

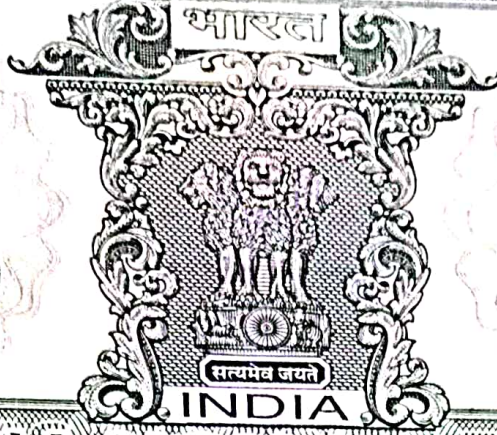
10791

VC-3273/12 1-10245/12

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 462972

Certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with the document are the part of this document.

*[Signature]*  
District Sub-Register-III  
Aaiipore, South 24-parganas

16.11.2012

**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME I, SRI ADHIR CHANDRA MONDAL, son of Late Banshiram Mondal, aged about 68 years, by faith Hindu, by occupation Service, residing at 24, Kabi Sukanta Road, Police Station Survey Park, Kolkata-700075, hereinafter called "the OWNER" SEND GREETINGS:



46675  
SL. No. .... DATE .....  
NAME .....  
ADD. ....  
AMT. ....

10 NOV 2012

ARUN CHOWDHURY  
Advocate  
High Court, Calcutta

- Rajib Bhattacharya



NETI-6923

- Rajib Bhattacharya



NETI-6924

- Santu Mitra



NETI-6925

- Annech Mondal

*M. Ghosh*  
MOUSUMI GHOSH  
LICENSED BY MP 1000R  
KOLKATA REGISTRATION OFFICE



Identified by me  
Manoj Mr. Ghosh  
Advocate  
High Court, Calcutta.

*[Signature]*  
District Sub-Registrar-III  
Alipore, South 24-Parganas  
12 NOV 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 21  
Page from 371 to 385  
being No 10245 for the year 2012.



*Shash*

(Srijani Ghosh) 19-November-2012  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal District Sub-Registrar-III  
Alipore, South 24-Parganas







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

Endorsement For Deed Number : I - 10245 of 2012  
(Serial No. 10791 of 2012)

On

Payment of Fees:

On 12/11/2012

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

Presented for registration at 19.30 hrs on :12/11/2012, at the Private residence by Sri Rajib Bhattacharjee, one of the Claimants.

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

Execution is admitted on 12/11/2012 by

1. Sri Adhir Chandra Mondal, son of Late Banshiram Mondal, 24, KABI SUKANTA ROAD, Kolkata, Thana:-Purba Jadabpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste Hindu, By Profession : Service
  2. Sri Kaushik Maitra  
Director, M/s Uncircle Consultants Pvt. Ltd., 31, Baroda Avenue, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.  
. By Profession : Business
  3. Sri Rajib Bhattacharjee  
Director, M/s Uncircle Consultants Pvt. Ltd., 31, Baroda Avenue, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.  
. By Profession : Business
- Identified By Manoj Kr Ghosh, son of . . ., High Court Calcutta, Old Court House Street, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

On 14/11/2012

**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.-3,29,60,870/-

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



District Sub-Registrar-III  
Alipore, South 24-Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Endorsement Page 1 of 2

16/11/2012 13:59:00





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

Endorsement For Deed Number : I - 10245 of 2012  
(Serial No. 10791 of 2012)

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

On 16/11/2012

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.

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 16/11/2012

( Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/11/2012 )

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



*[Signature]*  
District Sub-Registrar-III  
Alipore, South 24-Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Endorsement Page 2 of 2

16/11/2012 13:59:00



**WHEREAS:**

- A. I am the sole and absolute Owner of **ALL THAT** piece and parcel of land measuring about 38 Cottahs, lying and situate at in R.S. Dag No. 8769 (P) J.L.No. 23, Mouza-Rajapur, P.S. Purba Jadavpur, District - 24-Parganas (South), morefully and particularly describe dand mentioned in the SCHEDULE hereunder written and hereafter for the sake of brevity referred to and /or called as "the said **PREMISES**".
- B. I have enter in to an agreement with **M/s. UNCIRCLE CONSULTANTS PVT.LTD.**, a Company incorporate under Indian Companies Act, 1956, having its registered Office at 31, Baroda Avenue, Police Station Garia, Kolkata - 700 084, for development of the "**said Premises**" by constructing Multistoried Building/s thereon with certain terms and conditions contained therein and the said Development Agreement is also presented today for registration before DSR - IIII, at Alipore 24 Parganas (South).
- C. As per terms contained in the said Development Agreement I have to grant a General Power of Attorney in favour of Developer or its nominees for smooth management of the constructions of Building/s of the said Premises and for transfer/sale of Flats/Units of the Developer Allocations in the said Premises to intending buyers hence I am desirous of appointing **M/s. UNCIRCLE CONSULTANTS PVT.LTD.**, a Company incorporate under Indian Companies Act, 1956, having its registered Office at 31, Baroda Avenue, Police Station Garia, Kolkata - 700 084 and/or its Director Sri Kaushik Maitra, son of Sri Kalyan Kumar Maitra, aged about 45 years, by religion Hindu, by occupation: Business, residing at 31, Baroda Avenue, Kolkata - 700084 and Sri Rajib



Bhattacharjee, son of Sri Santipada Bhattacharjee, aged about 46 years, by religion Hindu, by occupation Business, residing at 26/2, Durga Prasanna Paramhans Road, Kolkata - 700 047, as my true and lawful **ATTORNEY** and/or **AGENT** for me, to do all acts, deeds and things relating to the said Premises.

D. **NOW KNOW YE BY THESE PRESENTS** that I, **SRI ADHIR CHANDRA MONDAL**, son of Late Banshiram Mondal, aged about 68 years, by faith Hindu, by occupation Service, residing at 24, Kabi Sukanta Road, Police Station Purba Jadavpur, Kolkata-700 075, doth hereby irrevocably nominate, constitute and appoint the said **M/s. UNCIRCLE CONSULTANTS PVT.LTD.**, a Company incorporate under Indian Companies Act, 1956, having its registered Office at 31, Baroda Avenue, Police Station Garia, Kolkata - 700 084 and/or its Director Sri Kaushik Maitra, son of Sri Kalyan Kumar Maitra, aged about 45 years, by religion Hindu, by occupation Business, residing at 31, Baroda Avenue, Kolkata - 700084, and Sri Rajib Bhattacharjee, son of Sri Santipada Bhattacharjee, aged about 46 years, by religion Hindu, by occupation Business, residing at 26/2, Durga Prasanna Paramhans Road, Kolkata - 700 047, as my true and lawful Attorney and Agent, for me in my name and on my behalf, to execute and perform all or any of the following acts, deeds, matters and things relating to the Premises.

1. To raise, build and construct Multistoried Building or Buildings and development works on the land and premises mentioned in the Schedule hereunder according to the Sanctioned Plan to be Sanctioned by The Kolkata Municipal Corporation.



2. To appear and represent the Owners before the necessary authorities including the Kolkata Municipal Corporation, Calcutta Metropolitan Development Authority, Housing Department, Govt. of West Bengal, Urban Land Ceiling Authorities, Fire Brigade, Police, Court and other authorities in connection with construction and maintenance of the said premises and also in connection with the sanction, modification and/or alteration of any building plans, if required.
3. To appoint Engineers, Architects, Surveyors, Contractors, Sub-Contractors, Labour and other experts for implementing the said Development Agreement and Developing the said Premises and constructing and completing proposed building.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as may be expedient for sanction of any plan/s and/or modifications and/or alterations of the sanctioned plan and also to submit and other papers and documents as be required by concern authorities.
5. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part or portion thereof to the extent of my respective shares on my behalf and similarly to receive all in comings receivable to the extent of my respective share for and on accounts of the said premises.





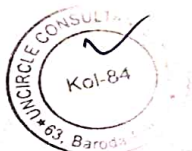
6. To apply for permit for any building materials, temporary water connection, electricity etc, which may be required for the purpose of construction of the said property before any authority.

7. **SAVE** the OWNERS' Allocation Area, to negotiate for sale, lease and/or transfer of the premises and/or undivided share or specified shares thereof and/or building thereon or flats or covered space or portion thereof together with the undivided share in the Roof and/or land and the right appurtenant thereto and to enter into agreements, including flat sale agreement, containing such provision and with such purchaser and/or other person ~~do not~~ <sup>and to</sup> receive earnest money and/or part and/or full consideration there under and also to fulfil and enforce mutual obligation there under.

*Kanok.1.H.1-  
Rajib Chatterjee  
Advocate, Morde*

8. **SAVE** the OWNERS' Area, to sign, execute, enter into, modify, cancel, alter, draw and approve agreement for sale, deed of transfer, deed of lease, conveyances and all papers, documents, contracts, agreements, declarations, affidavits, applications, return, confirmation, consent and other documents as may in any way be required to be so done, for and in connection with construction, development and sale and to receive consideration, rents, service charges, taxes and other amounts therefore and grant valid receipt and discharges for the same.

9. To enter into AGREEMENT for sale and mortgage of the DEVELOPER'S ALLOCATION mentioned in the said AGREEMENT with the person or persons under

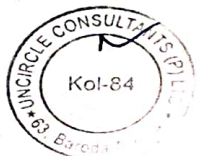


any terms and receive advance/earnest money by granting receipt therefore.

10. To receive consideration money, advance money, earnest deposit and/or any money in connection with the construction agreement from the prospective buyers and/or person or persons in respect of the Developer's allocation in the proposed building and to grant proper and effectual receipt there for.
11. To apply for and obtain the occupancy certificate from the Kolkata Municipal Corporation and/or the authority or authorities concerning the said premises.
12. To supervise the development and/or renovation and/or rebuilding of the said premises by making construction of such type of new building or buildings permission under the existing building rules and in conformity with the building plans sanctioned by the Kolkata Municipal Corporation.
13. To apply for and obtain electricity, Gas, water sewerage, drainage, telephone and/or other connections of any other utility to the said premises from the concerned authorities and/or to make alteration therein and to close down and/or have disconnected and for the aforesaid purpose to sign, execute and submit all necessary papers, applications, documents and plans and to do all such other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.



14. To take all steps before the Kolkata Electric Supply Corporation Ltd. in the matter and in respect of built-up area of the said property for electrification thereof according to Rules.
15. To take all steps before Kolkata Metropolitan Development Authority or Kolkata Improvement Trust of Kolkata Municipal Corporation for sanitary, sewerage and water supply matters of the development of the said property.
16. To do and perform every thing which may be required to be done for construction of multistoried building on the lands of the said property and on the sale, lease or transfer of the flats and other built-up area/space or spaces thereof in respect of Developer's portion only.
17. To appear and represent the Owners before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction to that effect.
18. To commence, prosecute, enforce, defend, answer and oppose all actions, suits and other legal proceedings and demands touching any of the matters concerning our respective shares into or upon the said premises or any part thereof including and/or relating to the acquisition and/or requisition in respect of the said premises or any part thereof AND if deemed fit to compromise, settle refer to arbitration, abandon, submit to judgement or become non-suited in any





action or proceedings as aforesaid before any Court, Civil or Criminal.

19. To sign all papers, applications, documents of the intending purchasers of the Flats and Car Parking spaces for obtaining loan for the same from their respective offices or from any Financial Institutions without encumbering in any way the SCHEDULE PROPERTY.
20. The ATTORNEY shall have right to present for registration and register of Deeds, instruments and writings in respect of the Flats and Car Parking Space of the Developer's allocated area after handing over physical possession of the entire Owners' allocation in favour of the Owners in terms of the Development Agreement and mentioned in SCHEDULE of the said Agreement.
21. The said ATTORNEY shall also obtain Completion Certificate from the Kolkata Municipal Corporation on completion of Buildings according to the Sanctioned Plan before registering any Deed of Developer's allocated area and also before giving possession of the Owners and Developer's allocation.

**AND GENERALLY** the said Attorney shall have the Power to do all such other acts, deeds and things relating to the said Premises, in the manner whatsoever, as I could have Law fully done if, personally present.



**AND** I do hereby ratify and acknowledge all such acts, deeds and things as may be lawfully done by my said ATTORNEY by virtue of these presents.

**AND GENERALLY** the said Attorney shall have the Power to do all such other acts, deeds and things relating to the said Premises, in the manner whatsoever, as I could have Law fully done if, personally present.

**AND** we do hereby ratify and acknowledge all such acts, deeds and things as may be lawfully done by our said ATTORNEY by virtue of these presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(THE SAID PREMISES )**

**ALL THAT** piece and parcel of land measuring about 38 Cottahs 00 Chittacks 00 be the little more or less lying and situate at Mouza – Rajapur, comprising C.S.Dag No. 804, C.S.Khatian 211; appertaining to R.S. Dag No. 876 (P) under R.S.Khatian No. 90, J.L. No. 23, R.S.No. 14 1/2 Under Touzi No. 109, P. S. formally Tollygunge then Kasba at present Purba Jadavpur, Sub-Registry office Alipore, in the District – 24 Parganas (South) being Premises No. 347/1, Rajapur East, Kolkata – 700 075, under the Kolkata Municipal Corporation, Ward No. 103, Borough No. XII, more-fully described in Schedule ‘A’ herein written and delineated in the Plan annexed hereto duly bordered therein by “RED” Colour and butted and bounded by : -

<b>ON THE NORTH</b>	: 20 ft wide Road,
<b>ON THE SOUTH</b>	: Surplus Land of Railway,
<b>ON THE EAST</b>	: 40 ft wide Road,
<b>ON THE WEST</b>	: Canal.



IN WITNESS WHEREOF we the Executants/parties have hereunder act and subscribed our respective hands and seals on this 12<sup>th</sup> day of November , Two Thousand Twelve.

**SIGNED, SEALED & DELIVERED**

at Kolkata in presence of:

1. *Pranab Mandal*  
42 Kadi's student Road  
Calcutta-75

*Adhara Chandra*

(EXECUTANTS/OWNER)

2. *Dr. Anurag Bose*  
62/c Maharinga Targra B.  
Kolkata-31.

**I Accepted  
Attorney**

*Kaushik Halder*

*Rajib Bhattacharya*

UNCIRCLE CONSULTANTS PVT. LTD.

*Rajib Bhattacharya*  
Director

*Drafted by me*  
*Manoj Kr. Ghosh*  
*Advocate*  
*High Court, Calcutta.*  
*NB/226/99.*

(6)

