(2) 03803

I- 03693 /2014

Page 1 of 11

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

P 273695

21 MAY 2014

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 21st day of May 2014

By us viz :

1) SRI SUJOY KUMAR PATHAK son of late Nirmal Chandra Pathak, residing at TM 5/27, Nisikanan, Tegharia, P.O. Hatiara, P.S.Rajarhat Kolkata-700 059, 2) SRI ANANDARUP BONNERJEE son of Sri Sunayak Banerjee residing at 8, Jatin Bagchi Road, P.S.Gariahat , Kolkata-700 029 and 3) SRI DIPANKAR BANERJEE son of Sri Manabendra Banerjee residing at 11, Basanta Bose Road, P.S. Bhawanipur, Kolkata-700026 all by faith Hindi all by Occupation Computer Engineer all by national Indian hereinafter referred to as the VENDORS /OWNERS /EXECUTANTS (which expression shall unless otherwise repugnant to the context be deemed to mean and include their respective heirs, executors, representatives, administrators and assignees) of the FIRST PART.

Contd....Pg/2

Serial 1554 Date 19/05/14
Name Anil Ch. Ghosh & Ors.
Address 2081, Chak Garia. E-14, Sammilani Park. Kol-75.
Rs 50/-

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

50/- x 1 = 50/-
10/- x 1 = 10/-
60/-

Suman Kanor Ghosh
S/o Sree Ajit Kumar Ghosh
E-14 Sammilani Park
P.S:- Survey Park
Kol-75
Basu

21 MAY 2014

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 78AA 444123

A N D

"M/S. RAJLAKSHMI ASSOCIATE" a partnership firm, having its Registered office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:-Survey Park, Kolkata-700 075 represented by its partners **(1) SRI ANIL CHANDRA GHOSH** son of late Surendra Chandra Ghosh and **(2) SRI TAPASH KUMAR GHOSH** son of Sri Anil Chandra Ghosh, both by faith Hindu, both by occupation : Business, both by national Indians, both permanently residing at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075 hereinafter referred to as the **PROMOTERS/ BUILDERS/ DEVELOPERS/ CONTRACTORS/ ATTORNEYS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representatives, administrators and assignees) of the **SECOND PART.**

Contd....Pg/3

Serial 1555 Date 19/05/14
Name Anil Ch. Ghosh & ors.
Address 208/1 Chak Garia. E-14 Sammilani Park
Rs 10/- KOL-75

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

24 Pgs. Alipore West Bengal

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HISTORY OF THE TITLE OF THE LANDED PROPERTY

WHEREAS at Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 , R.S. Khatian No.27, R.S. Dag No.50, now within the jurisdiction of the Rajpur - Sonarpur Municipality ward no 27 at present 25 the total Danga at present Bastu land measuring an area more or less 63 decimals were recorded at Revisional Settlement of Survey (as per Rayati Dhakhali Satta) in the name of Sri Bipin Behari Naskar and Sri Ramanath Naskar.

AND WHEREAS while the said Bipin Behari Naskar and Ramanath Naskar were enjoying and possessing the entire property as above the said Bipin Behari Naskar died intestate on 04/05/1941 leaving behind him surviving his three sons namely Sri Dhirendra Naskar alies Dhirendra Nath Naskar, Sri Jugal Naskar Alies Jugal Chandra Naskar and Sri Pravas Naskar Alies Pravas Chandra Naskar who became the owners in equal shares in the said property left by their deceased father Bipin Behari Naskar as per Hindu Succession Act 1956 and their mother died many years before from their father's death.

AND WHEREAS thereafter the said Ramanath Naskar died leaving behind him surviving his only one son namely Sri Atul Naskar alies Atul Chandra Naskar, who became the absolute owner in the said property left by his deceased father as per Hindu Succession Act 1956_and his mother died many years before from his father's death

AND WHEREAS thus by inheritance Sri Dhirendra Naskar alies Dhirendra Nath Naskar, Sri Jugal Naskar Alies Jugal Chandra Naskar, Sri Pravas Naskar Alies Pravas Chandra Naskar and Sri Atul Naskar alies Atul Chandra Naskar became the absolute undivided owners and enjoying and possessing their shares on their entire property measuring 42 decimal Danga Land at present Bastu and recorded and published their names at ROR after Revisional Survey of Settlement under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 , R.S. Khanda Khatian 195 under R.S. Khatian No.27, R.S. Dag No.50, now within the jurisdiction of the Rajpur -Sonarpur Municipality ward no 27 at present 25 and have been paid rates and tax up-to-date.

AND WHEREAS thereafter Sri Dhirendra Naskar alies Dhirendra Nath Naskar, Sri Jugal Naskar Alies Jugal Chandra Naskar, Sri Pravas Naskar Alies Pravas Chandra Naskar all the owners as mentioned sold and transferred measuring more or less 22 Decimal Bastu Land with old structure standing there on nearby the main road out of 42 Decimal to Smt Archanna Bramha wife of Sri Sudhansu Mohan Brahma and Smt Manashi brahma wife of Sri Amal Krishna Brahma by a registered Deed Of Sale and the said Deed was Registered at S.R Baraipur on 19/10/1965 which was recorded in Book No-I, Volume No.132, Pages from 120 to 124, being no. 10075 for the year 1965.

AND WHEREAS thereafter Smt Archanna Bramha wife of Sri Sudhansu Mohan Brahma and Smt Manashi brahma wife of Sri Amal Krishna Brahma sold and transferred a portion of Land measuring more or less 16 Decimal (09K-02Ch-00Sft) Bastu Land with old structure standing there on out of 22 decimal to Sri Sukhomoy Gupta son of Ram Chandra Gupta in the name of Sri Sudha Sindhu Sengupta and Subimal Kanti

21 MAY 2014

Sengupta both son of Sushil Chandra Sengupta as his two benamder by a registered Deed of Sale and the said Deed was Registered at D.R Alipore on 29/06/1966 which was recorded in Book No-I,. Volume No.97, Pages from 74 to 81, being no. 4241 for the year 1966, wherein Sri Sudhansu Mohan Brahma and Amal Krishna Brahma both son of Sachindra Mohan Brahma signed as the confirming party.

AND WHEREAS thereafter Sri Sukhomoy Gupta son of Ram Chandra Gupta transferred the said Land measuring more or less 16 Decimal (09K-02Ch-00Sft) Bastu Land with old structure standing there on to Sri Sudha Sindu Sengupta and Sri Subimal Kanti Sengupta both sons of Sushil Kanti Sengupta by a Registered Deed of Release and the said Deed was Registered at D.R Alipore on 04/03/1982 which was recorded in Book No-I,. Volume No.71, Pages from 230 to 233, being no. 2667 for the year 1982 with valuable consideration therein.

AND WHEREAS by dint of the aforesaid Deed of Release Sri Sudha Sindu Sengupta and Sri Subimal Kanti Sengupta both sons of Sushil Kanti Sengupta became the absolute owners of Land measuring more or less 16 Decimal (09K-02Ch-00Sft) more or less under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 , R.S. Khanda Khatian 195 under R.S. Khatian No.27, R.S. Dag No.50, Dist 24-Parganas(S).

AND WHEREAS thereafter Atul Naskar alies Atul Chandra Naskar, the owner as mentioned above sold and transferred a Land measuring more or less 20 Decimal(12 K-00Ch-00Sft) more or less Bastu Land with old structure standing there on under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J:L. No 75, Touzi no:- 3-5 , R.S. Khanda Khatian 195 under R.S. Khatian No.27, R.S. Dag No.50, Dist 24-Parganas(S) to Smt Manashi brahma wife of Amal Krishna Brahma by a registered Deed Of Sale and the said Deed was Registered at S.R Baraipur on 19/06/1965 which was recorded in Book No-I, Volume No.93, Pages from 30 to 34, being no. 6379 for the year 1965.

AND WHEREAS thereafter Smt Manashi Brahma wife of Sri Amal Krishna Brahma , the owner as mentioned above sold and transferred a Land measuring more or less 20 Decimal(12 K-00Ch-00Sft) more or less Bastu Land with old structure standing there on under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 , R.S. Khanda Khatian 195 under R.S. Khatian No.27, R.S. Dag No.50, Dist 24-Parganas(S) to Sri Shymal Kanti Sengupta, Sri Sukamal Kanti Sengupta, Sri Subhas Kanti Sengupta all sons of Sushil Kanti Sengupta in the name of Sri Sukhomoy Sengupta as their benamder by a registered Deed Of Sale and the said Deed was Registered at D.R Alipore on 29/07/1966 which was recorded in Book No-I, Volume No.84, Pages from 193 to 199, being no. 4242 for the year 1966, wherein Sri Amal Krishna Brahma signed as the confirming party.

AND WHEREAS thereafter Sri Sukhomoy Gupta son of Ram Chandra Gupta transferred Land measuring more or less 20 Decimal (12K-00Ch-00Sft)more or less Bastu Land with old structure standing there on under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 , R.S. Khanda Khatian 195 under R.S. Khatian No.27, R.S. Dag No.50, Dist 24-Parganas(S)

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to Sri Shymal Kanti Sengupta, Sri Sukamal Kanti Sengupta, Sri Subhas Kanti Sengupta all sons of Sri Sushil Kanti Sengupta by a Registered Deed of Release and the said Deed was Registered at D.R Alipore on 25/02/1982 which was recorded in Book No-I,. Volume No.64, Pages from 137 to 140, being no. 2227 for the year 1982.

AND WHEREAS thus by dint of the aforesaid Deed of Release Sri Shymal Kanti Sengupta, Sri Sukamal Kanti Sengupta, Sri Subhas Kanti Sengupta all sons of Sri Sushil Kanti Sengupta became the absolute owners of bastu land measuring more or less 20 Decimal (12K-00Ch-00Sft) more or less under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 , R.S. Khanda Khatian 195 under R.S. Khatian No.27, R.S. Dag No.50, Dist 24-Parganas(S).

AND WHEREAS while the said five brothers herein Sri Sudha Sindu Sengupta, Sri Subimal Kanti Sengupta Sri Shymal Kanti Sengupta, Sri Sukamal Kanti Sengupta, and Sri Subhas Kanti Sengupta all sons of Sri Sushil Kanti Sengupta were enjoying and possessing the entire property i.e 36(16+20) Decimal (21K-02Ch-00Sft) jointly the said Sri Subhas Kanti Sengupta died intestate on 29/10/2007 leaving behind him surviving his one son namly Satyajit Sengupta and his mother Smt Sarmistha Sengupta died many years before his father's death who became the absolute owner in the said property left by his deceased father Subhas Kanti Sengupta as per Hindu Succession Act 1956 and thereafter the said Shymal Kanti Sengupta died intestate on 27/07/2001 leaving behind him surviving his two sons namely Sri Sabyasachi Sengupta, Sri Sibiraj Sengupta, one daughter namely Smt Sanghamitra Majumder (Sengupta) and his wife Smt Santa Sengupta who became the joint absolute owners in equal shares in the said property left by deceased Shymal Kanti Sengupta as per Hindu Succession Act 1956 .

Thus (1)Sri Sukamal Kanti Sengupta and (2) Sri Subimal Kanti Sengupta , (3) Sri Sudha Sindu Sengupta all son of Late Sushil Chandra Senguptą (4) Satyajit Sengupta son of Late Subhas Kanti Sengupta (5.a) Sri Sabyasachi Sengupta (5.b) Sri Sibiraj sengupta (5.c) Smt Sanghamitra Majumder(Sengupta) all sons and daughter of Late Shymal Kanti Sengupta and (5.d) Smt Santa Sengupta wife of late Shymal Sengupta became the absolute owners of adequate share at their total land measuring 36 decimal (21K-02 Ch-00Sft) more or less by way of purchase or by inheritance.

AND WHEREAS thereafter Smt Sanghamitra Majumder(Sengupta) and Sri Sibiraj Sengupta executed two several Registered Power of Attorney in favour of Sri Sudha Sindhu Sengupta for sale and transfer their each share to any purchaser/s and the said Deeds were registered at SR Alipore on 02/11/2011 and recorded in Book No IV, C D.Vol No. 4, Pages From 2201 to 2212 being Deed No. 02225 for the year 2011 and another one at Additional Registrar of Assurance -III, Kolkata on 20/06/2011 and recorded in Book No. IV, CD. Vol. No. 5, Pages from 4447 to 4456 for the year 2011 respectively.

AND WHEREAS thereafter (1)Sri Sukamal Kanti Sengupta and (2) Sri Subimal Kanti Sengupta, (3) Sri Sudha Sindu Sengupta all son of Late Sushil Chandra Sengupta (4) Satyajit Sengupta son of Late Subhas Kanti Sengupta (5.a) Sri Sabyasachi Sengupta (5.b) Sri Sibiraj sengupta (5.c) Smt Sanghamitra

21 MAY 2014

Majumder(Sengupta) all sons and daughter of Late Shymal Kanti Sengupta and (5.d) Smt Santa Sengupta wife of late Shymal Sengupta sold and transferred a Bastu Land measuring more or less 19K-02Ch-00Sft out of 21K-02Ch-00Sft more or less purely demarcated Bastu Land with old structure standing there on under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 , R.S. Khanda Khatian 195 under R.S. Khatian No.27, R.S. Dag No.50, within the jurisdiction of Rajpur Sonarpur Municipality, Dist 24-Parganas(S), Kolkata-700151 to Sri Sujoy Kumar Pathak, Sri Anandarup Bonnerjee and Sri Dipankar Banerjee by a registered Deed Of Sale and the said Deed was Registered at ASDR Sonarpur on 6th January 2012 which was recorded in Book No-I, C D Volume No.1, Pages from 2704 to 2756, being no. 00192for the year 2012 with valuable consideration therein.

Thus Sri Sujoy Kumar Pathak, Sri Anandarup Bonnerjee and Sri Dipankar Banerjee by dint of the aforesaid deed became the absolute owners of Bastu Land measuring more or less 19K-02Ch-00Sft demarcated with proper boundary including old dilapidated RTS structure standing there on under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 , R.S. Khanda Khatian 195 under R.S. Khatian No.27, R.S. Dag No.50, within the jurisdiction of Rajpur Sonarpur Municipality, Dist. 24-Parganas(S), Kolkata-700151 and are in peaceful enjoyment free from all encumbrances and hindrances whatsoever.

THEREAFTER Sri Sujoy Kumar Pathak, Sri Anandarup Bonnerjee and Sri Dipankar Banerjee applied for mutation at BLLRO and got the mutation and published as LR. Khatian Nos.554, 553 and 552 respectively under LR Dag No. 92, Mouza: Dhamaitala, J.L. No. 75, Dist: 24 Parganas(South) and also applied for Mutation at Rajpur Sonarpur Municipality and got the mutation and being its Municipality Holding No. 89, Road Name. Dhamaitala Lane, P.S. Sonarpur, Ward No. 25, Kolkata 700151 on their said Land measuring 19K-02Ch-00 Sq.ft more or less and have been paying rates and taxes upto date. The premises is more fully described in the Schedule "A" here in below

AND WHEREAS now all the Owners herein Sri Sujoy Kumar Pathak, Sri Anandarup Bonnerjee and Sri Dipankar Banerjee are jointly desirous of developing the said bastu land measuring 19K-02Ch-00Sft more or less details mentioned in Schedule "A" herein under.

1. All the owners herein Sri Sujoy Kumar Pathak, Sri Anandarup Bonnerjee and Sri Dipankar Banerjee entered into one Registered Development Agreement on dated 21st day of May 2014, with "M/S. RAJLAKSHMI ASSOCIATE " a partnership firm, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:-Survey Park, Kolkata-700 075 represented by its partners Sri Anil Chandra Ghosh and Sri Tapash Kumar Ghosh both residing at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075 and authorizing the said firm herein "M/S. RAJLAKSHMI ASSOCIATE" and its partners to erect and or construct several buildings comprising several flats, parking space/s and Shop/s at their own costs and expenses on the aforesaid Bastu landed property measuring 19K- 02Ch- 00Sft more or less under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 , R.S. Khanda Khatian 195 under R.S. Khatian No.27, R.S. Dag No.50, now within the

21 MAY 2014

jurisdiction of the Rajpur -Sonarpur Municipality ward no 27 at present 25, LR Khatian Nos.554, 553 and 552 under LR Dag No. 92, Dist: 24 Parganas(South) and being its Municipality Holding No. 89, Road Name. Dhamaitala Lane, Kolkata 700151 (the premises is more fully described in the Schedule "A" here in below) 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 Promoters/ Builders/ Developers / Contractors and the flats, parking spaces and shops except owner's allocation as per agreement dated 21st May 2014 as per sanction plan obtained in their names and on behalf of the all the owners from the Rajpur Sonarpur Municipality.

A. The aforesaid Bastu landed property measuring 19K- 02Ch- 00Sft more or less along with old dilapidated RTS structure standing thereon more fully and completely described in the above and hereinafter will be termed as "the said Lands/ Premises/Holdings".

<u>NOW KNOW ALL MEN BY THIS PRESENTS</u> that We, Sri Sujoy Kumar Pathak, Sri Anandarup Bonnerjee and Sri Dipankar Banerjee the owners of the said property mentioned above do hereby nominate and constitute the said SRI ANIL CHANDRA GHOSH and SRI TAPASH KUMAR GHOSH both residing at 2081, Chakgaria, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075 proprietor of "M/S. Rajlakshmi Associate" a partnership firm, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075 to be our true and lawful attorney to do for us or our names and on our behalf all the following acts and deeds and things amongst others in respect of the SCHEDULE –A property that is to say :-

1. To hold defend, manage and maintain the said land/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 land 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 Bastu land measuring about 19 Cottahs 02 Chittaks 00 Sq.ft. particularly mentioned in Schedule –A below, and to sign, verity, 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 Sali land/property.
4. To appear and represent before The 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

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Authorities having jurisdiction over the said property and to verify, affirm, submit as case may be, any affidavit, declaration, letter, money application plaints, 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 Sali lands/ premises.

5. To appear on our behalf and represent us before all the tribunals, special officers, assessors, Dy. Assessors commissioner and all other office and or officers of The Rajpur-Sonarpur Municipality for mutation cases, amalgamation, assessment cases and all other cases under the provision of Rajpur-Sonarpur Municipal act, and effect mutation, amalgamation and or separation of the said entire property.

6. To develop the said property which is more fully described above and below in Schedule-A by constructing building /buildings thereon.

7. For construction the said property/building on the above landed property.

8. To represent us and appear on our 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 our names and on our behalf and to submit the same to The Rajpur-Sonarpur Municipality for obtaining said sanction of the Building Plan on the Schedule –A property particularly mentioned in below.

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 Attorneys 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 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 development Agreement dated 21st May , 2014.

13. To sign and execute the Agreement for sale of Builder's/Developer's/Contractor's allocation or other documents for transfer of Promoter's/Contractor's / Developer's / Builder's allocation on behalf of the Vendors 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 required 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 our behalf as per agreement.

17. To enter into an agreement for construction of the said flat or flats or unit in favour of the intending purchasers on our behalf as per agreement.

21 MAY 2014

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 particularly mentioned in Schedule-A, building plan, and building

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 my 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 owners' 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 plan in respect of the said property particularly mentioned in Schedule –A below.

24. In case there be any difficulty on the part of the constituted attorneys to exercise any power and or to give effect to any of the provisions of the said agreement, we, Sri Sujoy Kumar Pathak, Sri Anandarup Bonnerjee and Sri Dipankar Banerjee the owners 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 Developers/Contractors.

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

And we, Sri Sujoy Kumar Pathak, Sri Anandarup Bonnerjee and Sri Dipankar Banerjee the owners 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 Attorneys or their 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 21st May 2014 recorded in Book No....., Being No. I-03692 for the year 2014 at the office of the DSR-IV, Alipore, 24 Parganas (South) this Development Agreement is made up.

2 1 MAY 2014

SCHEDULE 'A' AS REFERRED TO HEREIN ABOVE

(THE ENTIRE LAND FOR DEVELOPMENT)

All that Premises/Holdings / Rayati Dhakhalio Satta Bastu land measuring 19K- 02Ch- 00Sft more or less under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 , R.S. Khanda Khatian 195 under R.S. Khatian No.27, R.S. Dag No.50, now within the jurisdiction of the Rajpur -Sonarpur Municipality ward no 27 at present 25, LR Khatian Nos.554, 553 and 552 under LR Dag No. 92, Dist: 24 Parganas(South) and being its Municipality Holding No. 89, Road Name. Dhamaitala Lane, Kolkata 700151 with 600sft 15 years old RTS structure standing there on free from all encumbrances .

The plan or map of the said land is annexed herewith and bordered with "Red Verge" and will be treated with the part of this agreement.

The land is butted and bounded in the following manner:

ON THE NORTH: PORTION OF DAG NO. 50
ON THE SOUTH : 30 FT WIDE DWRIR ROAD
ON THE WEST : RS DAG NO. 48 AND 49
ON THE EAST : 30 FT WIDE DHAMAITALA LANE

21 MAY 2014

IN WITNESS WHEREOF, we, the executants hereto have set and subscribed our hands and seals on this the 21st May, 2014.

WITNESSES :-

SIGNED AND DELIVERED

at Kolkata in Presence of: -

1. Jay Chakraborty.
435 Haskanpur Rajarhat Bagan
South 24 Parganas 700 1-153
P.S- Sonarpur.

Sujoy Kumar Pathak

1) SRI SUJOY KUMAR PATHAK

PAN NO. AGOPP7195H

2) SRI ANANDARUP BONNERJEE

PAN NO. AGWPB7797B

3) SRI DIPANKAR BANERJEE

PAN NO. ADMPB6104D

SIG. OF THE EXECUTANT

2. Suman Kumar Ghosh
E-14 Sammilani Park
P.O.- Santosh Pur
Kol - 75

For RAJLAKSHMI ASSOCIATE

Partner

SRI ANIL CHANDRA GHOSH

PAN NO. AGKPG0595N

For RAJLAKSHMI ASSOCIATE

Partner

TAPASH KUMAR GHOSH

PAN NO. AGFPG5848M

SIG. OF THE ATTORNEYS

Drafted By: Niranjan Kaunda WB/1787/1978

Niranjan Kaunda (Advocate)
Alipore Police Court, Kolkata-700 027

Typed By: Subimal Dutta

Subimal Dutta
Alipore Police Court, Kolkata-27

Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

21 MAY 2014

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. 03803 / 2014, Deed No. (Book - I , 03693/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Tapash Kumar Ghosh 2081 Chak Garia E 14 Sammilani Park P.s Survey Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075	 21/05/2014	 LTI 21/05/2014	

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sujoy Kumar Pathak Address -Tm 5/27 Nisikanan Tegharia, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 21/05/2014	 LTI 21/05/2014	
2	Anandarup Bonnerjee Address -8 Jatin Bagchi Rd, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029	Self	 21/05/2014	 LTI 21/05/2014	
3	Dipankar Banerjee Address -11 Basanta Bose Rd, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Self	 21/05/2014	 LTI 21/05/2014	
4	Anil Chandra Ghosh Address -2081 Chak Garia E 14 Sammilani Park P.s Survey Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075	Self	 21/05/2014	 LTI 21/05/2014	

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

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. 03803 / 2014, Deed No. (Book - I , 03693/2014)

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

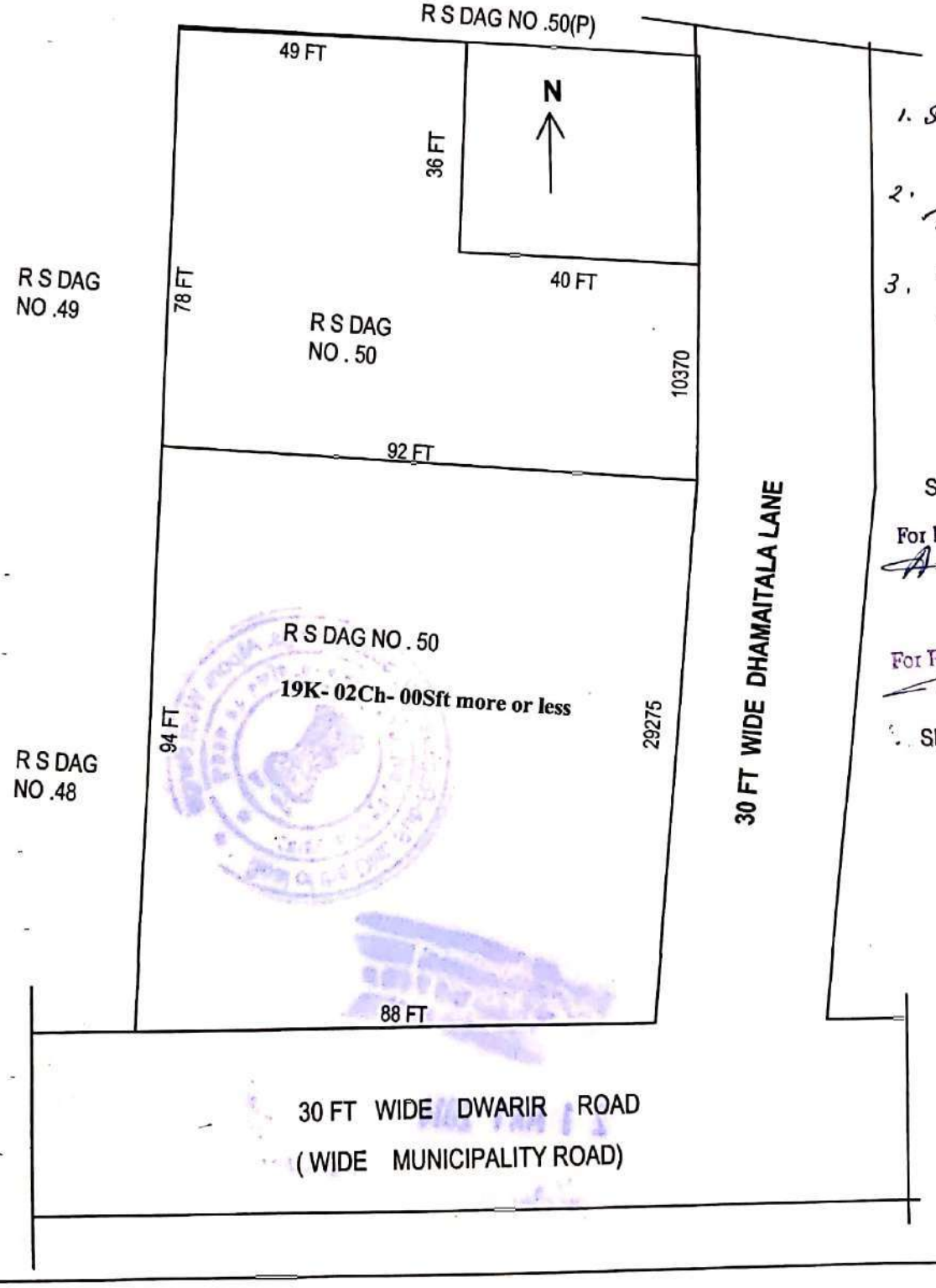
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Tapash Kumar Ghosh Address -2081 Chak Garia E 14 Sammilani Park P.s Survey Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075	Self	 21/05/2014	 LTI 21/05/2014	

Name of Identifier of above Person(s)
Suman Kumar Ghosh
E/14 Sammilani Park, District:-South 24-Parganas,
WEST BENGAL, India, Pin :-700075

Signature of Identifier with Date
Suman Kumar Ghosh
21/05/14

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

Rayati Dhakhalio Satta Bastu land measuring 19K- 02Ch- 00Sft more or less under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 ,R.S. Khanda Khatian 195 under R.S. Kh No.27, R.S. Dag No.50, now within the jurisdiction of the Rajpur -Sonarpur Municipality ward no 27 at present 25, LR Khatian Nos.554, 553 and 552 under LR Dag No. 92, Dist: 24 Parganas(South) and being its Municipality Holding No. 89, Road Name. Dhamaitala Lane, Kolkata 700151 .



1. Sujoy Kumar Pakhali
2.
3.

SIG. OF OWNERS

For RAJLAKSHMI ASSOCIATE

Partner

For RAJLAKSHMI ASSOCIATE

Partner

SIG. OF BUILDERS

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

2 1 MAY 2014

Government Of West Bengal

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

Endorsement For Deed Number : I - 03693 of 2014
(Serial No. 03803 of 2014 and Query No. 1604L000008389 of 2014)

On 21/05/2014

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

Payment of Fees:

Amount By Cash

Rs. 46.00/-, on 21/05/2014

(Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 21/05/2014)

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.-75,99,368/-

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 13.48 hrs on :21/05/2014, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Tapash Kumar Ghosh , one of the Claimants.

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

Execution is admitted on 21/05/2014 by

1. Sujoy Kumar Pathak, son of Late Nirmal Ch Pathak , Tm 5/27 Nisikanan Tegharia, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : Others
2. Anandarup Bonnerjee, son of Sunayak Banerjee , 8 Jatin Bagchi Rd, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : Others
3. Dipankar Banerjee, son of Manabendra Banerjee , 11 Basanta Bose Rd, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
4. Anil Chandra Ghosh
   Developer /partner, M/s Rajlakshmi Associates, 2081 Chak Garia E 14 Sammilani Park P.s Survey Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075.
   , By Profession : Others
5. Tapash Kumar Ghosh
   Developer/partner, M/s Rajlaklshmi Associates, 2081 Chak Garia E 14 Sammilani Park P.s Survey Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075.
   , By Profession : Others

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

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

Endorsement For Deed Number : I - 03693 of 2014
(Serial No. 03803 of 2014 and Query No. 1604L000008389 of 2014)

Identified By Suman Kumar Ghosh, son of Ajit Kr Ghosh, E/14 Sammilani Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste: Hindu, By Profession: Business.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

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

Name : SUJOY KR PATHAK

Signature : Sujoy Kumar Pathak

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

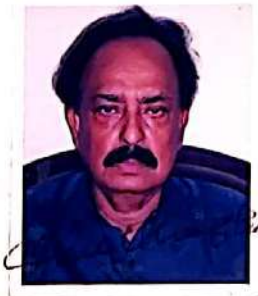
Name : ANANDARUP BONNERJEE

Signature : Anandarup Banerjee

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

Name : DIPANKAR BANERJEE

Signature : Dipankar Banerjee



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

Name : Anil Chandra Ghosh

Signature : ANIL CHANDRA GHOSH

Seal of the Dist. Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

21 MAY 2014

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

Name : TAPASH KUMAR GHOSH

Signature

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

Name :.....

Signature.....

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

Name :.....

Signature.....

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

Name :.....

Signature.....

Sub-Registrar - IV, South 24 Pgs. Alipore West Bengal

21 MAY 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 3148 to 3168
being No 03693 for the year 2014.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

(Tridip Misra) 26-May-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal