskarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Indetified by Mr Sumit Dutta Chowdhury, , Son of Mr Subodh Dutta Chowdhury, Garia, P.O. Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-07-2017 by Mr Rajesh Bose, PARTNER, Raj Construction, 3127, Laskarpur Peyara Bagan, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153
Indetified by Mr Sumit Dutta Chowdhury, , , Son of Mr Subodh Dutta Chowdhury, Garia, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

Execution is admitted on 24-07-2017 by Mr SANJAY BOSE, PARTNER, Raj Construction, 3127, Laskarpur Peyara Bagan, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153
Indetified by Mr Sumit Dutta Chowdhury, , , Son of Mr Subodh Dutta Chowdhury, Garia, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

Execution is admitted on 24-07-2017 by Mr GOUTAM SARKAR, PARTNER, Raj Construction, 3127, Laskarpur Peyara Bagan, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153
Indetified by Mr Sumit Dutta Chowdhury, , , Son of Mr Subodh Dutta Chowdhury, Garia, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Advocate

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. Stamp: Type: Impressed, Serial no 19608, Amount: Rs.100/-, Date of Purchase: 08/05/2017, Vendor name: Jaydeep Chatterjee



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 1608-2017, Page from 79156 to 79170

being No 160803581 for the year 2017.



Digitally signed by PRASANTA
MUKHOPADHYAY
Date: 2017.07.25 16:28:21 +05:30
Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 25-07-2017 16:28:21
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)