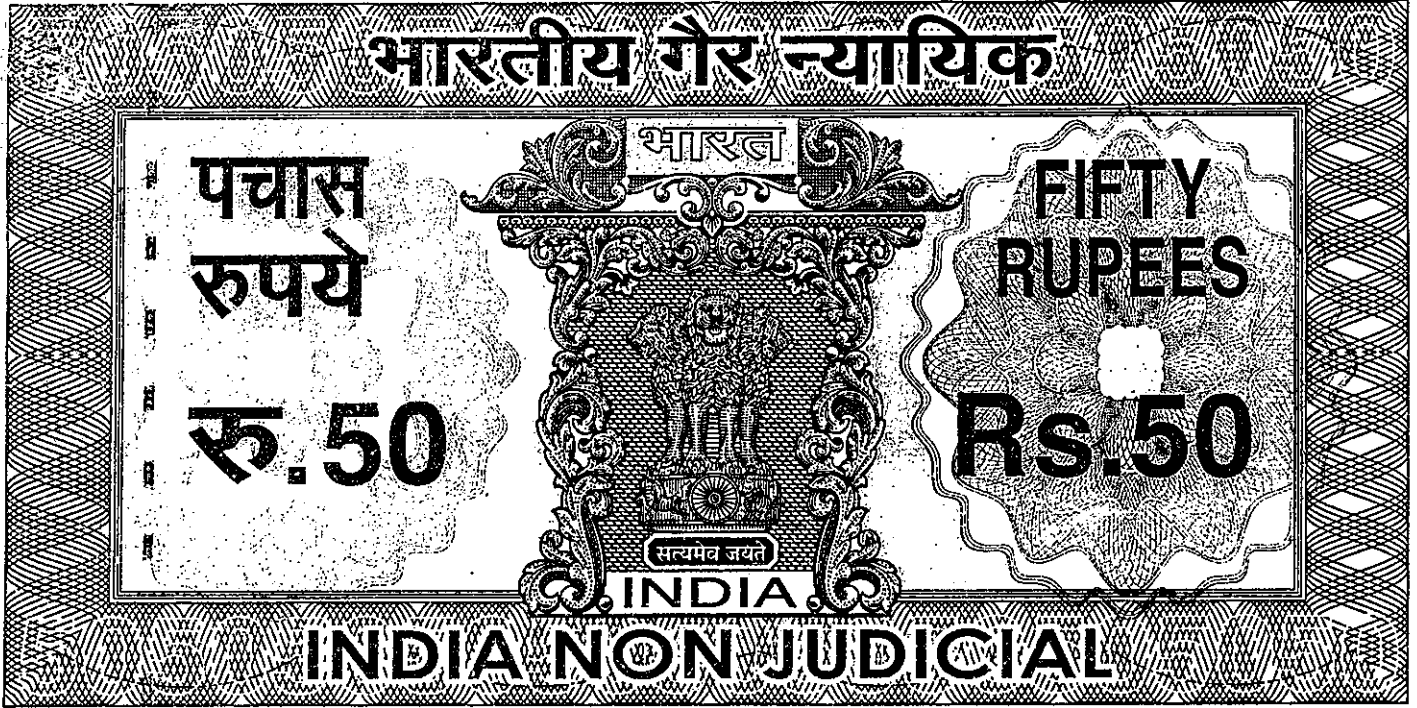


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2-2534/16



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 224650

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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.

Ku

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs.

02 MAR 2016

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
AGREEMENT**

**REF: DEED NO. 02124/2016 REGISTERED
AT A.D.S.R. RAJARHAT, NEW TOWN**

6795

26/02/16 30-

ક્રેટોર નામ Mandar Basu
સાથ Bishnupur, PS Rajahat
સ્ટામ્પ ડેડાઈર વાકર 24 Pgs (N)
વિધાન નગર (સર્કલોક મિટિ) એ ડિ. એસ. આર.
મોટી સ્ટામ્પ કર આં 780000
ગલાન નં મોટી કત ટાકા ચરિદ 09 FEB 2016

ક્રેડિટરી વારાકપુર ડેડાઈર મિત્રા નક્ક 780000

Mandar Basu



1582

Mandar Basu



1583



Magnolia Infrastructure Development Ltd.

Director

C Vivek

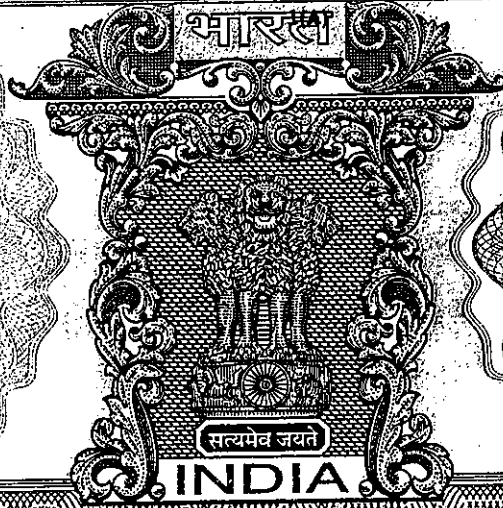
Additional District Sub-Registrar
Rajahat, New Town, North 24 Pgs

01 MAR 2016

Tapankr Goshi
Splate Panchanan Goshi
Bishnupur, PS Rajahat
PS Rajahat East North 24 Pgs
KAL - 700138 Poursam

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 224649

1A

KNOW ALL MEN BY THESE PRESENTS, I, MANDAR BASU (PAN: AMZPB8671K), SON OF SRI AMAR KRISHNA BASU, By Nationality: INDIAN, By Faith: HINDU, By Occupation: BUSINESS and residing at Bishnupur, Police Station: Rajarhat, District: 24 Parganas (North), hereinafter referred to as the OWNER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his successor or successors in interest and assigns), do hereby CONSTITUTE, NOMINATE, APPOINT AND AUTHORIZE SRI VIVEK PODDAR (PAN:APJPP9042B), SON OF SRI MILAN PODDAR, a resident of BE - 111, Salt Lake, Kolkata - 700 064, Police Station: Bidhan Nagar (North), and being the Director of

6794

28/02/16 16 50

ক্রেতার নাম Mandar Basu
 সাথে Bishnupur to Rajshahi
 গ্রাম্প ডেভার স্বাক্ষর [Signature]
 বিধান নগর (সকলোক সিটি) এ. ডি. এস. আর. &
 মোট স্টাম্প ক্রম [Signature]
 মালিক নং [Signature] মোট কত টাকা খরিদ

24 Page W

09 FEB 2016

সাক্ষরিত বাবাকপুর ডেভার মিতা দস্ত

780000



Additional District Sub-Registrar
 Rajshahi, New Town North 24 P.O.

01 MAR 2016

MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED (PAN: **AAGCM8293C**), a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Police Station: Beliaghata, Kolkata - 700 010, hereinafter referred to as the "**Said Attorney**", to be my true and lawful attorney, in my name and on my behalf, to execute and perform all or any of the following acts, deeds, matters and things, and exercise all or any of the following powers and authorities as contained hereinafter:

WHEREAS

1. I, the Owner herein, am the absolute owner and is seized possessed and otherwise sufficiently entitled to **ALL THAT PIECE OF LAND** admeasuring **12 COTTAHS**, be a little more or less (out of a total land admeasuring 91 Cottahs, more or less) situated at Mouza - Basina, R. S. & L.R. Dag no. 190, J. L. No. 39, Touzi no. - 37, Khatian Nos. 6 and 1264 (previous), District - 24 Parganas (North), Police Station - Rajarhat within the limits of the Rajarhat Bishnupur II Gram Panchayet, having acquired the same through 2 (Two) separate Gift Deeds, registered in the Office of the Additional District Sub-Registrar, North 24 Parganas and being nos. **152300426/2016** and **152300427/2016**, recorded in **Book - I, Volume No. 1523 - 2016, Pages 24745 - 24759** and **Book - I, Volume No. 1523 - 2016, Pages 23056 - 23073** respectively (hereinafter referred to as the '**Said Premises**' which are more fully described in the Schedule written hereunder).
2. By a Development Agreement dated **23rd February, 2016** (hereinafter referred to as the '**Said Development Agreement**') being executed on **24th February, 2016** in the Office of the Additional District Sub - Registrar, Rajarhat and recorded in **Book no. I, CD Volume 1523 -**



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

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2016, Pages 65938 to 65967 as being no. 152302124 for the year 2016 executed by and between me on the One Part and the said Magnolia Infrastructure Development Limited, as the Developer of the Other Part, I have granted to the Attorney, the exclusive right to develop the said premises alongwith such other rights as have been recorded in the said **Development Agreement**.

3. In pursuance of the said **Development Agreement**, I have put the said **Developer** on possession of the said premises on and from the date of execution of the said **Development Agreement** which the **Developer** has accepted and now is in lawful possession of the Premises.
4. In terms of the said **Development Agreement**, a **POWER OF ATTORNEY** is required to be executed by me in favour of the said Developer or its nominee to enable it to carry on construction on the said Premises and to do all other acts and things, as required performing its contractual obligation under the said Agreement.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT, I, the said **MANDAR BASU (PAN: AMZPB8671K), SON OF SRI AMAR KRISHNA BASU, By Nationality: INDIAN, By Faith: HINDU, By Occupation: BUSINESS and residing at Bishnupur, Police Station: Rajarhat, District: 24 Parganas (North), do hereby appoint SRI VIVEK PODDAR, Son of Sri Milan Poddar, a resident of BE - 111, Salt Lake, Kolkata - 700 064, Police Station Bidhan Nagar (North) and being the Director of MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 93, Dr. Suresh Chandra Banerjee Road, Police Station: Beliaghata, Kolkata - 700 010, to be my TRUE AND LAWFUL ATTORNEY in my name and on my behalf, to do and/or execute all or any of the following acts, deeds, matters and**



Additional District Sub-Registrar
Rajahat, New Town, North 24-PGA.

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things with respect to the said premises for me and on my behalf and in my name.

1. To make and prepare and/or cause to be made and prepared all such layout, sub-division, plans, specifications and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorneys for the purpose of constructing the buildings on the land of the '**Said Premises**' and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the concerned authority and/or any other statutory authorities.
2. To pay and discharge all rents, Khajna, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the Land from the date of the execution of the said Agreement onwards.
3. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the said premises in accordance with the sanctioned plans, specifications and/or the permissions granted by the Competent Authority under the Urban Land (Ceiling and regulation) Act, 1976 and/or the permissions of any other statutory authority to be granted under the laws for the time being in force and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed.



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Rajarhat, New Town, North 24 Pgs.

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4. To invite tenders and offer for the purpose of construction of one or more building(s) or structure(s) on the land of the said premises, to accept such tenders or offers and such consideration and on such terms and conditions as the said Attorney may in its absolute discretion deem fit and proper and also to engage, appoint the contractors, architect etc and enter into the contract with such person(s) as my said Attorney may deem fit and proper to get all such building(s) or structure(s) duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of and/or construction on the land of the said premises wholly, partly or in stages and for construction(s) of buildings or structure(s) thereon and/or furnishing the premises therein as the said Attorney may in its absolute discretion deem fit and to pay the cost of construction and development of the said building(s) or structure(s) and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefore and to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the building(s) or structure(s) on the Land on such terms and conditions as my said Attorney may in its absolute discretion deem fit and proper.
5. To correspond with all concerned authorities and bodies in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried on the land of the said premises and any other matters pertaining to the said premises.
6. To deal and correspond with the concerned Authorities in connection with or relating to the development of the said premises and in particular to do the following acts, deeds, matters and things including but not limited to:



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

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- (a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said Attorney may require;
 - (b) To apply for and obtain the occupation and/or completion certificate(s) in respect of the buildings to be constructed and completed on the land of the said premises;
 - (c) To apply for and obtain, necessary clearances and/or No Objections from Statutory Authorities including but not limited to Fire Brigade, Electricity Supply Agency, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Land Revenue & Land Reforms Authority, concerned local authority, North 24 - Parganas Zila Parishad and/or any other authority or authorities and sign all papers, documents, writings, declarations on my behalf in connection with and other Concerned Authorities under any Statute as may be in force from time to time.
7. To appear and represent us before any and all concerned authorities and parties as may be required and/or advisable for or in connection with the development of the said premises and to make such agreement(s) arrived at such arrangement as may be conducive to the development work and completing the same.
8. To enter upon the Land at any time, affix board, put the barbed wire fencing or construct a compound wall on the land of the said premises or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
9. To represent before the public, local and/or private authorities in respect of the development of the said premises and to make such of



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

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- the actions and things as may be necessary for effectually commencing the said construction and/or development work and completing the same.
10. To deal with the electricity and water supply authorities for the supply of electricity and water to the buildings that may be constructed on the Land and for that purpose to sign and/or execute all letters, applications, undertakings, or subscribed to terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
 11. To empower on my behalf and in my name and to represent my interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any Act, Rules, Regulations or Bye-laws, for the time being in force, and also to appear before any public or Government officer or other Authorities whosoever and to execute the necessary documents in connection therewith.
 12. To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or *mesne profits* in respect of the Land which now are or, which at any time or times hereafter may become due and payable to us.
 13. To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds.
 14. To appoint Contractors/sub-contractors/dealers/sub-dealers and to negotiate and decide the terms and conditions thereof concerning the land and/or the building(s) or block(s) to be constructed thereon and/or for carrying on the interior works therein and also for suppliers of materials required in connection therewith, from time to time and to



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pals

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revoke their appointments and pay their remunerations/bills to be raised, time to time, including miscellaneous charges.

15. To nominate, appoint, engage and authorize solicitors, advocates, attorneys, pleaders in respect of any litigation concerning the said premises and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said premises and to execute Vakalatnamas or other necessary authorities in their favour from time to time and instruct them to initiate and/defend any proceedings before any judicial and quasi-judicial authority and/or any other statutory department and pay their remuneration/bills/fees including special fees and other charges to discontinue them and also to appoint and engage other solicitors, advocates, attorneys, pleaders afresh and instruct them accordingly.
16. To appoint and engage Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, and other professional agents in respect of the project to be constructed on the land of the said premises.
17. To make, sign and submit applications, petitions, letters and memorandum of appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under any law, for the time being in force, for all and any licenses, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development and construction in the said premises.
18. In connection with or relating to the Land to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of Law and to sign all applications, plaints, written statements, affidavits, review, appeal, petitions, on my behalf from time to time be



Additional District Sub-Registrar
Rajahat, New Town, North 24 Pgs.

01 MAR 2016

found necessary and proper and/or enter into any agreement relating to development of the said premises and to otherwise deal with the same effectively for all intents and purposes as aforesaid.

19. To refer any dispute touching and arising out of the said premises and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said premises to arbitration and also to take steps on my behalf and represent me before the arbitrator accordingly.
20. In case the said premises or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file or submit applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ petition, summons or other legal proceedings or motion and to appear and represent us in any court of justice including Tribunal and other statutory authority and before all magistrates, judges, judicial officers whatsoever as by the Attorney shall be thought advisable and to commence and continue any such proceedings in any court of law and before any public officers or tribunals or other statutory authorities, as aforesaid, for receiving compensation, acquisition, requisition, reservation and/or relief for de-acquisition or derequisitioning or de-reservation or otherwise whatsoever.
21. To make application to the authorities and such other private and public authorities for making availability of water, electricity, etc. on the land of the said premises that may be required for commencing the development work and to complete the same and for that to execute necessary documents including undertakings.



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

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22. To make applications to the government or quasi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary documents including undertakings and bonds and to furnish necessary deposits including bank guarantee for the same.
23. To manage and supervise the said premises and to take such of the steps as may be necessary to manage and supervise the said premises till the time of completion of its development.
24. To sign and execute all papers, correspondence and all other documents and assurances and documents of any kind whatsoever which I could have done for the completion of the said development work.
25. To attend and to represent us before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Public or other officers including those of Income-tax as and when occasion shall arise for any purpose connected with the said development work.
26. To make applications for obtaining certified copies of the proceedings in the Court, tribunal and other statutory authority whatsoever including Judgment, decree, Order, applications, pleadings, etc. and to receive the same on my behalf.
27. In the event any understanding or compromise reached between the parties, to negotiate and settle the terms of compromise and to sign and execute such compromise deed etc. and to file the same in the courts.
28. To do any act, deed or thing, as my said Attorney may deem fit and proper and necessary in the best interest of the development of the said



Additional District Sub-Registrar
Bangalore, Karnataka

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premises and construction thereon and sale of the Units, including all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

29. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time.
30. To advertise in the newspapers for the sale of the Units and to enter into agreements for the sale of such Units with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my said Attorney shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said agreements for sale of the Units and to do all such necessary acts and things as may be necessary or proper in that behalf.
31. To develop and negotiate sale of the buildings consisting of apartments/flats ("Units") for residential purpose, commercial units and/or ancillaries in the said premises and for that purpose to negotiate and execute agreement for sale with the prospective purchasers on such terms and conditions as the Attorney may think fit and proper and to receive and appropriate the entire consideration for and in respect of the aforesaid sale and to give receipt for the same except owner's allocation.
32. To sell, transfer, gift, lease or dispose of the said properties or any part thereof (including the owner's allocated area) on my behalf and to receive consideration thereof in the name of the said attorney and grant valid discharge and also to sign and execute the deed of conveyance or conveyances or any other deeds of conveyance or conveyances or any other documents on my behalf and to appear before the concerned



Additional District Sub-Registrar
Rajarat, New Town, North 24 Parganas

01 MAR 2016

registrar for causing registration for the said documents and also to sign and execute all documents and writing on my behalf.

33. To deal with, dispose of, sell and transfer of all or any of flat/flats and other spaces of the building to be constructed on the land of the said premises on ownership basis at the price or for the amount as the said Attorney may deem fit and proper and to collect and receive the consideration thereof in the name of the said attorney.
34. To sign, execute, enter into, modify, cancel, alter, draw, approve, agreements and/or deeds of conveyances for transfer and to admit execution thereof and get such documents duly registered and all papers, documents, contracts, agreements, declaration, affidavits, applications, returns, confirmations, consents and other documents as may in any way be required to be so done for transfer of the said properties or any part thereof except owner's allocation.
35. To execute the Deed of Conveyance/s or any other deed/documents on my behalf in connection with sale of flat/apartments and other spaces in the said premises and present such deeds or documents for registration before any concerned registration offices having jurisdiction over the same.
36. To receive consideration and sale proceeds of the flats/apartments and other spaces in the said building/building complex in the name of the said attorney and to give effectual receipts and discharges for all or any monies which shall come to the hands of the said attorney by virtue of the powers herein contained except owner's allocation.
37. To hand over vacant possession of the flats/apartments and other spaces or any part thereof and all documents relating to the title of the properties to the intending purchaser/purchasers simultaneously at



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs.

01 MAR 2016

the time of execution and registration of the Deed of Conveyance in favour of purchaser/s.

38. To execute Deed of Rectification, Declaration and register the same before any concerned registration offices in connection with said properties.
39. To apply for No Objection Certificate or necessary permissions from the Panchayat/Municipal authority for occupying the building and to do all acts deeds or things for the said purpose.
40. To sign transfer forms, documents and writings for transferring the Land in the records of Government or Municipal/Panchayat authorities and other public authorities and to do all other acts in connection therewith on my behalf.
41. To amalgamate the said premises with any adjoining plot or plots for the purpose of development and to sign and execute all deeds and documents in this behalf on my behalf.
42. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my Attorney may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I hereby agree at all times to ratify and confirm whatever my Attorney or any such substitutes or substitute shall lawfully do or cause to be done in or about the said premises and the development of the same.



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

01 MAR 2016

43. And to do everything whatever which may be at the sole discretion of my said Attorney deemed fit or expedient for sale and/or enjoyment and/or development of the said premises and which I, myself could do if personally present and as if this power had not been executed.
44. And generally to do and cause to be done all acts, deeds, matters and things as my said Attorney shall think fit and proper for the purpose of sale of the Units and enjoyment and the development of the said premises, as amply and effectual as I could have personally done.
45. To all acts and things in contemplation of and in achievement of the objects and purposes contained in the said Development Agreement which are otherwise mentioned hereinabove.

AND I, the Owner herein, hereby agree and undertake to ratify and confirm all and whatsoever the said Attorney under the power in that behalf and shall lawfully do or cause to be done in the premises by the Attorney aforesaid by virtue of these presents.

SCHEDULE REFERRED TO AS ABOVE
(DESCRIPTION OF THE SAID PREMISES)

ALL THAT PIECE AND PARCEL OF LAND admeasuring about 12 COTTAHS, more or less, situated at Mouza - Basina, R. S. & L.R. Dag no. 190, J. L. No. 39, Touzi no. - 37, Khatian Nos. 6 and 1264 (previous), District - 24 Parganas (North), Police Station - Rajarhat within the limits of the Rajarhat Bishnupur II Gram Panchayet and the said premises are butted and bounded as follows:

<u>ON THE NORTH:</u>	BY R.S.DAG NO. 190, PLOT 'B';
<u>ON THE SOUTH:</u>	BY R.S. DAG NO. 72;
<u>ON THE EAST:</u>	BY P.W.D. ROAD;
<u>ON THE WEST:</u>	BY OTHER LANDED PROPERTY;



Additional District Sub-Registrar
Rajahat, New Town, North 24 Parganas

01 MAR 2016

IN WITNESS WHEREOF, I, the said MANDAR BASU, SON OF SRI AMAR KRISHNA BASU and residing at Bishnupur, Police Station: Rajarhat, District: 24 Parganas (North), execute this **Power of Attorney** on this the 1st Day of March, 2016.

Witness:

1. Tapan Kr Ghosh
Bishnupur

Mandar Basu

EXECUTANTS

2. Pradip Das
Bosina Das Para
Rajarhat WL-135

Magnolia Infrastructure Development Ltd.

Director

Drafted by me

(VIVEK PODDAR)
Acceptant

Bhabendra Krishna Roy
Advocate
High Court Calcutta
F-563/547/89.














Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas


01 MAR 2016






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

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

	LH					
	RH.					

ATTESTED :-

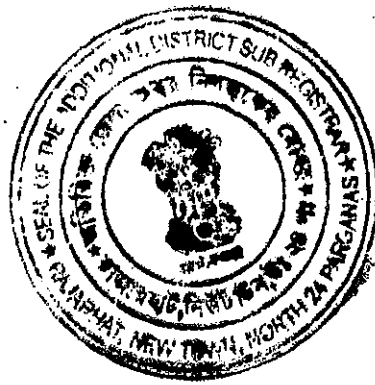
 (Vivek Baddar)

 Mandan Bann	LH					
	RH.					

ATTESTED :- Mandan Bann

PHOTO	LH					
	RH.					

ATTESTED :-



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

01 MAR 2018

Seller, Buyer and Property Details

A. Principal & Attorney Details

Presentant Details

Name and Address of Presentant

No.

1

MANDAR BASU
Son of AMAR KRISHNA BASU
BISHNUPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Principal Details

Name, Address, Photo, Finger print and Signature

SL
No.

1

MANDAR BASU
Son of AMAR KRISHNA BASU
BISHNUPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AMZPB8671K,; Status : Individual; Date of Execution : 01/03/2016; Date of Admission : 01/03/2016; Place of Admission of Execution : Pvt. Residence



Attorney Details	
No.	Name, Address, Photo, Finger print and Signature
1	MAGNOLIA INFRASTRUCTURE DEVELOPMENT LTD 93, DR SURESH CHANDRA BANERJEE ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700010 PAN No. AAGCM8293C;; Status : Organization; Represented by representative as given below:-
1	VIVEK PODDAR 93 DR SURESH CHANDRA BANERJEE ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APJPP9042B;; Status : Representative; Date of Execution : 01/03/2016; Date of Admission : 01/03/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Tapan Kumar Ghosh Son of Late Panchanan Ghosh Bishnupur, P.O:- Rajarhat Bishnupur, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	MANDAR BASU, VIVEK PODDAR	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Basina	LR Plot No:- 190 , LR Khatian No:- 6	12 Katha	1/-	44,99,996/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road Adjacent to Metal Road,

Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	TAPAN KR GHOSH
Address	BISHNUPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL,



Details of the applicant who has submitted the requisition form

Applicant's Name	TAPAN KR GHOSH
Address	BISHNUPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135
Applicant's Status	Others



Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152302534 / 2016

Query No/Year 15231000083609/2016 Serial no/Year 1523002613 / 2016
Deed No/Year I - 152302534 / 2016
Transaction [0138] Sale, Development Power of Attorney after Registered Development Agreement
Name of Presentant MANDAR BASU Presented At Private Residence
Date of Execution 01-03-2016 Date of Presentation 01-03-2016

Remarks

On 25/02/2016

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 99 996/-

(Debasish Dhar)

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

On 01/03/2016

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

Presented for registration at 16:30 hrs on : 01/03/2016, at the Private residence by MANDAR BASU, Executant.

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

Execution is admitted on 01/03/2016 by

MANDAR BASU, Son of AMAR KRISHNA BASU, BISHNUPUR, P.O: RAJARHAT BISHNUPUR, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Service

Indetified by Tapan Kumar Ghosh, Son of Late Panchanan Ghosh, Bishnupur, P.O: Rajarhat Bishnupur, Thana: Rajarhat, . City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business

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

Execution is admitted on 01/03/2016 by

VIVEK PODDAR VIVEK PODDAR, Son of MILAN PODDAR, 93 DR SURESH CHANDRA BANERJEE ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700010 By caste Hindu, By profession Business

Indetified by Tapan Kumar Ghosh, Son of Late Panchanan Ghosh, Bishnupur, P.O: Rajarhat Bishnupur, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business



Profession Business



(Debasish Dhar)

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

On 02/03/2016

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.

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. Rs 50/- is paid on Impressed type of Stamp, Serial no 6795, Purchased on 26/02/2016, Vendor named M D.
2. Rs 50/- is paid on Impressed type of Stamp, Serial no 6794, Purchased on 26/02/2016, Vendor named M D.



(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 82334 to 82358

being No 152302534 for the year 2016.



Digitally signed by DEBASISH DHAR
Date: 2016.03.09 17:30:29 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 09-03-2016 17:30:29
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

