

07251

I-7119/13



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

~~This stamp is the property of the Government of West Bengal. It is not to be used for any purpose other than the one for which it is issued. The signature sheets and the endorsement sheets attached with the stamp are part of this stamp.~~

10AA 225504

1.30601
 S. Na 1550/13
 02/09/13

S. Na 1550/13
 02/09/13

02 SEP 2013

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATORNEY is made on this the 2nd day of September, Two Thousand Thirteen

By us viz :

SRI BIJOY ROY son of Late Madhu Sudhan Roy by faith Hindu, by occupation Business by Nationality Indian permanently residing at Holding No. 79, Kalitala,(Postal: D-62, Laskarpur, Kalitala Purbapara) P. S. Sonarpur, P.O. Laskarpur, Dist: 24-Parganas(S), Kolkata-700153 SEND GREETINGS : in favour of SRI ANIL CHANDRA GHOSH of M/S. RAJ-LAKSHMI ASSOCIATE a proprietorship concern having its office at E-14 Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700075

Contd.....Pg/2.

Serial 8612 Date 30/08/13
Name Anil Chandra Ghosh.
Address E-14, Sammitani Park.
Rs. 20/- Kol-75

A.K. PURKAYASTH (Stamp Vendor)
Alipore Police Court, Kol - 27

201-X3 = 601-



Alak Dutta.
Son of Late Birajmohan Dutta.
C/125, Sonalipark,
Bansohri,
Kolkata - 70,
Service.



भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

16AA 225505

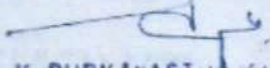
:2:

WHEREAS:-



By a Deed of INDENTURE, dated 23.06.1994, executed by GOVERNOR OF THE STATE OF WEST BENGAL therein as the DONOR of the One Part in favour of Sri Bijoy Roy son of Late Mudhu Sudhan Roy, referred to therein as the DONEE of the other part, which was registered in the office of the A.D. Sub Registrar Alipore of South 24 Parganas and recorded in Book No.1, Volume No. 3, Pages from 177 to 180, being No. 195 for the year 1994, the DONOR therein, mentioned therein had gift, sold, transferred and conveyed followed by delivery of possession of all that piece and parcel of homestead land measuring about 4K-00Ch-00Sft more or less of in E/P No. 1814, pertaining to C.S. Plot No. 358 Mouza-Laskarpur, J.L. No.57, Police Station - Sonarpur, Dist.-South 24 Parganas, (Which is more fully and particularly described in Schedule -"A" hereinafter written)

Contd.....Pg/3.

Serial. 8613 Date. 30/08/13
Name. Anil Chandra Ghosh
Address. E-14, Sammilani Park.
Rs. 20/- Kol-75


A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol - 75





02 SEP 2013



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

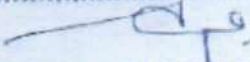
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:3:



The said SRI BIJOY ROY son of Late Madhu Sudhan Roy by faith Hindu, by occupation Business by Nationality Indian permanently residing at Holding No. 79, Kalitala, (Postal: D-62, Laskarpur, Kalitala Purbapara) P. S. Sonarpur, P.O. Laskarpur, Dist: 24-Parganas(S), Kolkata-700153 entered into one Registered Development Agreement on dated 2nd day of September, 2013, with "M/S. RAJ-LAKSHMI ASSOCIATE" a proprietorship concern, having its office at E-14, Sammilani Park, P.O.: Santoshpur, P.S.: Survey Park, Kolkata-700 075 represented by its proprietor SRI ANIL CHANDRA GHOSH son of Late Surendra Chandra Ghosh by faith Hindu, by occupation business by national Indians, residing at 2081, Chak-Garia, P.O.: Santoshpur, P.S.: Survey Park, Kolkata-700 075 and authorizing the said firm "M/S. RAJ-LAKSHMI ASSOCIATE" and its proprietor to erect and or construct several buildings

Contd.....Pg/4.

Serial..... 8614 Date..... 30/08/13
Name..... Anil Chandra Ghosh.
Address..... E-14, Sambalani Park.
Rs..... 20/- Kol-75


A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol - 75





02 SEP 2013

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07251 / 2013, Deed No. (Book - I , 07119/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bijoy Roy 79 Kalitala D-62 Laskarpur Kalitala Purbapara, Thana:-Sonarpur, P.O. :-Laskarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700153	 02/09/2013	 LTI 02/09/2013	 2/9/13

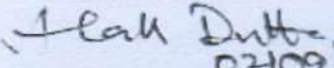
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bijoy Roy Address -79 Kalitala D-62 Laskarpur Kalitala Purbapara, Thana:-Sonarpur, P.O. :-Laskarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700153	Self	 02/09/2013	 LTI 02/09/2013	
2	Anil Chandra Ghosh Address -2081 Chak Garia, P.O. :-Santoshpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075	Self	 02/09/2013	 LTI 02/09/2013	

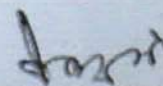
Name of Identifier of above Person(s)

Alak Dutta
C/125 Sonali Park Bansdrani, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700070

Signature of Identifier with Date


02/09/13





(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

Office of the D.S.R. - IV SOUTH 24-PARGANAS

Department of Health and Human Services
 Centers for Disease Control and Prevention
 Division of Field Epidemiology
 1600 Clifton Road, NE
 Atlanta, Georgia 30333
 Telephone: 404-616-1300
 Fax: 404-616-1301

Signature	Agency	State	Date	Comments

Signature	Agency	State	Date	Comments

Approved by:
 Date:

Approved by:
 Date:





Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07119 of 2013
(Serial No. 07251 of 2013 and Query No. 1604L000015501 of 2013)

On 02/09/2013

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 : 4, 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 46.00/-, on 02/09/2013

(Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 02/09/2013)

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.-29,99,998/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impresive Rs.- 60/-

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.30 hrs on :02/09/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Bijoy Roy ,Executant.

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

Execution is admitted on 02/09/2013 by

1. Bijoy Roy, son of Lt. Madhu Sudhan Roy , 79 Kalitala D-62 Laskarpur Kalitala Purbapara, Thana:-Sonarpur, P.O. :-Laskarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700153, By Caste Hindu, By Profession : Business
2. - Anil Chandra Ghosh
Developer/proprietor, M/s Raj-lakshmi Associates, E-14 Sammilani Park, P.O. :-Santoshpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075.
; By Profession : ----

Identified By Alak Dutta, son of Lt. Biraj Mohan Dutta, C/125 Sonali Park Bansdrani, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste: Hindu, By Profession: Service.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



Ashoke Kumar Biswas

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

cc



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comprising several flats, parking spaces and shops at its own costs and expenses on the aforesaid landed property measuring 04K-00Ch-00 Sft more or less particularly described in Schedule "A" hereinafter written to dispose the same by way of sale to the intending purchaser or purchasers of the said flats, shops and parking space to be constructed thereon by said "M/S. RAJLAKSHMI ASSOCIATE" therein mentioned in the development agreement as Builder/Developer/ Contractor and the flats, parking spaces and shops except owner's allocation as per agreement dated 2nd day of September 2013 which was registered at DSR-IV, 24 Parganas(South) and recorded in Book No. ___ C.D. Volume No. ___, Pages from ___ to ___ being No. ^{T-2118/13} ___ in the year 2013 as per sanction plan to be obtain in his name and on behalf of the said owner Sri Bijoy Roy from the Rajpur-Sonarpur Municipality.

All that piece and parcel of homestead land measuring about 4K-00Ch-00Sft more or less in LOP E/P No. 1814, pertaining to C.S. Plot No. 358, Mouza-Laskarpur, J.L. No.57, being its Holding No. 79, Kalitala, (Postal: D-62, Laskarpur, Kalitala Purbapara), P. S. Sonarpur, P.O. Laskarpur, Ward No.28 at present 30, Dist: 24-Parganas(S), under Rajpur Sonarpur Municipality Kolkata-700153 along with the structure over it more fully and completely described in the above and hereinafter will be termed as "the said premises".

NOW KNOW ALL MEN BY THIS PRESENTS that I, BIJOY ROY the owner of the said property mentioned above do hereby nominate and constitute the said SRI ANIL CHANDRA GHOSH son of late Surendra Chandra Ghosh by faith Hindu, by occupation business residing at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075 proprietor of "M/S. RAJLAKSHMI ASSOCIATE" having its office at E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075 to be my true and lawful attorney to do for me or my name and on my behalf all the following acts and deeds and things amongst others in respect of the SAID PREMISES that is to say :-

1. To hold defend, manage and maintain the said premises including the building as may be required from time to time and to manage control and administrate our above noted property.
2. To sign and execute and submit all papers statements, affidavits, declarations, appears, objections and/or plans, drawings, design of the building to The Rajpur-Sonarpur Municipality or to any other relevant authority or authorities and all others act/acts as the attorney shall deem fit and proper.
3. To exercise all powers and authorities in connection with the said premises more fully described in the above and to represent us and appear on our behalf before the building department, assessment departments, collection department, revenue department, water and drainage departments of The Rajpur-Sonarpur Municipality and all other authorities having jurisdiction over the said land measuring 4K-00Ch-00Sft more or less in LOP E/P No. 1814, pertaining to C.S. Plot No. 358, Mouza-Laskarpur, J.L. No.57, being its holding No. 79, Kalitala,(Postal: D-62, Laskarpur, Kalitala Purbapara) P. S. Sonarpur, P.O. Laskarpur, Ward No.28 at present 30, Dist: 24-PGS(S),

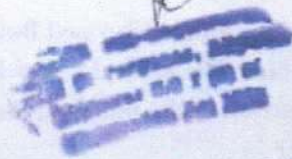


RECEIVED
REGISTRAR OF COMPANIES
SOUTH 24 PARGANAS

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under Rajpur Sonarpur Municipality Kolkata-700153 and to sign, verify, affirm, deposit, submit as the case may be any affidavit, letters, declarations, deposit of money, applications, building plans, architectural plan, structural Plan and or all plans for securing consents, certificates, clearance and sanction and or permission in respect of the said premises including sanction and or permission for sewerage, drainage and filtered water connection and all the amenities in respect of the said property.

4. To appear and represent before The Kolkata Electric Supply Corporation Limited or W. B. S. E. B. , Fire Brigade Authority, K.M.D.A. Police Authority, K.I.T. Authority, competent Authority under the Urban Land and all other concerned Authorities having jurisdiction over the said property and to verify, affirm, submit as case may be, any affidavit, declaration, letter, money application, plans as may be required from time to time for securing consents, license, permits, certificate clearance and sanction in respect of the property and building/buildings proposed to be constructed on the said premises.
5. To appear on my behalf and represent me before all the tribunals, special officers, assessors, Dy. Assessors commissioner, BLLRO and all other office and or officers of The Rajpur-Sonarpur Municipality for mutation cases, assessment cases and all other cases under the provision of Rajpur-Sonarpur Municipal act, and effect mutation and or separation of the said property.
6. To develop the said property which is more fully described above and below by constructing building /buildings thereon.
7. For construction the said property/building on the above landed property.
8. To represent me and appear on my behalf in or before all original appellate court, civil, criminal and revenue, income tax officers, land acquisition officers, collect-orate in respect of the said property.
9. To sign on the Building Plan/Revised Building Plan in my name and on my behalf and to submit the same to The Rajpur-Sonarpur Municipality for obtaining said sanction of the Building Plan.
10. To defend or prosecute all suits, cases or other proceedings in any place, to sign and verify plaints and written statements, returns, accounts, and petitions on our behalf and also to appoint advocate, solicitors, for them to withdraw cases, to withdrawn and deposit money in court or revenue office or income tax office relating to the said property.
11. To commence carry on or defend all action and actions and other proceedings concerning the said property or any part thereof.
12. The Attorney shall be entitled to enter into agreement for sale or registered agreement for sale in respect of the Building or Buildings, Flat or Flats, Parking Space or Parking Spaces, Shop or Shops to be constructed on the



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aforesaid landed Property or any part or portion thereof together with undivided proportionate share of the land and premises by receiving the booking / part payments / full payment on the ownership basis as per registered development Agreement dated 2/09/ 2013.

13. To sign and execute the Agreement for sale of Developer's allocation or other documents for transfer of contractor's / Developer's / Builder's allocation on behalf of the Vendor as per agreement.
14. To enter into Registered Agreement with intending Purchaser(s) as well as raising construction of flats thereon as described in the schedule herein below.
15. To make booking/agreement with the intending purchaser (s) of flats as may require for development of the aforesaid plot as per agreement.
16. To enter into agreement for Registered sale in respect of undivided proportionate share for the said flat or flats to be constructed thereon on my behalf as per development agreement.
17. To enter into an agreement for construction of the said flat or flats or unit in favour of the intending purchasers on my behalf as per agreement.
18. To make payment of all municipal taxes and other out goings in respect of the said property or any building or buildings to be constructed thereon.
19. This power of attorney shall remain restricted only to the said property, building plan, and building and shall remain irrevocable.
20. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and/or consideration money and to give good valid receipts and discharges for the same and upon receipt as aforesaid in our names and as by act and deed, to sign execute and deliver any Agreement for sale, any conveyance and/or conveyances of the said property in favour of the concerned person or persons as per agreement.
21. To receive part and/or full money or monies either in advance from time to time or at all times from the intending purchaser or purchasers in respect of the said flat, shop and parking space with proportionate undivided share of land and premises except owner's allocation.
22. To execute and registered sale deed/deeds or deed of Conveyance / Conveyances in favour of such intending purchaser / purchasers for each flat/flats, shop / shops, parking space together with proportionate undivided share of aforesaid land and premises and to admit the said execution and to registered the same before the registering authority (except owner's allocation, by presenting the same for registrations before the appropriate authority for registration of each deed / deeds.
23. To appoint Lawyers, architects, building contractors, surveyors and or any other persons to make all necessary plans in respect of the said premises.



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24. In case there be any difficulty on the part of the constituted attorney to exercise any power and or to give effect to any of the provisions of the said agreement, I, Sri Bijoy Roy the owner of the said property undertake to give all such powers and facilities as may be necessary from time to time at the cost and expenses of the Developer/Contractor.

AND GENERALLY to do execute and perform any other acts, deeds, matters and things whatsoever which in opinion of my said Attorney ought to be done, executed and performed in relation to our said property in all respect as we ourselves could do the same if we were personally present.

And I, SRI BIJOY ROY the owner do hereby agree to ratify and confirm and give effect to every act deed, matters and things, power and authorities herein given which my said Attorney or his substitute or person or persons under the power in that behalf herein contained shall lawfully do or purport to do or cause to be done by virtue of these presents and as per development agreement registered on 2/09/2013 recorded in Book No. __, CD Volume No. Being No..... for the year 2013 at the office of the DSR-IV, Alipore, 24-Parganas (South) this Development Agreement is made up.

SECHEDULE OF THE PROPERTY

All that piece and parcel of homestead land measuring about 4K-00Ch-00Sft more or less in LOP E/P No. 1814, pertaining to C.S. Plot No. 358, Mouza-Laskarpur, J.L. No.57, being its Holding No. 79, Kalitala, (Postal Address: D-62, Laskarpur, Kalitala Purbapara) with 800 Sft old dilapidated one storied building at P. S. Sonarpur, P.O. Laskarpur, Ward No.28 at present 30, Dist: 24-Parganas(S), under Rajpur Sonarpur Municipality Kolkata-700153

The land is butted and bounded in the following manner:

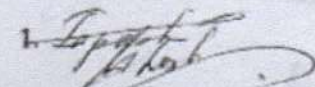
On the North : LOP E/P No. 1814
 On the South : LOP E/P No. 1815,
 On the West : 16 ½ Ft Wide Municipality Road
 On the East : LOP E/P No. 562,

IN WITNESS WHEREOF, We, the executants hereto have set and subscribed our hands and seals on this the 2nd day of September, 2013.

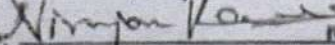
WITNESSES :-


SIGNED AND DELIVERED

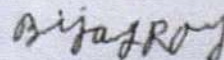
at Kolkata in Presence of :-

1. 
 E. K. Jammilam, Clerk
 Kolkata - 700075

2. Alan Datta
 c/125, Sonalipark
 Bandhoni, K.D. 70

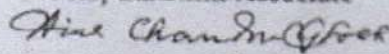
Drafted By: 
 Niranjana Kunda (Advocate)
 Alipore Police Court, Kol-27

Typed By: 
 Subimal Datta
 Alipore Police Court, Kolkata-27



SIG. OF THE EXECUTANT

For Raj-Lakshmi Associate


 Proprietor

SIG. OF THE ATTORNEY

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DECLARATION OF THE WORKERS

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02 SEP 2013



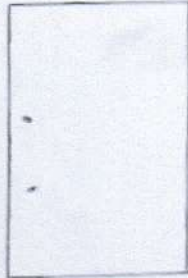
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Left hand					
Right hand					

Name Bijoy Roy
 Signature Bijoy Roy



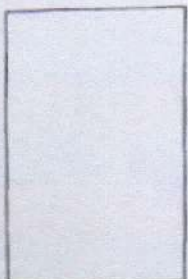
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Left hand					
Right hand					

Name ANIL CHANDRA GHOSH
 Signature Anil Chandra Ghosh



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Left hand					
Right hand					

Name
 Signature



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name
 Signature



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2 SEP 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 37
Page from 286 to 299
being No 07119 for the year 2013.



(Handwritten signature)

(Ashoke Kumar Biswas) 02-September-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal