

14253

13221/2013



25-11-13  
 10.05  
 62428

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

R 451883

WHEREAS the instrument is admitted to registration. The Registrar hereby certifies that the instrument is admitted to registration and the amount is the part of the instrument.

*[Signature]*  
 Additional District Sub-Registrar  
 Rajarhat, New Town, North 24 Parganas

25 NOV 2013  
 DEVELOPMENT AGREEMENT IN RELATED TO

**GENERAL POWER OF ATTORNEY**

TO ALL WHOM THESE PRESENTS SHALL COME, that we 1. SRI RAGHUNATH PRAMANIK son of Late Nanilal Pramanik, by faith - Hindu, by occupation - Business, residing at Thakdari, P.O- Krishnapur, Police Station - New Town, formerly Rajarhat, in the District North 24 Paragana 2. SRI BISWANATH PRAMANIK son of Late Nanilal

13/11/62

Sold to.....	G.L.S. Realty Pvt Ltd
Address.....	
Value / etc.....	
21 NOV 2013	
L.S.V., High Court Sujit Sarkar High Court, A.G	

C.A.B.J. Salt Lake City  
Kol-64



Additional District Sub Registrar  
Rajarhat, New Town, North 24 Parganas

I am satisfied  
G. Roy,  
Advocate

25 NOV 2013

Pramanik, by faith – Hindu, by occupation –Business, residing at Thakdari, P.O- Krishnapur, Police Station - New Town, formerly Rajarhat, in the District North 24 Paragana are the owners of the Schedule property **SEND GREETINGS:**

**WHEREAS** We are the Owners of **ALL THAT** piece and parcel of Bastu land being R.S. Dag No.709 measuring an area about 0.½ decimal (out of 0.11) and R.S. Dag No.710 measuring an area about 0.½ decimal (out of 0.6) = 1 decimal and being R.S. Dag No.711 Danga land measuring an area about 0.01 decimal (out of 0.13) total area 2 decimal be the same little more or less appertaining from L.R Khatian No. 474, J.L. No. 19, Touzi No. 145, Mouza Thakdari, Police Station- Rajarhat, at the office of the Additional District Sub-registrar Bidhannagar/New Town in the District North 24 Pargana with all easement rights.

By an Agreement dated 9<sup>th</sup> 11. 2013 (hereinafter referred to as "The DEVELOPMENT AGREEMENT") made between ourselves as the Owners and **M/S GLS REALTY PRIVATE LIMITED**, a Private Limited Company, incorporated under the Indian Company Act, 1956 having its registered Office at Rajbanshipara, Tarulia Road, Post Office - Krishnapur, Police Station – New Town, Kolkata – 700 102, represented by its Director **SRI LAKSHMI KANTA KAR**, son of Late Dharendra Nath Kar, by faith – Hindu, by occupation – Business, residing at Rajbanshipara, Tarulia 1<sup>st</sup> Lane , Post Office - Krishnapur, Police Station New Town, Kolkata – 700102 as the Developer, certain terms and conditions has been agreed between ourself and the said Developer with regard to Development of the said premises. the said

Development agreement was registered in the Office of the additional District Sub-Registrar at New Town and recorded in Book No 1, Being No. 13219 for the year 2013.

By virtue and in terms of the said Development Agreement and to effectuate and implement the same also in view of having agreed therein to execute Power of Attorney in favour of the said Developer, We are executing this Power of Attorney for the purposes hereinafter contained.

NOW KNOW BY THIS PRESENT We **SRI. RAGHUNATH PRAMANIK AND SRI. BISWANATH PRAMANIK** do hereby nominate, constitute and appoint **SRI LAKSHMI KANTA KAR**, son of Late Dharendra Nath Kar as our true and lawful Attorney, jointly and/or severally in our names and on our behalf and to do and execute all or any of the acts, deeds and things of the proposed building as mentioned in the aforesaid Development agreement that is to say : —

1. To appear and act in all the Courts, Civil, Criminal whether Original or appellate, Revenue Officer, Settlement Office, Block Land and Land Reforms Office, Registration Office, Certificate Office /Officers either Central Government or State Government , District Magistrate Office, Sub-Divisional office, District Board, Gram Panchayat, Zila Parishad or Notified Area of any other Local Authority and NKDA

2 To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorised to do any act.

3 To sign Complaint, Written Statement, Appeal, Misc Appeal, Cross Appeal, Writ Application, Objection, Petition, connected with any cases in our Court of Law including in Special Court or Office.

4 To compromise, compound or withdraw cases (to confess judgement) to pray any relief and to refer cases to Arbitration, under the provision of Arbitration and Conciliation Act, 1996.

5 To file and receive back any documents, to deposit money by Challan or Receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.

6 To accept service of any summons, notice, writ issued by any Court and Office against us.

7 To obtain, refund of Stamp Duty, Court Fee or repayment of Stamp or Court Fees.

8 To execute any order or any decree and to take delivery of possession of property in execution of any decree and/or to take payment in execution of money decree.

9 To take delivery of possession of property by executing of Decree and/or grant receipt.

10 To apply to Court and Officers for copies of documents and papers and to withdraw deeds, documents, papers from any Court, Office either Government or Self Local Government or Government Undertaking or from any Special Court or office appointed.

11 To apply for the inspection or and to inspect judicial records and any records of any Office or Offices either Central or State or Local Government or any Special Court under Consumer Protection Act.

12 To negotiate relating to any persons, officers, relating to property affairs and to take decision.

13 To prepare the building Plan, Revised Building Plan, if necessary, for the purpose of construction of building over the Schedule mentioned property by appointing Engineer Architect in conformity with the Panchayat and Zila Parishad Act, 1980 and as amended up to day and by laws of Panchayat or Zila Parishad and also to take supplementary plan for better utilization of property in schedule mentioned below.

14 To sign, execute and submit the building Plan, the Revised Building Plan or any supplementary Plan before the Panchayat or Zila Parishad and/or any other Central Government/State Government Authority/Authorities for taking sanction of the dame and to observe all formalities for getting sanctions.

15 To deposit the entire charges, costs for the purpose of taking sanction building plan, Revised or Supplementary building plan and to take delivery of the same from the Panchayat or Zila Parishad and to take completion Certificate of Building from Panchayat or Zila Parishad and/or any other Central Government and/or State Government Authority.

16 To appoint Architect, Engineer, men, Masson, Plumber, Electrician or any workmen required to appoint for the purpose of completion of building.

17 To enter into an agreement for Sale of the proposed flats and construction in schedule mentioned property together with proportionate undivided share of land of schedule property and to accept the consideration money either in part or in full from the prospective in respect of Developer's Share.

18 To give possession of respective flats and shops to the prospective purchasers after completion of building on the schedule mentioned property in respect of Developer's share.

19 To execute and register proper instrument of transfer of the proposed flat and shop rooms in favour of the prospective purchasers in respect of Developer's share accepting the entire consideration therefore and also to sale the proportionate share of land underneath of schedule mentioned property including the right of path and passages, common area, roof etc as per land in favour of the purchasers on duly stamped conveyance and shall present the same before any registering authority and to admit execution and registration and after accepting the consideration money shall deliver possession of the same to the intending purchasers and to do all acts which will be required for completion of sale under the provisions of Transfer of Property Act as well as Indian Registration Act or Acts for the time being in force in respect of Developer's Share.

- 20 To give consent for mutation of names to the proposed Purchasers and to give consent in any matters which may be required to the Purchasers and to apply for taking sewerage connection from the Gram Panchayat, Electric connection, water connection and all connections by observing all formalities on our behalf.
- 21 To sign, execute any amalgamation Deed in respect of the schedule mentioned property with any other property and to do all acts, deeds and things for completion of the registration for the said deed, if any.
- 22 To sign and execute any gift deed in respect of the schedule mentioned property or any part or portion of it and to do all acts, deeds and things for completion of the registration of the said deed, if any.
- 23 To do any kind of deeds in relation to the said premises which the Attorney will think fit and proper either in the matter of completion of construction or in the matter of completion of sale of the proposed flats and shops rooms of the schedule mentioned property building and to do all works for completion of construction.
- 24 To do any act or acts which will be necessary for the purpose of taking Revised or Supplementary sanctioned building plan, for entering into agreement for deliver of possession to transfer the property and for any matters, which the attorney will think fit and proper in respect to the schedule mentioned property.
- 25 Generally to do all necessary act or acts as our Attorney or agent in relation to the aforesaid matter for and on our behalf to execute and



to do all deeds, acts or things as fully and effectually in all respect as aforesaid if WE personally being present.

AND We hereby agree that all lawful acts, deeds and things done by our said attorney shall be construed as acts, deeds and things done by us. We agree to ratify and confirm all whatsoever that our said Attorney shall lawfully do or cause to be done by virtue of the Power hereby given. .

#### SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Bastu land being R.S. Dag No.709 measuring an area about 0.½ decimal (out of 0.11) and R.S. Dag No.710 measuring an area about 0.½ decimal (out of 0.6) = 1 decimal and being R.S. Dag No.711 Danga land measuring an area about 0.01 decimal (out of 0.13) total area 2 decimal be the same little more or less appertaining from L.R Khatian No. 474, J.L. No. 19, Touzi No. 145, Mouza Thakdari, Police Station- Rajarhat, at the office of the Additional District Sub-registrar Bidhannagar/ New Town in the District North 24 Pargana. Which is butted and bounded as follows:-

**ON THE NORTH:- Road**

**ON THE SOUTH:- plot of R.S. Dag No 709**

**ON THE EAST:- on plot of land**

**ON THE WEST:- plot of Shibu Das**

Rent to whom is being paid 10 paisa as per West Bengal Land Holding Revenue Law before the Collector North 24 Pargana

IN WITNESSES WHEREOF We, the Executants put our Signature on the

26 day of November 2013

WITNESSES

1. Jagan Kumar Naskar.

1) ରଘୁନାଥ ପ୍ରାଧୀନ

2) ଶ୍ରୀରାମଚନ୍ଦ୍ର ପ୍ରାଧୀନ

2. Janushree Chowdhury  
Advocate

SIGNATURE OF THE EXECUTANTS

Rakshmi Ranta Roy

We accept.

Drafted by me

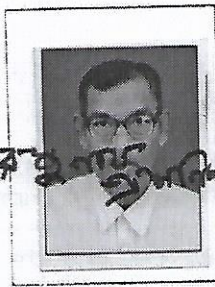
Goutam Roy

MR. GOUTAM ROY

Advocate

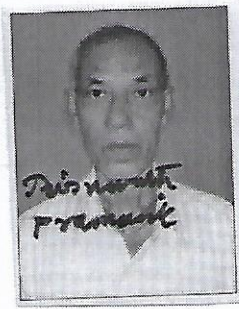
High Court, Calcutta  
8, Old Post Office Street,  
Ground Floor, Kolkata

**SPECIMEN FORM FOR TEN FINGER PRINTS**



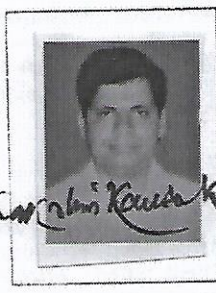
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature बहुनाथ शर्मा



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

Signature Birwanath Pramanik



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

Signature Lakshmi Kantakar



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







Signature \_\_\_\_\_

**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. 14253 / 2013, Deed No. (Book - I , 13221/2013)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Lakshmi Kanta Kar Rajbanshipara, Tarulia 1st Lane, Krishnapur, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	 25/11/2013	 LTI 25/11/2013	<i>Lakshmi Kanta Kar</i> 25/11/2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Raghunath Pramanik Address -Thakdari, Krishnapur, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India,	Self	 25/11/2013	 LTI 25/11/2013	<i>Raghunath Pramanik</i>
2	Biswanath Pramanik Address -Thakdari, Krishnapur, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India,	Self	 25/11/2013	 LTI 25/11/2013	<i>Biswanath Pramanik</i>
3	Lakshmi Kanta Kar Address -Rajbanshipara, Tarulia 1st Lane, Krishnapur, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102	Self	 25/11/2013	 LTI 25/11/2013	<i>Lakshmi Kanta Kar</i>

**Name of Identifier of above Person(s)**  
G Roy  
High Court, District:-Kolkata, WEST BENGAL, India,

**Signature of Identifier with Date**  
*Goutam Roy*  
25/11/13.

*X*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Parganas  
25 NOV 2013 (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 : I - 13221 of 2013  
(Serial No. 14253 of 2013 and Query No. 1523L000024278 of 2013)

On 25/11/2013

**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 25/11/2013

( Under Article : ,E = 21/- on 25/11/2013 )

**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.-11,31,312/-

Certified that the required stamp duty of this document is Rs.- 70 /- 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 12.25 hrs on :25/11/2013, at the Office of the A.D.S.R. RAJARHAT by Lakshmi Kanta Kar ,Claimant.

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

Execution is admitted on 25/11/2013 by

1. Raghunath Pramanik, son of Lt. Nanilal Pramanik , Thakdari, Krishnapur, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Biswanath Pramanik, son of Lt. Nanilal Pramanik , Thakdari, Krishnapur, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
3. Lakshmi Kanta Kar, son of Lt. Dharendra Nath Kar , Rajbanshipara, Tarulia 1st Lane, Krishnapur, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700102, By Caste Hindu, By Profession : Business

Identified By G Roy, son of . . , High Court, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

( Debasish Dhar )  
Additional District Sub-Registrar

Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Parganas

25 NOV 2013

( Debasish Dhar )  
Additional District Sub-Registrar

DATED THIS

DAY OF

2013

FROM

RAGHUNATH PRAMANIK & ANR.

TO

G.L.S. REALTY PRIVATE LIMITED

... DEVELOPER

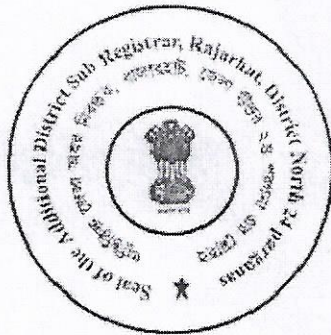
GENERAL POWER OF  
ATTORNEY

**Gautam Roy**

Advocate,  
8, Old Post Office Street  
Ground Floor, Kolkata 700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 19  
Page from 7180 to 7193  
being No 13221 for the year 2013.



(Debasish Dhar) 25-November-2013  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal