

S-033

I 16/15

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document R 439449

22/01-55/15

Add. Dist. Sub-Registrar
Sonarpoore, South 24 Pgs.
- 5 JAN 2015

Monotosh Naskar

Santu Naskar

Arati Naskar

Babulal Naskar

B. L. REALTY (INDIA) PVT. LTD.
Madhusudan Pramanik
Managing Director

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, 1] **SRI MONOTOSH NASKAR** 2] **SRI SANTU NASKAR**, both sons of Sri Amiya Naskar @ Amiya Kumar Naskar, by Occupation - service, 3] **SMT ARATI NASKAR** wife of Sri Adhir Naskar @ Khokon Naskar, by Occupation - House wife, 4] **SRI BABULAL NASKAR**, son of late Anil Naskar @ Gunja Ram Naskar @ Guiram Naskar, by Occupation - Service, all are by Creed -

Hindu, by nationality – Indian, residing at Elachi Chakraborty Para Road, Vill. – Goteberia, P.O. – Dingelpota, Police Station: - Sonarpur, Kolkata – 700 151, District South 24 Parganas, West Bengal, herein after collectively called and referred to as the “ Principals and /or executants”, hereto SEND GREETINGS:

WHEREAS 1. SRI AMIYA NASKAR @ Sri Amiya Kumar Naskar 2. SRI ADHIR NASKAR @ Khokan Naskar, both son of late Bitul Naskar @ Bitul Bihari Naskar 3. SMT. DEBALA NASKAR wife of Late ANIL NASKAR @Gunja Ram Naskar @ Guiram Naskar 4. SMT. RUPA NASKAR 5. SRI BABULAL NASKAR 6. SMT. DEEPA BERA, 4 to 6 son and daughters of late ANIL NASKAR @Gunja Ram Naskar @ Guiram Naskar the Owners/First Party herein by virtue of inheritance ALL THAT a piece and parcel of land measuring more or less 06 (Six) Cottah 14 (Fourteen) Chhittak 16 (Sixteen) Square Feet, comprised in R.S. Dag No.2131 under R.S. Khatian No.636, in Mouza - Elachi, J.L. No.70, Touzi No.100, within the limits of Rajpur Sonarpur Municipality , Ward No.26, District Sub-Registrar-IV, at Alipore, of South 24-Parganas Additional District Sub-Registrar Sonarpur, Police Station –Sonarpur, District – South 24 Parganas, morefully and particularly described in the Schedule - hereunder, written [hereinafter referred to as the “said land”] and is possessing and enjoying the same without let and hindrances, free from all encumbrances.

AND WHEREAS the executants/principals herein are seized and possessed of or otherwise well and sufficiently entitled to ALL THAT a piece and parcel of land measuring more or less 06 (Six) Cottah 15 (Fifteen) Chhittak 00 (Zero) Square Feet, comprised in R.S. Dag No.2131 under R.S. Khatian No.636, in Mouza - Elachi, J.L. No.70, Touzi No.100, within the limits of Rajpur Sonarpur Municipality , Ward No.26, District Sub-Registrar-IV, at Alipore, of South 24-Parganas Additional District Sub-Registrar Sonarpur, Police Station –Sonarpur, District – South 24 Parganas, morefully and particularly described in the Schedule - written hereunder.

AND WHEREAS we are unable to look after , manage, supervise, administer, develop, construct and/or to dispose of the schedule below property/land being personally present at all places and offices hence, it is necessary and expedient for me to appoint an attorney and as such , we do hereby nominate, constitute, authorize, empower and appoint **Sri Madhusudon Pramanik** son of Late Gobinda Pramanik ,by religion-Hindu, by Nationality-Indian , by Occupation - Business, residing at Dhalua Uttar. Gamkal, Post Office- Panchpota, Police Station - Sonarpur, Kolkata- 700 152, District- South 24 Parganas as true and lawful ATTORNEY to do and /or execute deed and things for and on our behalf in respect of the land mentioned in the schedule below, herein after referred to as the "said land" and ,as our true and lawful ATTORNEY to do inter-alia all the following acts, deeds, things and matters in our name and upon signature on our behalf :-

(1) To look after, manage, supervise and administer the below Schedule (hereinafter referred to as the "said Flat and/or said property") property.

(2) To appear and act on our behalf before any office or Department of Government of West Bengal and Government of India, including B.L. & L.R.O. / D.L. & L.R.O. / A.D.M. (L.R.) / Collectorate's Office / Revenue Department / Land Ceiling Authority / K.M.D.A. / Rajpur Sonarpur Municipality or any other Municipality/ W.B.S.E.B / C.E.S.C. / Police Station / / Zilla Parishad / E.K.W.M.A. / Local Club / Organization and Local Bodies and represent me everywhere and sign and verify all papers, forms, petitions, applications, receipts and vouchers etc. in my name and on my behalf, as and when required.

(3) To pay the Rent / Khazna & Tax to the office of B.L. & L.R.O. and local office of The Rajpur Sonarpur Municipality respectively against the said land in the name of the Principals.

(4) To negotiate for selling, transferring and conveying the developers' allocation of the said property or any part thereof in favour any person/s, firm or association as mentioned in the Development Agreement dated 01/12/2014 comprising with the Joint Venture agreement dated 05/01/2015 at such rate, which our Attorney shall deem fit and proper.

(5) To enter into any Agreement and/or Contract, for Sale of said property for the developers' allocation or any part thereof as mentioned in the Development Agreement dated 01/12/2014 comprising with the Joint Venture agreement dated 05/01/2015 with intending buyer/s and to receive the earnest money and/or advance money and/or part consideration money from the said buyer/s and to grant valid receipt and/or discharge the same and on behalf and present the said Agreement for Sale before any Registrar, D.S.R. - IV of South 24-Parganas at Alipore, A.D.S.R. Sonarpore or Registrar of Assurances-I, Kolkata on our behalf upon signing our name and to receive the advance money/part consideration money and/or full consideration money from him/her/them.

(6) It is pertinent to mention here that the Deed/s of Conveyance relating to sell of the developers' allocation as mentioned in the Development Agreement dated 01/12/2014 comprising with the Joint Venture Agreement dated 05/01/2015 out of the Schedule property or any part thereof in favour of any intending buyer/s shall be executed on behalf of by our said attorney upon signing our name and registered and/or presented for registration the same in the office of District Sub-Registrar - IV of South 24-Parganas at Alipore, A.D.S.R. Sonarpore or Registrar of Assurances-I, Kolkata or any other Registrar and to receive the balance consideration money and/or full consideration money from him/her/them.

All sales proceed and any other sum received otherwise will be deposited in our bank account or to be paid in cash to us by the said Attorney.

(7) To execute and register any legitimate Declaration/s, Boundary Declaration before the said registering authority on our behalf upon signing our name and sign Affidavit/s, Building Plan and others legitimate papers and documents in the name and on behalf of us.

(8) To arrange for recording the name of us as owner of the Schedule property before B.L. & L.R.O. and Rajpur Sonarpur Municipality by way of Mutation and amalgamate the same or any part thereof with the co-sharers and neighbor.

(9) To institute any case and/or suit on our behalf relating to the Schedule property against any person/s, firm, association, public/private body and every right to appear in any proceedings if institute by any person, firm, association, public/private body or any authority concern before any Court of Law and to defend, contest and prosecute all cases, suits by appointing any constitute Pleader/s, Advocate/s, Solicitor/s or any Agent/s and discharge him/her/them and sign the Vokalatnama, plaint, written statement, verifications, show cause, objection petition, etc. and to swear Affidavit and submit the same before Ld. Court of any Magistrate either Judicial Magistrate, Executive Magistrate, District Magistrate, Addl. District Magistrate or Munseff, Sub-Judge, District Judge, Sessions Judge and District Delegate and all necessary and/or legitimate document/s and protect/safe-guard the interest of the said property in every respect.

(10) To make General Dairy and/or F.I.R. before the local Police Station against the person/s who/whom creates any disturbance in respect of the Schedule property and complain before any Police Authority as and when required.

(11) To prefer Appeal, Motion, Revision (Civil or Criminal) etc. before any Court of Law viz. Sub-Judge, District Judge, Hon'ble High Court and

Hon'ble Supreme Court against any Order and/or Judgment passed by any Court of Law.

Be it noted that the Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is to be created on the said property which is the subject matter of the Power of Attorney and further the said Attorney shall not hereby obtain or have power for making any construction, development work on the said property.












AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and transfer of our aforesaid property and all acts lawfully done by our said Attorney shall be taken as our acts, deeds and things as if we were personally present and done the same for ourselves. All the receivables will be paid to the Principal and all the payables be borne by the Principal.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney which will be done by virtue of this General Power of Attorney.

SCHEDULE PROPERTY - REFERRED TO ABOVE












ALL THAT a piece and parcel of land measuring more or less 06 (Six) Cottah 14 (Fourteen) Chhittak 16 (Sixteen) Square Feet, comprised in R.S. Dag No.2131 under R.S. Khatian No.636, in Mouza - Elachi, J.L. No.70, Touzi No.100, within the limits of Rajpur Sonarpur Municipality , Ward No.26, District Sub-Registrar-IV, at Alipore, of South 24-Parganas Additional District Sub-Registrar Sonarpur, Police Station -Sonarpur, District - South 24 Parganas, butted and bounded by:

ON THE NORTH	:	60'-0" wide Road.
ON THE SOUTH	:	18'-0" Road.
ON THE EAST	:	Portion RS Dag No. 2131.
ON THE WEST	:	Portion RS Dag No. 2131.

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	Left Hand					
	Right Hand					












Name SRI MONOTASH NASKAR

Signature monotash naskar

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	Left Hand					
	Right Hand					

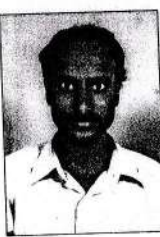










Name SRI SANTU NASKAR

Signature Santu Naskar

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	Right Hand					












Name SMT. ARATI NASKAR

Signature Arati Naskar

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	Right Hand					


Name SRI BABULAL NASKAR

Signature Babulal Naskar

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	Right Hand					

Name SRI MADHUSUDAN PRAMANIK

Signature Madhusudan Pramanik

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	Right Hand					

Name

Signature

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	Left Hand					
	Right Hand					

Name

Signature


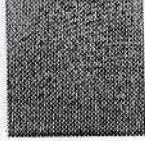
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	Right Hand					

Name


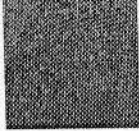

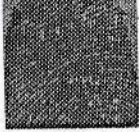

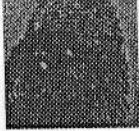


Signature

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00033 / 2015, Deed No. (Book - I , 00016/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Monotosh Naskar Elachi Chakraborty Para Road , Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151	 05/01/2015	 LTI 05/01/2015	<i>Monotosh Naskar</i> <i>05.01.15.</i>

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Monotosh Naskar Address -Elachi Chakraborty Para Road , Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151	Self	 05/01/2015	 LTI 05/01/2015	<i>Monotosh Naskar</i>
2	Santu Naskar Address -Elachi Chakraborty Para Road , Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151	Self	 05/01/2015	 LTI 05/01/2015	<i>Santu Naskar</i>
3	Arati Naskar Address -Elachi Chakraborty Para Road , Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151	Self	 05/01/2015	 LTI 05/01/2015	<i>Arati Naskar</i>
4	Babulal Naskar Address -Elachi Chakraborty Para Road , Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151	Self	 05/01/2015	 LTI 05/01/2015	<i>Babulal Naskar</i>

BP
(Biswaji Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00033 / 2015, Deed No. (Book - I , 00016/2015)

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Madhusudon Pramanik Address -Dhalua (N) Gamkal Lane, Thana:-Sonarpur, P.O. :-Panchpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152	Self		 LTI	<i>Madhusudon Pramanik</i>
			05/01/2015	05/01/2015	

Name of Identifier of above Person(s)

Soumitra Maiti
Garia Natun Para, Thana:-Sonarpur, P.O. :-Garia,
District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700084

Signature of Identifier with Date

Soumitra Maiti
5/1/15



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

Endorsement For Deed Number : I - 00016 of 2015
(Serial No. 00033 of 2015 and Query No. 1608L000000055 of 2015)

On 05/01/2015

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 : 4, 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 21.00/-, on 05/01/2015

(Under Article : ,E = 21/- on 05/01/2015)

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.-48,28,051/-

Certified that the required stamp duty of this document is Rs.- 70 +/- and the Stamp duty paid as: Impresive Rs.- 50/-

Deficit stamp duty

Deficit stamp duty Rs. 50/- is paid , by the draft number 681790, Draft Date 05/01/2015, Bank : State Bank Of India, SONARPUR, received on 05/01/2015

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

Presented for registration at 12.19 hrs on :05/01/2015, at the Office of the A.D.S.R. SONARPUR by Monotosh Naskar , one of the Executants.

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

Execution is admitted on 05/01/2015 by

1. Monotosh Naskar, son of Amiya Kr. Naskar , Elachi, Chakraborty Para Road , Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Service
2. Santu Naskar, son of Amiya Kr. Naskar , Elachi Chakraborty Para Road , Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Service
3. Arati Naskar, wife of Adhir Naskar , Elachi Chakraborty Para Road , Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : House wife
4. Babulal Naskar, son of Lt. Anil Naskar , Elachi Chakraborty Para Road , Gote Beria, Thana:-Sonarpur, P.O. :-Dingelpota, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700151, By Caste Hindu, By Profession : Service

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

05/01/2015 13:47:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 00016 of 2015
(Serial No. 00033 of 2015 and Query No. 1608L000000055 of 2015)

5. Madhusudon Pramanik
Managing Director, M/s. B. L. Realty (India) Pvt. Ltd., Dhalua Gamkal Lane , Srinagar Main Road,
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700152.
By Profession : Business

Identified By Soumitra Maiti, son of Tapan Kr. Maiti, Garia Natun Para, Thana:-Sonarpur, P.O.
:-Garia, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By
Profession: Student.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

IN WITNESS WHEREOF we the Principals named hereinabove, have hereunto set and subscribed our hand/s and seal this 5th the day of January Two Thousand and Fifteen (2015).

IN PRESENCE OF
WITNESSES :-

1. Mozatah Makhumz.
2. Santu Naskar.
- 1) Swapan Halder.
SWAPAN HALDER.
hate-upentua Nakt Halder.
Business.
2/9. Helai Nagm.
Kad-99.
3. Asati Naskar
4. Babulal Naskar

PRINCIPALS

B. L. REALTY (INDIA) PVT. LTD.

Madhusudan Pramanik
Managing Director

SIGNATURE OF ATTORNEY

2) Ananta Mondal
S/O. Di. S. Mondal.
Service.
18/3. Kali Kapur purna
pally, Kad-99.

Drafted by me :

Tapan Kumar Manna
(Adv)

Computerized by :

Socemitra Maita