

পশ্চিমবজ্ঞা দহিত্বদ बंगाल WEST BENGAL

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### Allpore, South 24 Parganas **GENERAL POWER OF ATTORNEY**

1.5 JUN 2017

Registration Act 1908

District Sub-Redistrar-Ly Registrar U/S /

KNOW ALL MEN BY THESE PRESENTS THAT We, (1)

SMT. MITRA HALDER wife of Late Arun Kumar Haldar, PAN NO. AASPH0162Q, aged about 69 years by faith - Hindu, By Nationality - Indian, by Occupation - House wife, residing at EE-47, Flat -7, Block-EE, Sector-II, Salt Lake Kolkata - 700 091 and (2) SMT. AMRITA HALDAR daughter of Late Arun Kumar Haldar, PAN NO. ACBPH9470L, aged about 32 years by faith - Hindu, by Nationality -Indian, by Occupation- Service, residing at EE-47, Flat -7, Block-EE, Sector-II, Salt Lake Kolkata - 700 091, do hereby nominate, constitute and appoint SRI SUBHASIS MANDAL son of Sri Mahadav Mandal, PAN NO. AJNPM1618A, by faith - Hindu, by Occupation -Business, residing at B-1/5, 002, Prantik, Peerless Housing Society, Sonarpur, Kolkata - 700 150, Police station - Sonarpur, District - 24

175 JUN 2017 .50/hakoaborty (Adw) Ms. Sri/Smi. Anen Cour Address..... P. S..... Santosh Kr. Dev ALIPUR POLICE COURT Kolkata - 27 Subhasis Marchal 17 1995 Gubhusis Much Amrila Haldae Histrict Sub-Kegistrar-19 Registrar D/S 7(2) of 1 Registration Act 1908 Aligere, South 24 Parganas 15 litra 15/06

# INDIA NON JUDICIAL

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**Rs.10** 

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भारत

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Parganas (South), as our true and lawful constituted ATTORNEY / AGENT in our name and on our behalf to do or execute or caused to be done and executed the following acts deeds, matters, and things in our name and on our behalf relating to the landed property fully mentioned In the schedule hereunder written and hereinafter referred to as "the said property", be it mentioned herein that for the purpose of development. Said Arun Kumar Halder along with Smt. Bithi Roy and Smt. Nabanita Chaudhuri have entered into an agreement (Development agreement) with Sri Subhasis Mandal on 06.05.2016 but unfortunately on 10.11.2016 my father Arun Kumar Halder died intestate leaving behind his wife, Smt. Mitra Haldar and daughter, Smt. Amrita Haldar. Now the legal heirs and only successors of Arun Kumar Halder, we are executing General Power of Attorney in favour of Sri Subhasis Mandal (for undivided proportionate 1/3rd share of Arun Kumar Haldar) under the terms and conditions as mentioned in the said agreement duly registered in

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15 JUN 2017

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akjoa booty (Adw) 51: 140.2 Ms Sti/Smt .... t our Address..... P. S..... ..... Vendor..... F. Fr Santosh Kr. Dey ALIPUR POLICE COURT Kolkata - 27

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Registrar U/S 7(2) of Registration Act 1908 Allpore, South 24 Parganas 1 5 JUN 2017

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the office of the DSR-IV, Alipore, and recorded in Book No. I, Deed No.2720 for the year 2016 and and General Power of Attornéy. executed and registered on 12th day of May, 2016 in the office of District Sub-Registrar-IV, Alipore, South 24 Parganas, in Book no. 1, Volume no.1604- 2016, Pages from 83638 to 83710, being no.160403029 for the year 2016 and in accordance with the sanctioned building plan, we do hereby authorize and empower the said Attorney in manners following :

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- 1. To look after, manage, supervise and to do all matters and things necessary for or in any manner connected with or having reference to our said property or any part thereof.
- 2. To conduct all correspondence relating to the said property belonging to us fully mentioned in the schedule hereunder written.
- 3. To sign all applications, petitions, written statements and any other writings or documents for any purpose or purposes whatsoever in connection with our said property or any part thereof and submit before any Judge, Magistrate, Revenue Office, B.L. & L.R.O., Rajpur Sonarpur Municipality or any other authorities concerned.
- 4. To declare and affirm all Applications, Petitions, Affidavit, Indemnity Bond, Plaints, Written Statements, Declaration and other necessary documents in our name and on our behalf and to accept any letters, notices or service of summons or other legal proceeds that may be served upon us and to appear before and Judge, Magistrate Revenue Office, Taxation or other Office or Authority, including Income Tax Department, to hear any suit or proceedings or any other inquiry relating to our said property.
- 5. To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any



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of the matters aforesaid or any other matters in which we may hereafter be interested or concerned and to settle, compromise, refer to arbitration, in any action or proceedings as aforesaid and to engage any Solicitor, Advocate or other expert as may be necessary for prosecuting and defending In the premises aforesaid or in any other matters relating to the said property as occasion may require.

- 6. To appear on our behalf and represent us in any Court, Income Tax Authorities, Collector of Land Revenue, B.L. & L.R.O, Rajpur Sonarpur Municipality, Police Authority, W.B.S.E.B. or any other Govt., Semi-Govt. Office, Public or Local authority or Body Corporate in respect of the said property or any part thereof and to sign and execute all deed, papers, documents, plan etc as and when reasonably require.
- 7. To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Court, Local Authority relating to our said property and to receive valid receipt in our name and on our behalf.
- 8. To sell, transfer, convey, and assign or otherwise dispose or the flat, parking space, shop etc. (i.e. developers allocations as per agreement dated 06.05.2016 as mentioned above) to any person, firm/company etc. and to sign execute and register all deeds, agreements, instruments, forms declaration, etc. and to do all acts and things in such way or manner as our said Attorney from time to time shall think fit and proper.
- 9. To receive the consideration amount (part by part or in full) from the intending buyer/purchaser(s) in respect of the flat, parking space, shop etc. (i.e. developers allocation as per agreement dated 06.05.2016 as mentioned above) or any part thereof and to give proper receipt thereof and to admit the receipt before the registering authority or any other authorities concerned in my names and on our behalf.



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- 10. To present the said Deed(s), Agreements, Instruments etc. to the concerned registering authority in respect of the flat, parking space, shop etc. (i.e. developer-allocation as per agreement dated 06.05.2016 as mentioned above) to admit execution or registration or otherwise perfect or cause to be signed executed registered and perfected any documents and other assurances which may in the opinion of our said attorney be expedient or necessary save and except owners' allocation.
- 11. For all or any purposes hereinbefore stated or otherwise to appear and represent us before all authorities and to sign and execute and submit all deeds, papers and documents relating to our said property which our said attorneys at his own discretion shall think fit and proper.
- 12. To erect, construct and complete to proposed building as per sanctioned building plan and to all act, deed, matter and things in terms of the development agreement dated 06.05.2016.
- 13. 'To do all act deeds and things as may be necessary appropriate or expedient for such assurance as may be-necessary for the completion of the sale aforesaid.
- 14. Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration or no interest or right of the Attorney is created on the property which is the subject matter of this Power of Attorney.
- 15. This Power of Attorney is revocable in nature.

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**AND GENERALLY** to do all acts, deeds, matters and things concerning the said property or in relation to the said property in which we are interested and on our behalf to execute and do all acts deeds, matters and things as fully and effectually in all respects as we, ourselves could do the same, if personally present AND we hereby for ourselves, ratify and confirm, and agree to ratify and confirm that our said attorney shall do or purport to do by virtue of these presents.

## SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring 5 Cottahs 2 Chittacks 23 sq.ft. was marked as Plot No.374 and Municipal Holding No.656, R.K. Pally appertaining to R.S. Dag No.87 & 89, under R.S. Khatian No.37 & 44, corresponding to L.R. Dag No.209 under L.R. Khatian No.577, in Mouza Nischintapur, J.I. No.53, P.S. -Sonarpur within the limits of Rajpur Sonarpur Municipality, Wards No.8 in the District 24 Parganas (South) together with brick built building standing thereon or part thereof and the said property is butted and bounded in the manner following:

NORTH BY		2	30'-0' Wide Road
SOUTH BY		:	Plot of Mrs. Durga Sinha Roy
EAST BY	•	:	Plot No.373 of R.K. Palli
WEST BY		1	Plot No.375 of R.K. Palli.



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IN WITNESS WHEREOF we the Principal/Executant hereunto have . set and subscribed our hands on this the 15th ..... day of June 2017

# SIGNED & SEALED AT KOLKATA IN THE PRESENCE OF

WITNESSES:

1. Dr. Animesh Hello EE-54/2, Salt Lake Kolkota - 700091

1. Hiba Halder.

2. Biplab Some, Adv. 34, Golf Club Road. Tollygeng Police HousingEastate Qlock-S-10', Kal > 700033,

SIGNATURE OF THE PRINCIPAL/ EXECUTANT

I hereby accept the power and Authority so conferred upon me

Drafted by

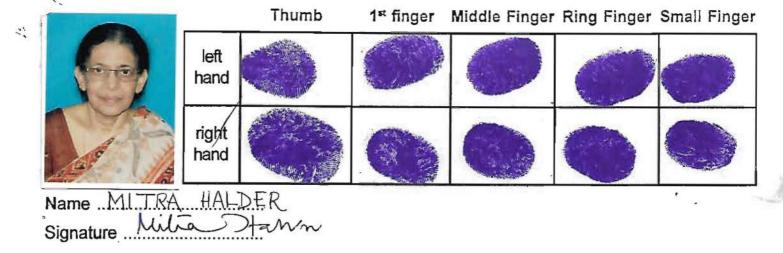
Aninaya Chakraborty Advocate High Court, Calcutta

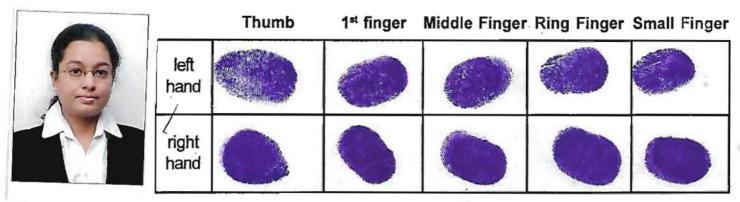
Gustasis Maren

SIGNATURE OF THE ATTORNEY



Allpore, South 24 Parganas





Name AMRITA HALDAR Signature Amrila Haldar



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	right hand			

Name SUBHASIS MANDAL Signature Sublagis Munch

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
PHOTO	right hand					

Name .....



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## Government of West Bengal

# Department of Finance (Revenue), Directorate of Registration and Stamp Revenue OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas Signature / LTI Sheet of Query No/Year 16041000209838/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Mitra Halder EE-47, Flat-7, Block EE Sector II Salt Lake, P.O:- Bidhannagar, P.S:- Bidhannagar, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700091	Principal			With a Station
SI No.	Name of the Executant	Category		Finger Print	Signature with date
2	Smt Amrita Haldar EE- 47, Flat-7, Block-EE Sector II Salt Lake, P.O:- Bidhannagar, P.S:- Bidhannagar, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700091	Principal			Anite Halder.
SI No,	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Subhasis Mandal B-1/5, 002, Prantik Peerless Hsg Society Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150	Attorney			Suchasi's Moveled

Query No:-16041000209838/2017, 15/06/2017 01:25:21 PM SOUTH 24-PARGANAS (D.S.R. - IV)



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SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Anindya Chakraborty Son of Late Nani Gopal Chakraborty High Court Kolkata, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Smt Mitra Halder, Smt Amrita Haldar, Shri Subhasis Mandal	Month, 1.50

(Pradipta Kishore Guha) DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. -IV SOUTH 24-PARGANAS South 24-Parganas, West Bengal







# Government of West Bengal Directorate of Registration & Stamp Revenue

# e-Assessment Slip

Query No / Year	1604-1000209838/2017	Office where deed will be registered		
Query Date 15/06/2017 1:07:06 PM		D.S.R IV SOUTH 24-PARGANAS, District: South 24 -Parganas		
Applicant Name, Address & Other Details	Anindya Chakraborty B-1/5, 002 Prantik Peerless Hsg So WEST BENGAL, Mobile No. : 9331	ceity,Thana : Sonarpur, District : South 24-Parganas, 748747, Status :Advocate		
Transaction		Additional Transaction -		
[4002] Power of Attorney, (	General Power of Attorney			
Set Forth value		Market Value		
Total Stamp Duty Payable	(SD)	Total Registration Fee Payable		
Rs. 50/- (Article:48(d))		Rs. 7/- (Article:E)		
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp		
Remarks				

# Principal Details :

2.

SI No	Name & address	Status	Execution Admission Details :
1	Smt Mitra Halder Wife of Late Arun Kumar HalderEE-47, Flat-7, Block EE Sector II Salt Lake, P.O:- Bidhannagar, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AASPH0162Q, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 15/06/2017	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 15/06/2017
2	Smt Amrita Haldar Daugther of Late Arun Kumar HaldarEE-47, Flat-7, Block-EE Sector II Salt Lake, P.O:- Bidhannagar, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACBPH9470L, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 15/06/2017	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 15/06/2017

# Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri Subhasis Mandal (Presentant) Son of Shri Mahadav MandalB-1/5, 002, Prantik Peerless Hsg Society Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJNPM1618A, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 15/06/2017	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 15/06/2017

# Identifier Details :

# Name & address Mr Anindya Chakraborty Son of Late Nani Gopal Chakraborty High Court Kolkata, 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, , Identifier Of Smt Mitra Halder, Smt Amrita Haldar, Shri Subhasis Mandal

### Note:

- 1. If the given information are found incorrect, then the assessment made stands invalid.
- Query is valid for 30 days (i.e. upto 15/07/2017) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 29/07/2017) for registration.
- 3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
- 4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
- 5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
- 6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
- 7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
- 8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
- 9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

आयकर विभाग	etter-	मारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
SUBHASIS MANDAL		453
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14/10/1971	The second	
Permanent Account Number		Barris and Barris and
AJNPM1618A		
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Signature		

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क्याई लेखा संख्या /PERMANENT ACCOUNT NUMBER 的思 AASPH0162Q MITRA HALDER पिता का नाम /FATHER'S NAME BASU जन्म सिथि /DATE OF BIRTH 06-04-1953 EK Has FRIAR ISIGNATURE Hita Hables भायकर जापुष्ठ, **५.**५.-४१ COMMISSIONER OF INCOME-TAX, W.B. - XI

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आयकर विमाग भारत सरवगर INCOME TAX DEPARTMENT GOVT. OF INDIA AMRITA HALDAR ARUN KUMAR HALDAR 01/12/1984 1919 Permahent Account Number ACBPH9470L Amila Halda 1 NEL CONTINUES 

Amrita Halder .



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# Major Information of the Deed

Deed No :	IV-1604-00301/2017	Date of Registration	05/07/2017		
Query No / Year	1604-1000209838/2017	Office where deed is registered			
Query Date	15/06/2017 1:07:06 PM	D.S.R IV SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details		Hsg Soceity,Thana : Sonarpur, District : South 24-Parganas . : 9331748747, Status :Advocate			
Transaction		Additional Transaction	1		
[4002] Power of Attorney, 0	General Power of Attorney		and a second		
Set Forth value		Market Value			
Stampduty Paid(SD)		Registration Fee Paid	Constitution of the second		
Rs. 50/- (Article:48(d))		Rs. 7/- (Article:E)			
Remarks					

# Principal Details :

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SI No	Name,Address,Photo,Finger print and Signature
1	Smt Mitra Halder Wife of Late Arun Kumar Halder EE-47, Flat-7, Block EE Sector II Salt Lake, P.O:- Bidhannagar, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AASPH01620, Status, Individual: Executed.by: Self
	Date of Execution: 15/06/2017 , Admitted by: Self, Date of Admission: 15/06/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/06/2017 , Admitted by: Self, Date of Admission: 15/06/2017 ,Place : Pvt. Residence
2	Smt Amrita Haldar Daugther of Late Arun Kumar Haldar EE-47, Flat-7, Block-EE Sector II Salt Lake, P.O Bidhannagar, P.S Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACBPH9470L, Status :Individual, Executed by: Self, Date of Execution: 15/06/2017 , Admitted by: Self, Date of Admission: 15/06/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/06/2017 , Admitted by: Self, Date of Admission: 15/06/2017 ,Place : Pvt. Residence

# Attorney Details :

(4)

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Subhasis Mandal (Presentant) Son of Shri Mahadav Mandal B-1/5, 002, Prantik Peerless Hsg Society Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJNPM1618A, Status :Individual, Executed by: Self, Date of Execution: 15/06/2017 , Admitted by: Self, Date of Admission: 15/06/2017 ,Place : Pvt. Residence

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Identifier Details :

### Name & address

### Mr Anindya Chakraborty Son of Late Nani Gopal Chakraborty

High Court Kolkata, 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, , Identifier Of Smt Mitra Halder, Smt Amrita Haldar, Shri Subhasis Mandal

# Endorsement For Deed Number : IV - 160400301 / 2017

## On 15-06-2017

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

Presented for registration at 16:45 hrs on 15-06-2017, at the Private residence by Shri Subhasis Mandal , Claimant.

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

Execution is admitted on 15/06/2017 by 1. Smt Mitra Halder, Wife of Late Arun Kumar Halder, EE-47, Flat-7, Block EE Sector II Salt Lake, P.O: Bidhannagar, Thana: Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife, 2. Smt Amrita Haldar, Daughter of Late Arun Kumar Haldar, EE-47, Flat-7, Block-EE Sector II Salt Lake, P.O: Bidhannagar, Thana: Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Service, 3. Shri Subhasis Mandal, Son of Shri Mahadav Mandal, B-1/5, 002, Prantik Peerless Hsg Society Sonarpur, P.O: Senarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Indetified by Mr Anindya Chakraborty, , , Son of Late Nani Gopal Chakraborty, High Court Kolkata, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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Pradipta Kishore Guha DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

### South 24-Parganas, West Bengal

### On 05-07-2017

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

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



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# 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. Stamp: Type: Impressed, Serial no 3245, Amount: Rs.50/-, Date of Purchase: 15/06/2017, Vendor name: S K Dey

Pradipta Kishore Gµha DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS South 24-Parganas, West Bengal





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Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV Volume number 1604-2017, Page from 5461 to 5481 being No 160400301 for the year 2017.





Digitally signed by PRADIPTA KISHORE GUHA Date: 2017.07.06 19:41:24 +05:30 Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 06/07/2017 19:41:23 DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS West Bengal.



# (This document is digitally signed.)