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भारत INDIA INDIA NON JUDICIAL ISE

পশ্চিম্বঙ্গ पश्चिम बंगाल WEST BENGAL

374863

10 JUL 2013

DEVELOPMENT POWER OF ATTORNE

KNOW ALL MEN BY THESE PRESENTS We, (1) SMT. ANIMA DAS, wife of Late Kanailal Das, by religion: Hindu, by occupation : Housewife (2) SHRI DEBKUMAR DAS, son of Late Kanailal Das, by religion: Hindu, by occupation Service (3) SHRI DEBASIS DAS, son of Late Kanailal Das, by religion: Hindu, by occupation Service, (4) SHRI DIPANKAR DAS, son of Late Kanailal Das, by religion: Hindu, by

Name MIS Elite Constant Road (South)

Address 1/470 gariahat Road (South)

Rs. 100/ P.S-lake Kol-68

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



Biblab Jaka 8/0 2001 Bional laka 1/27, sejoygonh 1-5- Jadarkur, xalkata-32 occupation - Service.



Government of West Bengal

nent of Finance (Revenue) ,Directorate of Registration and Stamp Revenue fice of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas ature / LTI Sheet of Serial No. 05941 / 2013, Deed No. (Book - I , 05729/2013)

of the Presentant

of the Presentant	Photo	Finger Print	Signature with date
p Ghosh 126 Gariahat Rd South, Ihana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700068	. 10/07/2013	LTI 10/07/2013	Budip Ghost 10/07/13

l No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anima Das Address -68 S B Das Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149	Self		LTI	अनियाभाउर
			10/07/2013	10/07/2013	
2	Debkumar Das Address -68 S B Das Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149	Self		LTI	Deloku mes De
			10/07/2013	10/07/2013	
3	Debasis Das Address -68 S B Das Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149	Self	Anna de la companya del companya de la companya del companya de la	LTI	Sebanh Jas
			10/07/2013	10/07/2013	
4	Dipankar Das Address -68 S B Das Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149	Self		LTI	Dipan kast D
	•		10/07/2013	10/07/2013	

(Ashoke Kumar Biswas) **DISTRICT SUB-REGISTRAR-IV** Office of the D.S.R. - IV SOUTH 24-PARGANAS

Page 1 of 3

raye 4 -. -

10/07/2013

.... Guu situated in Ward No. Tr (Old

Government of West Bengal partment of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas Gignature / LTI Sheet of Serial No. 05941 / 2013, Deed No. (Book - I , 05729/2013)

o. A	ture of the person(s) admitting dmission of Execution By	Status	Photo	Finger Print	Signature
A T C	Baby Das Address -Boral Uttarpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin 1-700154	Self	10/07/2013	LTI 10/07/2013	Baby Das
,	Sushama Das Address -Khakurdaha Mondal Para, Thana:-Joynagar, District:-South 24-Parganas, WEST BENGAL, India,	Self	10/07/2013	LTI 10/07/2013	Sushama Ob
7	Sabita Ghosh Address -1/126 Gariahat Rd South, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700068	Self	10/07/2013	A STATE OF THE STA	Saleita hhos
8	Sonali Nag Address -2/89 Bijoygarh, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032	Self	10/07/2013	LTI 10/07/2013	Sonali Nag
9	Nantu Ghosh Address -1/429 Gariahat Rd South, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700068	Self	10/07/201	LTI 10/07/2013	New York
10	Sudip Ghosh Address -1/126 Gariahat Rd South, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700068	Self	un 24 a	LTI 10/07/2013	· Sudip Ph
		out-Registration	West B	do	2 N

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



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

Endorsement For Deed Number: I - 05729 of 2013 (Serial No. 05941 of 2013 and Query No. 1604L000012790 of 2013)

On 10/07/2013

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 10/07/2013

(Under Article: E = 14/- H = 28/- M(b) = 4/- on 10/07/2013)

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.-1,17,50,448/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impresive Rs.- 100/-

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

Presented for registration at 12.35 hrs on :10/07/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Sudip Ghosh, one of the Claimants.

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

Execution is admitted on 10/07/2013 by

- 1. Anima Das, wife of Lt. Kanailal Das, 68 S B Das Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700149, By Caste Hindu, By Profession: House wife
- 2. Debkumar Das, son of Lt. Kanailal Das, 68 S B Das Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700149, By Caste Hindu, By Profession: Service
- 3. Debasis Das, son of Lt. Kanailal Das, 68 S B Das Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin: -700149, By Caste Hindu, By Profession: Service
- 4. Dipankar Das, son of Lt. Kanailal Das, 68 S B Das Rd, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700149, By Caste Hindu, By Profession: Business
- 5. Baby Das, daughter of Lt. Kanailal Das , Boral Uttarpara, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin: -700154, By Caste Hindu, By Profession: House wife

6. Sushama Das, daughter of Lt. Kanailal Assouth Resolution Mondal Para, Thana:-Joynagar, District:-South 24-Parganas, WEST BENGAL,

indu, By Profession: House wife India By Caste

(Ashoke Kumar Biswas)

DISTRICT SUB-REGISTRAR-IV

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EndorsementPage 1 of 2



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

Endorsement For Deed Number: I - 05729 of 2013 (Serial No. 05941 of 2013 and Query No. 1604L000012790 of 2013)

7. Sabita Ghosh

Developer/partner, M/s Elite Construction, 1/429 Gariahat Rd South, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700068.

, By Profession : Business

8. Sonali Nag.

Developer/partner, M/s Elite Construction, 1/429 Gariahat Rd South, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, Pin:-700068.

, By Profession : Business

9. Nantu Ghosh

Developer/partner, M/s Ellite Construction, 1/429 Gariahat Rd South, Thana:-Lake, District:-South

24-Parganas, WEST BENGAL, India, Pin:-700029.

, By Profession : Business

10. Sudip Ghosh

Developer/partner, M/s Elite Construction, 1/429 Gariahat Rd South, Thana:-Lake, District:-South

24-Parganas, WEST BENGAL, India, Pin:-700068.

, By Profession : Business

Identified By Biplab Saha, son of Bimal Saha, 1/77 Bijoygarh, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin: -700032, By Caste: Hindu, By Profession: Service.

> (Ashoke Kumar Biswas) DISTRICT SUB-REGISTRAR-IV



DISTRICT SUB-REGISTRAR

occupation - Business, all are residing at 68, S.B. Das Road, P.O. Rajpur, P.S. Sonarpur, District 24 Parganas (South), Kolkata - 7000149 (5) SMT. BABY DAS, daughter of Late Kanailal Das, and wife of Sambhu Nath Das, by religion: Hindu, by occupation: Housewife and residing at Boral Uttarpara, P.O. Boral, P.S. Sonarpur, District 24 Parganas (South), Kolkata - 700154, (6) SMT. SUSHAMA DAS, daughter of Late Kanailal Das, and wife of Panchu Gopal Das, by religion: Hindu, by occupation: Housewife and residing at Khakurdaha Mondal Para, P.O. Khakurdaha, P.S. Joynagar, District 24 Parganas (South), Pin 743372, hereinafter referred to as the "PRINCIPALS" do hereby nominate, constitute and appoint "M/S. ELITE CONSTRUCTION" a partnership firm having its office at 1/429, Gariahat Road (South), P.S. Lake, Kolkata - 700068 being represented by (1) SMT. SABITA GHOSH wife of Sri Haradhan Chandra Ghosh, by religion Hindu, by occupation Business, by Nationality Indian, and residing at 1/126, Gariahat Road (South), P.S. Lake, Kolkata - 700068, (2) SMT. SONALI NAG, wife of Sri Anjan Kumar Nag by religion Hindu, by occupation business and residing at 2/89, Bijoygarh, P.S. Jadavpur, Kolkata - 700032, (3) SRI NANTU GHOSH, son of Late Pran Ballav Ghosh, by religion Hindu, by occupation Business, by Nationality Indian, and residing at 1/429, Gariahat Road (South), P.S. Lake, Kolkata – 700068, and (4) SRI SUDIP GHOSH, son of Sri Haradhan Chandra Ghosh, by religion Hindu, by occupation Business, by Nationality Indian, and residing at 1/126, Gariahat Road (South), P.S. Lake, Kolkata - 700068 as our true and lawful attorneys in all stepping of works to be done by them on or before in respect of total share upon the property situated and lying all that the piece and parcel of Bastu land measuring an area of 29 satak (23 satak Bastu i.e. 13 cottah 15 chittaks 02 sq.ft. + 06 satak pukur i.e. 03 cottahs 10 chittaks 08 sq.ft.) i.e. physical land area is 17 (seventeen) cottahs 09 (nine) chittaks 10 (ten) sq.ft. . little more or less lying and situated in Ward No. 17 (Old - 16) being

Premises No. 68, (Old – 36), S.B. Das Road, Rajpur, Kolkata – 700149 in the District of 24 Parganas (South) under the jurisdiction of Rajpur – Sonarpur Municipality in Khatian No. 2744, Plot No. 591, J.L. No. 55, Mouza – Rajpur, Touzi No. – 251, R.S. No. – 109, District 24 Parganas (South), Sub-Registry Office, Sonarpur, 24 Parganas (South) the specifically described in the Schedule hereunder and also in the scheduled for the following acts, deed, deeds and things whereby we the above named PRINCIPALS do hereby:-

SEND GREETINGS:

WHEREAS (1) SMT. ANIMA DAS, (2) SHRI DEBKUMAR DAS, (3) SHRI DEBASIS DAS, (4) SHRI DIPANKAR DAS, (5) SMT. BABY DAS, and (6) SMT. SUSHAMA DAS, where own and possessed to all the piece and parcel of land an area of 29 satak (23 satak Bastu i.e. 13 cottah 15 chittaks 02 sq.ft. + 06 satak pukur i.e. 03 cottahs 10 chittaks 08 sq.ft.) i.e. physical land area is 17 (seventeen) cottahs 09 (nine) chittaks 10 (ten) sq.ft. little more or less lying and situated in Ward No. 17 (Old – 16) being Premises No. 68, (Old – 36), S.B. Das Road, Rajpur, Kolkata – 700149 in the District of 24 Parganas (South) under the jurisdiction of Rajpur – Sonarpur Municipality in Khatian No. 2744, Plot No. 591, J.L. No. 55, Mouza – Rajpur, Touzi No. – 251, R.S. No. – 109, District 24 Parganas (South), Sub-Registry Office, Sonarpur, 24 Parganas (South).

We acquired the property by inheritance after the death of Late Kanailal Das who resides a plot of land being a Partition Deed which was duly registered in the Office of the A.D.S.R. Alipore in Book No. 01, Volume No. 191, Pages no. 146 to 154, Being No. 7134 in the year 1974. We the executants hereinabovo entered into a DEVELOPMENT AGREEMENT with M/S. ELITE CONSTRUCTION a partnership firm having its office at 1/429, Gariahat Road (South), P.S. Lake,

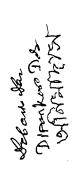
Baly Das Sustamand Sel, Kumas E

Kolkata – 700068 for development over the said property i.e. morefully described in the Schedule hereunder. The said Development Agreement registered on 10.07.2013 and recorded in book no. I, CD Volume No.

pages to Being no. $\pm 5728/p3$ for the year 2013 and registered at the office at DSR, Alipore, 24 Parganas (South).

AND WHEREAS due to some unavoidable circumstances, we are not in a position to look after, manage control upon our share over the said property and to do what may be needful on various matters occasions, it is necessary for us to appoint Attorneys to act on our behalf, we do hereby nominate, appoint and constitutes "M/S. ELITE CONSTRUCTION" a partnership firm having its office at 1/429, Gariahat Road (South), P.S. Lake, Kolkata - 700068 being represented by (1) SMT. SABITA GHOSH wife of Sri Haradhan Chandra Ghosh, by religion Hindu, by occupation Business, by Nationality Indian, and residing at 1/126, Gariahat Road (South), P.S. Lake, Kolkata - 700068, (2) SMT. SONALI NAG, wife of Sri Anjan Kumar Nag by religion Hindu, by occupation business, by Nationality Indian, and residing at 2/89, Bijoygarh, P.S. Jadavpur, Kolkata -700032, (3) SRI NANTU GHOSH, son of Late Pran Ballav Ghosh, by religion Hindu, by occupation Business, by Nationality Indian, and residing at 1/429. Gariahat Road (South), P.S. Lake, Kolkata - 700068, and (4) SRI SUDIP GHOSH, son of Sri Haradhan Chandra Ghosh, by religion Hindu, by occupation Business, by Nationality Indian, and residing at 1/126, Gariahat Road (South), P.S. Lake, Kolkata - 700068 to represent us on our behalf on the following acts, deed or deeds and things viz. :-

To enter into defend possession of the said land measuring an area of
 29 satak (23 satak Bastu i.e. 13 cottah 15 chittaks 02 sq.ft. + 06 satak



pukur i.e. 03 cottahs 10 chittaks 08 sq.ft.) i.e. physical land area is 17 (seventeen) cottahs 09 (nine) chittaks 10 (ten) sq.ft. little more or less lying and situated in Ward No. 17 (Old – 16) being Premises No. 68, (Old – 36), S.B. Das Road, Rajpur, Kolkata – 700149 in the District of 24 Parganas (South) under the jurisdiction of Rajpur – Sonarpur Municipality in Khatian No. 2744, Plot No. 591, J.L. No. 55, Mouza – Rajpur, Touzi No. – 251, R.S. No. – 109, District 24 Parganas (South), Sub-Registry Office, Sonarpur, 24 Parganas (South) acquired the property by inheritance.

- ii) To represent us before any and/or every Concerned Authority in relation with any and/or every type of work in respect of the Schedule mentioned property.
- To, make various deposits into the various Concerned and/or Authorities and/or Officers in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- To approach and/or make applications before various Concerned Authorities for getting necessary permission, sanction, connections etc. in our names and/or on behalf of us and to take delivery of the said permission, sanction etc. from the Concerned Departments and/or Authorities.
- v) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here below and to represent us before and

correspond with the Concerned Authorities for any of the maters relating to the property under the Schedule here below.

- vi) To do and/or perform any necessary and required acts, deeds, matters for the purpose of more better use and enjoyments in respect of the property under the Schedule herein.
- To execute any necessary Declaration, Affidavit and/or documents in relation to the property under the Schedule herein (including Agreement for sale) and if required make the same registered with the Concerned Authority and to receive the consideration and to issue receipt for the same. To advertise in the newspapers and display boards for selling flats etc. (excluding owners share) as the said Attorneys shall think fit and proper.
- viii) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.
- To sign, execute on our behalf and to represent us before the Registrar, Sub-Registrar Registrar of Assurances, and/or other such Authorities in all connections with execution and registration of the required Declaration Rectification of the required declaration, rectification and/or other documents, Sale deed and/or deeds, any agreement for sale, document/documents (excluding Owners' allocation) in relation with the property, as described under the schedule herein and to collect entire consideration amount from the intending purchaser/purchasers.

- To accept for us and in our names or on our behalf service of any writ or summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s to prosecute or discontinue or become non-suited as the said Attorney shall see cause then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorneys be convinced and conceived to be due/owing/belonging or payable to us by any person and/or Agents and/or Lawyers to prosecute and/or to defend the cause as occasions may arise either in our names or in the name of the Attorney in relation with the Schedule mentioned property.
- To appoint Pleader/s, Solicitor/s, Advocate/s, Authorised Person/s, Lawyer/s Agents to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in there place and stead in relation with the Schedule mentioned property.
- Xii) To apply to concerned authorities including all the departments of Rajpur Sonarpur Municipality, such as Building, Survey Department, Kolkata Police, Bengal Police, Water, Sanitary, Drainage, Sewerage Department, State Electricity Board, Law Department of the Rajpur Sonarpur Municipality, Conservancy, Executive Engineer Health, Assessment Collection, and to obtain and/or get applied and obtained

- xiii) To appear and represent us before the necessary Authorities including Rajpur Sonarpur Municipality, Assessment Department, Building Department., K.M.D.A., B.L. & L.R.O., Fire Brigade the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, W.B. Police and other Department/ Departments etc.
- To sign building plan / plans and/or revised and/or modified building plan/plans, Supplementary plan on our behalf if necessary and also to sign completion building plan on our behalf and to submit the same before the competent authority for sanction and to follow up the matter in the respective Departments for sanction and to collect the said plan to be sanctioned from the appropriate authority i.e. from the sanctioning Authority of the Rajpur Sonarpur Municipality.

To sign verify and execute plaint/s written statement/s claim/s appeal/s review/s application/s, objection/s affidavit/s, authority/ies, paper/s and document/s of every description that may be necessary to be signed, verified and executed for the purpose of suit/s, action/s, appeal/s and proceeding/s of any kind whatsoever in any Court of Law or Equity, whether or Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts, deeds, and things and to appear and/or to make petitions and/or applications in any such Court or Courts aforesaid in any suit/s, action/s, appeal/s and/or proceeding/s brought and/or commenced

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and/or to defend, answer or oppose the same or suffer Judgement/s or decree to be or had given, take or pronounced in any such suit/s, action/s, appeals, proceedings and to execute Decree/s as the said Attorney shall be advised or think proper.

- To receive from any Court or any Officer thereof or from any person, firm or body/corporate any amounts due and payable to us on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.
- xvii) To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual in all intents and purposes according to laws and Custom of India and particularly of West Bengal.
- AND WE DO HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorneys and accordingly the said Attorneys shall be entitled to exercise independently the powers conferred upon them by this power in respect of the matters related with the schedule mentioned property including authorizing somebody to act on behalf of them, whenever applicable and necessary.

AND we agree to rectify and confirm and agrees or undertake to ratify and confirm all the whatsoever our said Attorneys appointed under this power in that herein above shall lawfully do or cause to be done in the rights of or by

virtue of these presents including in such confirmation and other another works will be treated as we would do if we physically present.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of Land measuring an 29 satak (23 satak Bastu i.e. 13 cottah 15 chittaks 02 sq.ft. + 06 satak pukur i.e. 03 cottahs 10 chittaks 08 sq.ft.) i.e. physical land area is 17 (seventeen) cottahs 09 (nine) chittaks 10 (ten) sq.ft. little more or less lying and situated in Ward No. 17 (Old – 16) being Premises No. 68, (Old – 36), S.B. Das Road, Rajpur, Kolkata – 700149 in the District of 24 Parganas (South) under the jurisdiction of Rajpur – Sonarpur Municipality in Khatian No. 2744, Plot No. 591, J.L. No. 55, Mouza – Rajpur, Touzi No. – 251, R.S. No. – 109, District 24 Parganas (South), Sub-Registry Office, Sonarpur, 24 Parganas (South).

IN WITNESS WHERE OF we (1) SMT. ANIMA DAS, (2) SHRI DEBKUMAR DAS, (3) SHRI DEBASIS DAS, (4) SHRI DIPANKAR DAS & (5) SMT. BABY DAS, and (6) SMT. SUSHAMA DAS, and the Attorneys hereinabove have hereto sets and subscribed our respective hands and seal on this day of 10th day of July, 2013.

SIGNED, SELAED & DELIVERED

In the presence of:-

WITNESSES:-

1. Anjan Nag 2/89, Bijoygana Kolkata-700032 P.S- Jadaupue.

- DERMINSTRY (1
- 2) Dele Kumardes.
- 3) Selan de
- Dipunkase Dos
- 5) Baky Das
- 6) Sushama Das.

PRINCIPALS (EXECUTANTS)

2. Abrijet-genson 122C, Judangarh Ko1-78 P-S- Garafa

Drafted by me:

Typed by me:

Anuls Kr. Shorhal. Anup Kr. Ghoshal

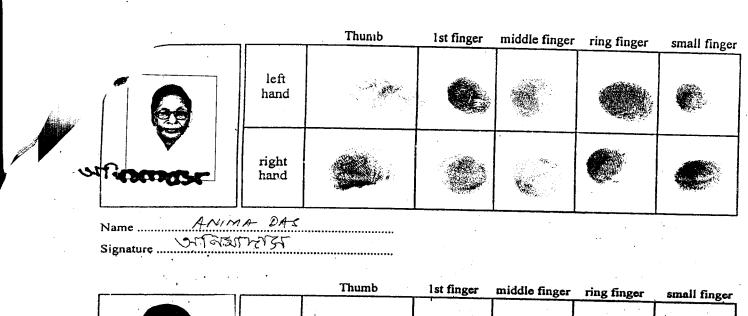
Laskarpur, Peyarabagan, Kol-153.

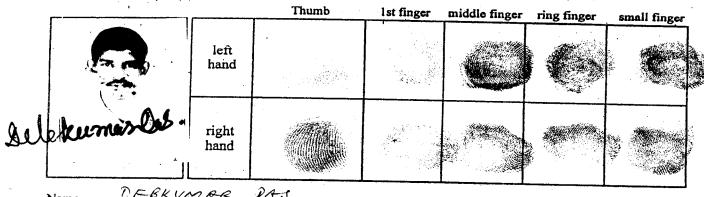
Accepted by us,

1) Salita Chosh.

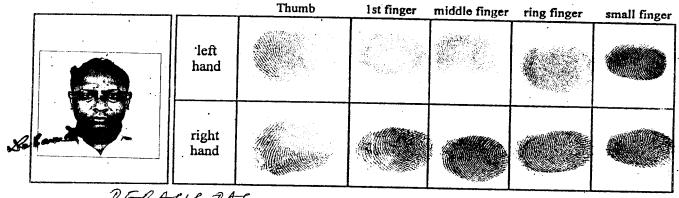
- 3) Now star
- 4) Sudip Glosh

ATTORNEYS





Name DEBKUMBR DAS
Signature Allo Kumas Das.



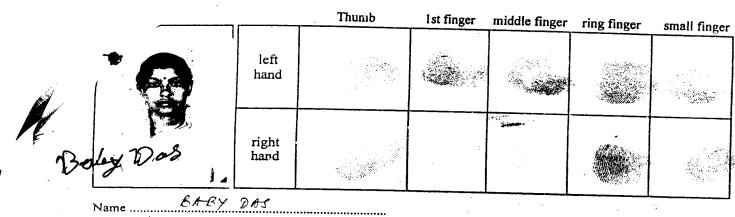
Name DEBASIS DAS

Signature Sobah da

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Name DIPAN KAR DAS

Signature DiPankar DS



Signature Bally Dos

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Signature Ster hame Das

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Name SABITA GHOSH Signature Salish Chosh

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C CANADA	right hand					

Name SONALT NAG

Signature Sonali Nag

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РНОТО	right hand					
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 30 Page from 1173 to 1193 being No 05729 for the year 2013.



(Ashoke Kumar Biswas) 10-July-2013 DISTRICT SUB-REGISTRAR-IV Office of the D.S.R. - IV SOUTH 24-PARGANAS West Bengal