

2859/16

Power

I-0 2475/16

भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 713277

12-13
17/11/17

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

[Signature]

06 APR 2016

GENERAL POWER OF ATTORNEY

TO WHOM ALL THESE PRESENTS SHALL COME, WE, (1) TAPAN ROY CHOWDHURY, (2) SUBHASH ROY CHOWDHURY, both sons of Late Jagabandhu Roy Chowdhury, both by caste -Hindu, both by occupation - Business, both residing at Premises No.12A, Rani Bhabani Road, Kolkata - 700026, P.O. - Kalighat, P.S. - Tollygunge send greetings.

WHEREAS we, the said Tapan Roy Chowdhury and Subhash Roy Chowdhury are the absolute joint Owners, each having 50% share, of the fully tenanted Premises No. 182, Shyama Prasad Mukherjee Road, Kolkata - 700026, consisting of various old Kancha built structures with tile sheds standing thereon.



- To appear and represent us before the Board of Revenue, Collector of any District, Sub-Divisional Officer, Magistrate, Judge, Munsif, District Judge at

154


4/1/16

NO. Date

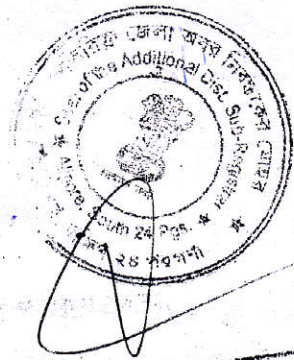
Sold to Dr. Pravin M Ghosh

of 2 Jami Bhaban St

Rupees 1000



Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolkata



Signature

06 APR 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Amit Ray, Advocate
High Court, Calcutta



AND WHEREAS We, being desirous of developing the said Premises at 182, S. P. Mukherjee Road, Kolkata - 700026, measuring 5 Cottahs 13 Chittacks and 38 Square Feet more or less have entered into an joint venture agreement with DR. TARUN KUMAR GHOSH, son of Late Dhrubapada Ghosh, by caste Hindu, by occupation - business, resident of 2, Rani Bhabani Road, Kolkata - 700026, P.O. - Kalighat, P.S. - Tollygunge, and the same has been registered on 06/04/2016 at the office of ADSR, Alipore and recorded in Book no. IV, CD vol. no. - X, pages --~~X~~ to ~~X~~, Being no. I-160502470 of 2016,

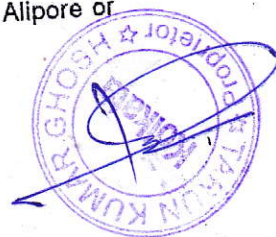
NOW KNOW YE BY THESE PRESENTS THAT WE, TAPAN ROY CHOWDHURY and SUBHASH ROY CHOWDHURY, both sons of Late Jagabandhu Roy Chowdhury, by caste -Hindu, by occupation - Business, residing at Premises No.12A, Rani Bhabani Road, Kolkata - 700026, P.O. - Kalighat, P.S. - Tollygunge do hereby nominate, constitute and appoint DR. TARUN KUMAR GHOSH, son of Late Dhrubapada Ghosh, by caste Hindu, by occupation - business, resident of 2, Rani Bhabani Road, Kolkata - 700026, P.O. - Kalighat, P.S. - Tollygunge, aged about 56 years, by religion - Hindu, by occupation - business as our true and lawful Attorney in our name and on our behalf to do, exercise, execute and perform or cause to be performed all or any of the acts, deeds or things hereinafter mentioned, that is to say: -

1. To develop the said premises as fully described in the schedule hereunder written and to construct a new multistoried building at the said premises in accordance with the new sanctioned plans by the Kolkata Municipal Corporation.
2. To make, sign and verify all applications or objections to appropriate authorities for all license, permission or consent etc as required by law in connection with development and management of the property particularly described in the schedule hereunder written
3. To effect mutation or separation of holding in the Revenue and/or Government Offices and sign all applications or objections or to be present at the time of any hearing and swear affidavit relating to the mutation or for any other purpose in our name and on our behalf.
4. To appear and represent us before the Board of Revenue, Collector of any District, Sub-Divisional Officer, Magistrate, Judge, Munsif, District Judge at



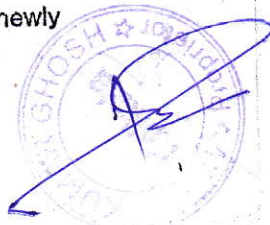
Alipore, and on all Government offices, Competent Authorities, Commissioners of any Division and on all matters and things relating to the affairs of our property mentioned in the schedule hereunder written.

5. To appear for and represent us in all the Courts Civil, Criminal or Revenue including Original, Revisional or Appellate Court, in any Registration Offices and to sign, execute, verify and file complaints, written statements and petitions, permission for all purposes and also to present appeals in any court and to accept service of all summons, notices and other process of law.
6. To appear and execute the plan/plans and to submit the same in our name and on our behalf and to do all formalities to execute and submit plan/plans for modification and/or alteration, renew and/or for whatsoever necessary before the Kolkata Municipal Corporation, CESC, KIT etc or to any other competent authority and to obtain the same, to obtain Completion Certificate and No Objection Certificate from any authority or authorities as may be required, to execute and sign all papers and documents, affidavits whatsoever necessary in our name and in our favour to negotiate in our name and to do whatsoever necessary for the same in our name or on our behalf as We could do personally by ourselves.
7. To pay fees, obtain sanction plan/plans and also of modification/alteration of plans and to take delivery of the same and such other orders which include Completion Certificate, No objection Certificate if necessary from the Competent Authority or Authorities and permission from the necessary Authorities including the KMC, KIT etc as may be expedient for modification or alteration of the plans in respect of our property mentioned in the schedule below.
8. To execute boundary declarations, corner splayed gift, declaration of width of road and any other relevant document necessary for sanctioning the plan and/or sign, execute and submit any plan, documents for sanction of sewerage line, water connection and other whatsoever documents to be placed before KMC and/or other whatsoever authority/ authorities and to present all such deeds and documents, gift deeds, declarations, affidavits for registration, to admit execution before any Registrar, Additional District Sub Registrar or at any Registration or sub registration Office at Alipore or



Kolkata having authority and/or jurisdiction for and to have the said deeds and documents registered and to do all other acts, deeds and things which our said attorney shall consider necessary as fully and effectually in all respect as we could do the same ourselves if personally present.

9. To manage the affairs and supervise the demolition of the old building and construction of new building on our said property in accordance with the Plan/Plans and to engage contractors/collaborators for the said work.
10. To appear and to apply for obtaining sanction, permission, clearance and service connection before appropriate authorities both sanitary and water from KMC and any local and all Government Offices and to sign on our behalf all necessary forms, applications, petitions and documents and also to apply for obtaining permit, license, permanent and temporary supply service as may be required.
11. To apply for electricity, water, telephone, sewerage, drains and/or connection or any other utility in the said premises, to apply for modification and/or alternation and/or extended approval/sanctioned plan and to pay fees and to take delivery of the same and to take such other order or permission from the necessary authorities which our said attorney deems fit and proper.
12. To engage workers for implementation of the same and to do any act or thing which our said attorney deems fit and proper.
13. To appoint, engage Pleaders, Advocates whenever our said attorney shall think proper to do so and to discharge and/or terminate his or their appointment in respect of our property mentioned in the Schedule below.
14. To evict all trespassers and other unauthorized occupiers and to settle, rehabilitate and/or evict the tenants, licensees through Court of Law and/or negotiate with them for whatsoever purpose and/or to collect rents and/or otherwise settle the property or shares of the property, and common users and common spaces or any part or parts belonging to our property mentioned in the Schedule below.
15. To negotiate the terms for and to arrive at and agreement to sell the flats of the developer's allocation as per the joint venture agreement of the newly



constructed building or part thereof or to sell to any intending purchaser or purchasers the property or, any part thereof possessed and belonging to us as mentioned and described in the Schedule below at such price which our said attorney shall think fit and proper, to agree upon and to enter into and to execute any agreement or agreements for such sale or sales and/or to modify or cancel and/or to repudiate the same.

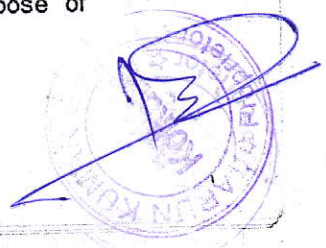
16. To receive from the intending purchaser or purchasers any amount as and by way of earnest money and/or advanced or advances from time to time and also the balance of purchaser money and to give good valid receipt, and discharge for the same and to issue receipts on our behalf which will protect the intending purchaser or purchasers in respect of such payments made.

17. Upon such receipt as aforesaid to sign, execute and deliver and deed or deeds of sale, conveyance or conveyances or any part or, whole of the Developers allocation in favour of such purchaser or purchaser or his/their nominee or nominees, assigns or assignees.

18. To sign and execute all other deeds, instruments and assurances which our said attorney shall consider necessary and to enter into and/or, agree to such covenants and conditions as may, be required for fully, and effectually conveying the developers allocation either in part or full as we could do ourselves personally present.

19. To present any such deed or deeds of sale, conveyance or conveyances or other document or documents for registration, to admit execution and receipts of consideration before any Additional District Sub Registrar, or at any Registration Office at Alipore or Kolkata having authority and/or jurisdiction having authority and or jurisdiction for and to have the said conveyance or conveyances registered and to do all other acts, deeds and things which our said attorney shall consider necessary for transferring and/or conveying the Developers' allocation or part or portions thereof to the said purchaser or purchasers fully and effectually in all respect as we could do the same ourselves if personally present..

20. To enter into any agreement with any person or persons or firm for whatsoever purpose and/or agreement to sell or otherwise dispose of



Developers' portion or portion or portions in the newly constructed building and to transfer and to sell the same to obtain security thereon, to release the security or to execute whatsoever documents or charge or also to execute or enforce any powers under any such security or charges or otherwise to release or obtain the benefits thereof in such manner as our said attorney shall think fit and proper. To execute and register any document or documents on our behalf in respect of the developer's allocation.

21. For the better doing, performing and executing all the matters and things as aforesaid and the attorney shall be solely responsible for and make and pay all payments, wages, dues, contributions entitlements contractual and / or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and others by whatever name called or described, appointed, deputed or engaged or required or put on site for the erections, construction and completion of the said newly proposed G+ V storied building and every part thereof.

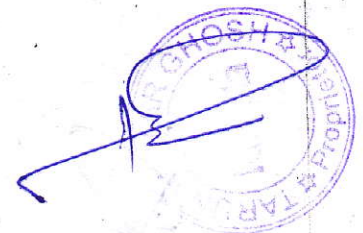
And we hereby agree that all acts, deeds and things lawfully done by our said attorney shall be construed as acts, deeds and things done by us to all intents and purposes as if we were present and we under take to ratify and confirm all and whatsoever that our said attorney do or cause to be done for us by the virtue of the power hereby given.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the brick built messuage, tenements, hereditaments, premises and dwelling houses together with the piece or parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing by estimation an area of 5 Cottahs 13 Chittacks 38 Sq.ft. be the same a little more or less situate lying at and being municipal Premises No. 182, Shyama Prasad Mukherjee Road, Kolkata- 700026, Police Station - Tollygunge, Registration Office - Alipore, Sub-Registration Office Alipore in the District of South 24-Parganas and butted and bounded as follows :

ON THE NORTH: By Premises No. 178 S.P. Mukherjee Road, Kolkata.

ON THE SOUTH: By 40 ft. Rani Bhabani Road, Kolkata,



ON THE EAST: By 120 ft. S.P. Mukherjee Road, Kolkata.

ON THE WEST: By Premises No. 2, Rani Bhabani Road, Kolkata.

In witness hereof we have signed this deed on this 6th day of April, 2016.

Jagan Ray Choudhury
Sulekha Ray Choudhury

PRINCIPAL

I accept.

Tarun Kumar Saha

Tarun Kumar Saha

SIGNATURE OF THE ATTORNEY

WITNESS

1. *Mitan Lal Patra*
182, S. P. Mukherjee
Road. Kal-26

(2) *Pratima Kumar Saha*
12A, Rani Bhabani rd.
Kal-700026.

Drafted by: -

Amit Ray

Mr Amit Ray, Advocate
High Court, Kolkata.

Enrol. no. F-474/481 of 1990



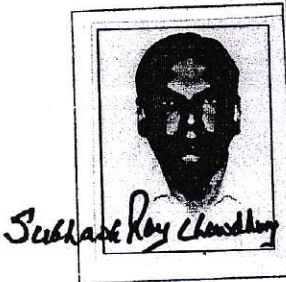
SPECIMEN FORM FOR TEN FINGERPRINTS



Jagan Roy Choudhury

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

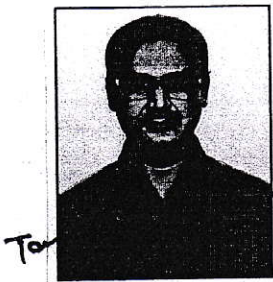
Signature Jagan Roy Choudhury



Subhasit Roy Choudhury

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Subhasit Roy Choudhury



Tamun Kumar Ghosh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					




Signature Tamun Kumar Ghosh



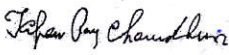


4. To appear and represent us before the board of Revenue, Collector or any District, Sub-Divisional Officer, Magistrate, Judge, Munsif, District Judge at

Seller, Buyer and Property Details

Principal & Attorney Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Dr TARUN KUMAR GHOSH Son of Late DHRUBAPADA GHOSH 2, RANI BHABANI ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026	 06/04/2016 12:21:50 PM	 LTI 06/04/2016 12:22:02 PM
		 06/04/2016 12:22:16 PM	

Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr TAPAN ROY CHOWDHURY Son of Late JAGABANDHU ROY CHOWDHURY 12A, RANI BHABANI ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADKPR8151N,; Status : Individual; Date of Execution : 06/04/2016; Date of Admission : 06/04/2016; Place of Admission of Execution : Office	 06/04/2016 12:23:14 PM	 LTI 06/04/2016 12:23:25 PM
		 06/04/2016 12:23:44 PM	

Tarun Kumar Ghosh



06/04/2016 Query No:-16051000141799 / 2016 Deed No :I - 160502475 / 2016; Document is digitally signed.

Page 10 of 16

- To appear and represent us before the Board or Revenue, Collector or any District, Sub-Divisional Officer, Magistrate, Judge, Munsif, District Judge at

Principal Details

Name, Address, Photo, Finger print and Signature

No

2

Mr SUBHASH ROY CHOWDHURY
 Son of Late JAGABANDHU ROY CHOWDHURY
 12A, RANI BHABANI ROAD, P.O:- KALIGHAT,
 P.S:- Tollygunge, Kolkata, District:-South 24-
 Parganas, West Bengal, India, PIN-. 700026 Sex:
 Male, By Caste: Hindu, Occupation: Business,
 Citizen of: India, PAN No. ADJPR8160Q,; Status :
 Individual; Date of Execution : 06/04/2016; Date of
 Admission : 06/04/2016; Place of Admission of
 Execution : Office



06/04/2016 12:22:31 PM



LTI

06/04/2016 12:22:39 PM

Subhash Roy Chowdhury

06/04/2016 12:22:59 PM






06/04/2016 Query No:-16051000141799 / 2016 Deed No :I - 160502475 / 2016, Document is digitally signed.

Page 11 of 16

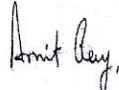
4. To appear and represent us before the Board of Revenue, Collector of any

Attorney Details

Name, Address, Photo, Finger print and Signature


SL No.		 06/04/2016 12:21:50 PM	 LTI 06/04/2016 12:22:02 PM
1	Dr TARUN KUMAR GHOSH Son of Late DHRUBAPADA GHOSH 2, RANI BHABANI ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADUPG1361P,; Status : Individual; Date of Execution : 06/04/2016; Date of Admission : 06/04/2016; Place of Admission of Execution : Office	 06/04/2016 12:22:16 PM	

B. Identifire Details

Identifier Details			Signature
SL No.	Identifier Name & Address	Identifier of	
1	Mr Amit Ray Son of Late P N Ray High Court, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr TAPAN ROY CHOWDHURY, Mr SUBHASH ROY CHOWDHURY, Dr TARUN KUMAR GHOSH	 06/04/2016 12:24:04 PM

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
L1	District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SHYAMA PRASAD MUKHERJEE ROAD, , Premises No. 182, Ward No: 88		5 Katha 13 Chatak 38 Sq Ft	1/-	3,58,87,056/-	Proposed Use: Bastu, Width of Approach Road: 80 Ft..

06/04/2016 Query No:-16051000141799 / 2016 Deed No :l - 160502475 / 2016, Document is digitally signed.

Page 12 of 16

4. To appear and represent us before the Board of Revenue, Collector of any

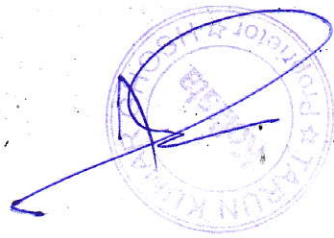
Structure Details					Other Details
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	
F0	Gr. Floor	2500 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	2500 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)
L1	Mr TAPAN ROY CHOWDHURY	Dr TARUN KUMAR GHOSH	4.83885	50
	Mr SUBHASH ROY CHOWDHURY	Dr TARUN KUMAR GHOSH	4.83885	50

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
S1	Mr SUBHASH ROY CHOWDHURY	Dr TARUN KUMAR GHOSH	1250 Sq Ft	50
	Mr TAPAN ROY CHOWDHURY	Dr TARUN KUMAR GHOSH	1250 Sq Ft	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	AMIT ROY
Address	HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate



Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160502475 / 2016

Query No/Year	16051000141799/2016	Serial no/Year	1605002859 / 2016
Deed No/Year	I - 160502475 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Dr TARUN KUMAR GHOSH	Presented At	Office
Date of Execution	06-04-2016	Date of Presentation	06-04-2016

Remarks

On 06/04/2016

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.

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

Presented for registration at 12:13 hrs on : 06/04/2016, at the Office of the A.D.S.R. ALIPORE by Dr TARUN KUMAR GHOSH, Claimant.

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 3,66,37,056/-

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

Execution is admitted on 06/04/2016 by

Mr TAPAN ROY CHOWDHURY, Son of Late JAGABANDHU ROY CHOWDHURY, 12A, RANI BHABANI ROAD, P.O: KALIGHAT, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Business
Indetified by Mr Amit Ray, Son of Late P N Ray, High Court, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/04/2016 by

Mr SUBHASH ROY CHOWDHURY, Son of Late JAGABANDHU ROY CHOWDHURY, 12A, RANI BHABANI ROAD, P.O: KALIGHAT, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Business
Indetified by Mr Amit Ray, Son of Late P N Ray, High Court, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 06/04/2016 by

Dr TARUN KUMAR GHOSH, Son of Late DHRUBAPADA GHOSH, 2, RANI BHABANI ROAD, P.O: KALIGHAT, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN -

06/04/2016 Query No:-16051000141799 / 2016 Deed No :I - 160502475 / 2016, Document is digitally signed.

Page 14 of 16

4. To appear and represent us before the Board of Revenue, Collector or any District, Sub-Divisional Officer, Magistrate

026, By caste Hindu, By Profession Business
Identified by Mr Amit Ray, Son of Late P N Ray, High Court, P.O: G P O, Thana: Hare Street, . City/Town:
KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

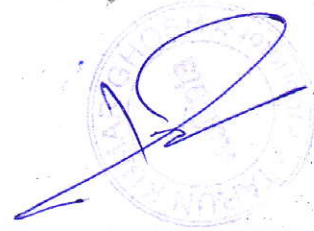
Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 159, Purchased on 04/04/2016, Vendor named S Das.



(Amitava Chanda)

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

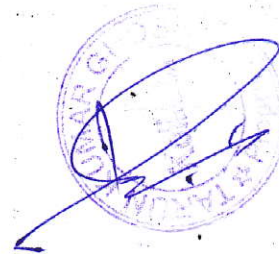
Volume number 1605-2016, Page from 65822 to 65837

being No 160502475 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.04.06 16:18:17 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 06/04/2016 16:18:16
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.



(This document is digitally signed.)