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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

T 985084

Stamp cancellation text: "The cancellation marks and the endorsement sheet/sheets attached with this document are the part of this document."

*Handwritten signature*

Additional District Sub-Reg. Officer  
Rajarat, New Town, North 24 Pgs  
08 MAY 2015

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS that, I, MR. HARADHAN MANDAL holding PAN BTGPM6755G son Late Lal Behari Mondal, by faith-Hindu, by occupation- business, by nationality- Indian, residing at Jawahar Colony, Nain Market, House no- 3667, Gali no- 3, Ward No. 5, Police Station- Faridabad N.I.T, Post Office- Faridabad Sector No. 22, Faridabad, Haryana, Pin- 121005, **SEND GREETINGS:**

**WHEREAS** due to my frailing health and staying away at Haryana it has became necessary that I should nominate, constitute and appoint **ATTORNEY** on my behalf to look after , maintain and deal with my Schedule property in every manner whatsoever and also to execute the <sup>Deed of</sup> sale of my Schedule Property measuring more or less 0.20 Acres, lying and situated at Mouza Reckjoani, J.L. No. 13 in R. S. and L.R. Dag No. 1291, 1292, 1293, 1294, 1295, 1296, 1302, 1304, 1305, 1306, 1347 under L.R. Khatian- 2656, 2657 and 2658 under Rajarhat Bishnupur 1 No. Gram Panchayet, P. S. Rajarhat, District North 24-Parganas, which I have inherited from my father as per natural Succession of the law of the land and partly by way of Deed of Gift from my Sister's and partly by way of partition among my brother's and I am desirous of appointing the person hereinafter named to be my Constituted Attorney to act for me and on my behalf in all matters touching and concerning the aforementioned acts including the execution and registration of the said scheduled property morefully and specifically described in the Schedule mentioned hereinafter, in my name.

**NOW KNOW YE BY THESE PRESENTS** that I, the said **MR. HARADHAN MANDAL**, do hereby nominate, appoint and constitute **MR. AMITABH ROY** holding PAN ACGPR3774E son of Mr. Sunil Kumar Roy, by faith- Hindu, by occupation- business, working for gain at D-302, City Centre, DC Block, Salt lake City, Police Station- Bidhan Nagar, Kolkata 700 064, as my true and lawful



Attorney to do and to perform or cause to be done or performed all the acts, deeds, matters and things that is to say in connection with the aforementioned acts including executing any Agreement and/or Agreement for Sale pertaining to the said Schedule Property hereinafter described "as the said immovable property" .

**1)** To manage and supervise my schedule property measuring more or less 0.20 Acres, be the same a little more or less in R. S. and L.R. Dag no- 1291, 1292, 1293, 1294, 1295, 1296, 1302, 1304, 1305, 1306, 1347 under L.R. Khatian no- 2656, 2657 and 2658 lying at Mouza- Reckjoani, Police Station- Rajarhat, J.L. no- 13, under Rajarhat- Bishnupur 1 no, Gram Panchayat, within the limit of District- 24 Parganas (North) which is specifically mentioned in the schedule property.

**2)** To apply before the Gram Panchayet for mutation and separate assessment, in respect of the schedule property and to pay concern taxes to the Gram Panchayet on my behalf.

**3)** To apply for Mutation and conversion before the B.L. & L.R.O authority in respect of the schedule property and to pay concern Khazana to the B.L. & L.R.O on my behalf.

**4)** To appear for and represent me in Gram Panchayet for necessary jobs or other authorities as and when require.

5) To appear and represent me in KMDA and to file necessary application or petition to obtain N.O.C. from thereon and to take necessary steps there in respect of N.O.C. or any other step or steps require before the said authority as and when my said lawful Attorney thinks, fit and proper.

6) To apply for obtaining electricity, water, gas, telephone connection and underground cables, sewers and drainage connection, lift license, traffic and fire Clearance/NOC in the said Scheduled property and duly signed therewith.

7) To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the scheduled land to any bonafide purchaser or purchasers at such price which my said Attorney, in his absolute discretion, thinks fit and proper and/or to cancel and/or to repudiate the same and to take advances or payments in respect thereof, give possession in respect of schedule land and to execute "**Deed of Conveyance/s**" as and when necessary on such terms and conditions as my said Attorney may think fit and proper **and to deposit the said consideration money in my bank account.**

8) To sell my said Schedule property, to enter into an Agreement for Sale, to enter into Development Agreement, to receive sale

consideration, to issue receipt for the same, to execute the proper deed of conveyance and other necessary documents and the same to register in the office of concerned registrar, sub-Registrar, and to sign any affidavit/declaration, that may be required for registration of the said Deed of Conveyance and other necessary documents. All sales proceedings and/or advanced/earnest money will be deposited to the account/accounts of the said Haradhan Mandal.

**9)** To mortgage the schedule property on my behalf and to execute the proper Deed of Mortgage as required and to appear before the concerned registering authority for the same on my behalf.

**10)** To file a Partition Suit and/or to make an amicable partition on behalf me with the Co-shares if any pertaining to the Schedule Property on my behalf.

**11)** To make a Deed of Gift of the said Schedule property on my behalf and to appear before the concerned registering authority for execution of the said Deed of Gift on my behalf.

**12)** To carry out, manage, attend to and deal with and, transact all works of consolidation of holdings and/or the Scheduled property and any affairs in which I now or shall hereafter be interested or concerned at all times in such manner as my said Attorney shall deem fit and proper.

13) To accept Writ of Summons or other legal process or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi Judicial Officer and represent me and in connection therewith file appeals or revision or any representation and appoint Advocates or Lawyers to appear and act in all matters.

14) To sign and verify and execute all pleadings, affidavits, petitions, review petitions in connection with any suit proceeding, appeals, revisions, reviews before any Officer, Authority, Court, Tribunal, Magistrate or any other person for an on my behalf.

15) **GENERALLY** to do and perform all acts, deeds/deeds of rectification/ declaration, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.

**BE IT EXPRESSLY STATED THAT** this power of attorney does not create, constitute or assume any kind of transfer, enjoyment or making profit in favour of the attorney and further declare that the said Attorney shall not hereby obtain or have power for development work on such property.

All the receivables will be paid to the principal and all the payables will be borne by the principal.



**AND GENERALLY** to do execute and perform all other lawful acts, matters and things as my said Attorney shall consider necessary in connection with the said schedule property and hereby agree that all acts, deeds and things in respect of the schedule property lawfully done by the said Attorney on my behalf, shall be construed as acts, deeds and things done by me and I, undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of this **POWER OF ATTORNEY** in respect of the schedule property.

**SCHEDULE OF THE PROPERTY**


**ALL THAT** piece and parcel of land being 0.20 Acres, be the same a little more or less in R.S. and L.R. Dag no- 1291, 1292, 1293, 1294, 1295, 1296, 1302, 1304, 1305, 1306, 1347 under L.R. Khatian no- 2656, 2657 and 2658 lying at Mouza- Reckjoani, Police Station- Rajarhat, J.L. no- 13, under Rajarhat- Bishnupur 1 no, Gram Panchayat, within the limit of District- 24 Parganas (North).

IN WITNESS WHEREOF, I have executed this **POWER OF ATTORNEY** on this the 08<sup>th</sup> day of May, Two Thousand and Fifteen.

**SIGNED AND DELIVERED** by the within named Executor in the presence of:

1. Samrajit Pal  
Ashirbad Apartment,  
Naipukur, Rajarshahi  
Kul-135.

2. Pinali Das  
D-302, City Centre  
Salt Lake  
Kul-64

  
( HARADHAN MANDAL )

\_\_\_\_\_  
**SIGNATURE OF EXECUTOR**

  
( CHARADHAN MANDAL )

\_\_\_\_\_  
**SIGNATURE OF ATTORNEY**

Drafted by me-

  
Advocate 

Serbojit Ghosh  
Advocate  
High Court, Calcutta



# SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
Right Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

**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. 06054 / 2015, Deed No. (Book - IV , 00430/2015)**

Signature of the Presentant

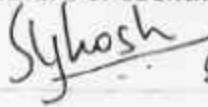
Name of the Presentant	Photo	Finger Print	Signature with date
Amitabh Roy D - 302 , City Centre , D C Block , Salt Lake City, Thana: Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :- 700064	 08/05/2015	 LTI 08/05/2015	 8/5/15

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Haradhan Mandal Address -Jawahar Colony , Nain Market , House No. 3667 , Gali No. 3 , Ward No. 5 , Faridabad, Thana:-FARIDABAD N.I.T., P.O. :-Faridabad Sector No. 22, District:-Faridabad, HARYANA, India, Pin :-121005	Self	 08/05/2015	 LTI 08/05/2015	
2	Amitabh Roy Address -D - 302 , City Centre , D C Block , Salt Lake City, Thana: Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :- 700064	Self	 08/05/2015	 LTI 08/05/2015	

Name of Identifier of above Person(s)  
 Subojit Ghosh  
 Kolkata High Court, District:-Kolkata, WEST BENGAL,  
 India, Pin :- 700001

Signature of Identifier with Date

  
8/5/2015

  
 Additional District Sub-Registrar  
 Rajarhat, New Town, North 24-Pgs.  
 (Debasish Dhar)  
 Additional District Sub-Registrar  
 Office of the A.D.S.R. RAJARHAT



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

Endorsement For Deed Number : IV - 00430 of 2015  
(Serial No. 06054 of 2015 and Query No. 1523L000010439 of 2015)

On 08/05/2015

**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(d) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 7.00/-, on 08/05/2015

( Under Article : ,E = 7/- on 08/05/2015 )

**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.- /-

Certified that the required stamp duty of this document is Rs.- 50 /- 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 11.55 hrs on :08/05/2015, at the Office of the A.D.S.R. RAJARHAT by Amitabh Roy ,Claimant.

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


Execution is admitted on 08/05/2015 by

1. Haradhan Mandal, son of Lt. Lal Behari Mondal , Jawahar Colony , Nain Market , House No. 3667 , Gali No. 3 , Ward No. 5 , Faridabad, Thana:-FARIDABAD N.I.T., P.O. :-Faridabad Sector No. 22, District:-Faridabad, HARYANA, India, Pin :-121005, By Caste Hindu, By Profession : Business
2. Amitabh Roy, son of Sunil Kumar Roy , D - 302 , City Centre , D C Block , Salt Lake City, Thana:-Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession : Business

Identified By Sarbojit Ghosh, son of . . . , Kolkata High Court, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

( Debasish Dhar )  
Additional District Sub-Registrar

08 MAY 2015

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

08/05/2015 13:18:00

Endorsement Page 1 of 1



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV  
CD Volume number 1  
Page from 4831 to 4843  
being No 00430 for the year 2015.



(Debasish Dhar) 08-May-2015  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal