

12662 (12662)

11536/2014



20/10/14
12.08

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 639764

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

Signature

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

20 OCT 2014.
DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that, **VARNAPARICHAY PUBLISHERS PRIVATE LIMITED (PAN NO. AADCB4697C)**, a corporate body constituted under the Companies Act, 1956, having its office at BA-2, Sector - I, Salt Lake City, Kolkata - 700064, represented by its Director and the authorized signatory, Sri Supriyo Mukherjee, hereinafter called and referred to as the "**LANDOWNER/PRINCIPAL/EXECUTANTS**" do hereby nominate constitute and appoint **DEBASIS BISWAS** Son of Sadhan Chandra P., was by faith - Hindu, by occupation - Business, by Nationality - Indian, permanently residing at Bajetaraf, P.O. - Sikharpur, P.S. - Rajarhat, District-North 24 Parganas, West Bengal, presently residing at Salua Roypara, P.O. - Gopalpur, P.S -Airport, District- North

VARNAPARICHAY PUBLISHER PVT. LTD.
Supriyo Mukherjee
Authorised Signatories

Signature

নম্বর : 3291 12.09.14
সন ও তারিখ : 12.09.14
ক্রোতার নাম : Debasis Biswas
ঠিকানা : Solunoypana, lot 126,
মুলা *[Signature]*
জেতা : *[Signature]*
বালুগঞ্জ টাউন
জেলা ও উত্তর 24 পরগণা

খরিদ তাং : 08 SEP 2014
মোট স্ট্যাম্প খরিদ : Rs150000
ক্রোতারি বালুগঞ্জ
ডেভার : শ্রী সন্ধ্যাট বোস



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

20 OCT 2014

Mathur Sarder
s/o - Late Badam Sarder
Vill - chotochandpur - p.o - R. Bishnupur
P.S - Rajshahi, north 24 pgs
KOL-135

24 Parganas, West Bengal partner of **M/S. CANCUN CONSTRUCTIONS** a partnership firm having its office at Salua Roypara, P. O. - R. Gopalpur, P. S. Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holders, as my true, authorized and lawful Attorneys for us in my names on my behalf and to exercise, execute and perform all and every/any of the acts, dees, matter and things.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of land measuring **14 (fourteen)** decimal equivalent to **8 (eight) Cottah 7 (seven) Chittack 23 (twenty three) Square Feet** be the same or little more or less, lying and situated at Mouza - Mohammadpur, J.L No. 32, Re. Sa. No. 82, Touzi No.173, R.S. Khatian Nos. 566, 458, corresponding to L.R. Khatian Nos. 818, 1049, 1381, 359 & 1275, comprise in R.S./L.R. Dag No. 1591, P.S - Rajarhat, A.D.S.R.O Rajarhats, within the local limit of Rajarhat - Bishnupur 2 No. Gram Panchayet in the District North 24 Parganas, West Bengal, morefully described in the Schedule hereinafter written hereinafter called as the "**Said Property/Said Premises**".

AND WHEREAS I, the said Landowners/Executants entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by us with the said **M/S. CANCUN CONSTRUCTIONS** a partnership firm having its office at Salua Roypara, P. O. - R. Gopalpur, P. S. Airport, Kolkata - 700136, District - North 24 Parganas, West Bengal, represented by its partner Shri Debasis Biswas, son of Shri Sadhan Chandra Biswas, by Nationality - Indian, by religion - Hindu, by Occupation - Bussiness, residing at Salua Roypara, P.O - R. Gopalpur, P.S - Airport, Kolkata - 700136,/ Vill - Bajetaraf, P.O - Shikharpur, P.S - Rajarhat, Kolkata - 700135. The Said Development Agreement was registered on 20-10-14 in the office of the A. D. S. R. Rajarhat, and recorded as Deed No. 11535 for the year 2014.

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

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Supriyo Mukherjee
Authorized Signatories

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Supriyo Mukherjee
Authorized Signatories

1. To appear and represent before the authorities of Bishnupur 2 No. Gram Panchayet, CESC Ltd./ W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, shops, garage space of Developer's Allocation.
2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorneys may think fit and proper.
3. To undertake all work for construction of new residential/commercial building on my Said Property/premises mentioned in Schedule bellow and manage and maintain the said property/premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of my said premises before Bishnupur 2 No. Gram Panchayet or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Panchayet Tax and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my names as and when the same will become due and payable.
6. To enter into any Agreements in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending

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

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

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

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

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

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Supriyo Mukherjee
Authorised Signatories

**THE SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY/PREMISES)**

ALL THAT piece and parcel of land measuring **14 (fourteen)** decimal equivalent to **8 (eight)** Cottah **7 (seven)** Chittack **23 (twenty three)** Square Feet be the same or little more or less, lying and situated at Mouza - Mohammadpur, J.L. No. 32, Re. Sa. No. 82, Touzi No.173, R.S. Khatian Nos. 566, 458, corresponding to L.R. Khatian Nos. 818, 1049, 1381, 359 & 1275, comprise in R.S./L.R. Dag No. 1591, P.S - Rajarhat, A.D.S.R.O Rajarhats, within the local limit of Rajarhat - Bishnupur 2 No. Gram Panchayet in the District North 24 Parganas, West Bengal. The plot of land is butted & bounded as follows :-

On the North : Land of Dag No. 1592 (Part).
On the South : Road.
On the East : Land of Dag No. 1592 (Part).
On the West : Land of Dag No. 1589 (Part).

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Supriyo Mukherjee
Authorized Signatories

IN WITNESS WHERE OF the parties hereto have set and subscribed their respective hands and seals on the20th..... Day of October..... 2014 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

In the presence of

1 Mathur Sardar
S/o Late Badam Sardar
vill. chotochandpur, P.O. R. Bishnupur
P.S. Rajshahi - dist north 24 parganas
Kd - 135

2 Shibsankar Saha
"Santosh Enclave" 3rd. floor,
14, Chinar Park,
Kolkata - 700157.

VARNAPARICHAY PUBLICHER PVT. LTD.
Supriyo Mukherjee
Authorised Signatories

Landowner/Principal












Drafted by:

Sudhwa Satwa Ghosh
(SUDHWA SATWA GHOSH)
ADVOCATE










Debanu Mishra

Attorney

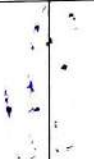



SPECIMEN FORM TEN FINGER PRINTS

	LH					
	RH					

ATTESTED :- *Supriyo Mukherjee*

	LH					
	RH					

ATTESTED :- *Debanjan Prasad*

PHOTO	LH					
	RH					

ATTESTED :-

PHOTO	LH					
	RH					

ATTESTED :-





স্বাক্ষরিত এবং প্রমাণিত
স্বাক্ষরিত এবং প্রমাণিত





20 OCT 2014

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 12662 / 2014, Deed No. (Book - I , 11536/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Supriyo Mukherjee B A - 2 , Sector - I , Salt Lake City, Thana:-North Bidhannagar, P.O. :-Sector I, District:-North 24 Parganas, WEST BENGAL, India, Pin :-700064	 20/10/2014	 LTI 20/10/2014	Supriyo Mukherjee 20-10-14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Supriyo Mukherjee Address -B A - 2 , Sector - I , Salt Lake City, Thana:-North Bidhannagar, P.O. :-Sector I, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Self	 20/10/2014	 LTI 20/10/2014	Supriyo Mukherjee
2	Debasis Biswas Address -Salua Roy Para, Thana:-Airport, P.O. :-Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	Self	 20/10/2014	 LTI 20/10/2014	Debasis Biswas

Name of Identifier of above Person(s)

Signature of Identifier with Date

Mathur Sardar
Choto Chandpur, Thana:-Rajarhat, P.O. :-R.
Bishnupur, District:-North 24-Parganas, WEST
BENGAL, India, Pin :-700135

Mathur Sardar
20/10/14

20 OCT 2014



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 11536 of 2014
(Serial No. 12662 of 2014 and Query No. 1523L000021542 of 2014)

On 20/10/2014

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. 21.00/-, on 20/10/2014

(Under Article : ,E = 21/- on 20/10/2014)

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.-1,27,27,281/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as: Impressive Rs.- 100/-

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

Presented for registration at 12.06 hrs on :20/10/2014, at the Office of the A.D.S.R. RAJARHAT by Supriyo Mukherjee ,Executant.

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

Execution is admitted on 20/10/2014 by

1. Supriyo Mukherjee
Authorized Signatory, Varnaparichay Publishers Private Limited, B A - 2 , Sector - 1 , Salt Lake City, Thana:-North Bidhannagar, P.O. :-Sector I, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064.
, By Profession : Business
2. Debasish Biswas
Partner, M/s. Cancun Constructions, Salua Roypara, Thana:-Airport, P.O. :-R. Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
, By Profession : Business

Identified By Mathur Sardar, son of Lt. Badan Sardar, Choto Chandpur, Thana:-Rajarhat, P.O. :-R. Bishnupur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)

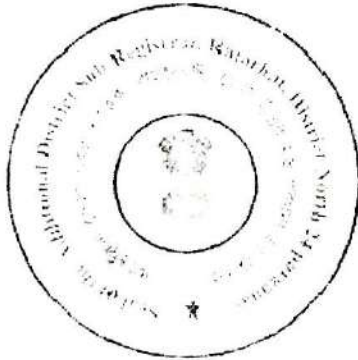
20 OCT 2014

Additional District Sub-Registrar

EndorsementPage 1 of 1

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 605 to 616
being No 11536 for the year 2014.



(Debasish Dhar) 21-October-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal