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2-21-59/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 288640

12.15  
S. No 16318/12  
14/09/12

It is certified that the document is a genuine  
• registration. the signature sheets and  
• endorsement sheets attached with  
this document are part of this document

14 SEP 2012

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS, We, (1) SRI SUMIT KUMAR ROY son of Late Sushanta Kumar Roy, by occupation – Service and (2) SMT. SWAPNA ROY wife of Sri Sumit Kumar Roy, by occupation – Service, both by faith – Hindu, both are residing at Premises No. 6/80/4, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032, hereinafter jointly and collectively called and referred to as the PRINCIPALS, SEND GREETINGS.

23  
Group Vendor  
Abot Kumar Das  
Ugaya Criminal Court  
Toluca-700000

Handwritten: *Mr. Dutt, A/N*  
*Alipore*  
*10/2/12*  
*105/2/2012*



12A Durgam, Alipore  
14 SEP 2012

*Pradeep Roy*  
*S/O. Lt. Parimal Roy*  
*Alipore Police Const.*  
*Kol-27*

WHEREAS We the Principals (1) SRI SUMIT KUMAR ROY son of Late Sushanta Kumar Roy and (2) SMT. SWAPNA ROY wife of Sri Sumit Kumar Roy, now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 05 Cottahs 08 Chittacks 38 Sq ft. more or along with a structure as standing thereon less comprised in Dag Nos. 1686 , 1687 and 1691 under Khatian Nos. 935, 1133 and 1317, in Mouza -- Barhansfartabad , Pargana -- Medanmolla, J. L. No. 47 , R. S. No. 7, Touji No. 109 , now within Rajpur Sonarpur Municipality , Ward No. 28 . Known and numbered as Municipal Holding No. 1148 , Mahamayatala Main Road , Kolkata - 700 084, Police Station and Sub Registry office Sonarpur , District South 24 Parganas South and are enjoying the same free from all encumbrances paying taxes regularly which is morefully and particularly described in the SCHEDULE written hereunder and hereinafter called and referred to as the 'Said Premises'.

AND WHEREAS since we are busy with our day to day household affairs, it is not possible for us to look after and supervise all our affairs to develop the said property and / or to construct a Ground plus Three Storied residential building there as per the building plan to be sanctioned by The Rajpur Sonarpur Municipality and in this circumstances we have decided to develop our aforesaid premises, lying and situate at Municipal Holding No. 1148 , Mahamayatala Main Road , Kolkata - 700 084, Police Station and Sub Registry office Sonarpur , District South 24 Parganas South within the municipal limits of The Rajpur Sonarpur Municipality Ward No. 28, through a Developer, the particular of such property morefully described in the Schedule hereunder written .

AND WHEREAS we the Principals have entered into a Registered Development Agreement dated 14.09.2012 with M/S. SHANTI COTTAGE & INN PVT LTD. having its office at 122, Harisava Math, Brahmapur, Kolkata - 700 084 , represented by its Director SRI RAMESH CHAND SINGHAL son of Late Biseswar Lal Singhal , by faith - Hindu , by occupation - Business , residing at 293 , Harisava Math , Brahmapur , Kolkata - 700 084 , hereinafter called and referred to as the Developer for developing the said premises with the right to construct a residential cum Commercial building as per the building plan to be sanctioned by the Rajpur Sonarpur Municipality in or upon the said Municipal Holding No. 1148 , Mahamayatala Main Road , Kolkata - 700 084, Police Station and Sub Registry office Sonarpur, District South 24 Parganas South , within the municipal limits of The Rajpur Sonarpur Municipality , Ward No.



14 SEP 2012

28. the particular of such property morefully described in Schedule hereunder written with such terms and conditions as clearly written therein

AND WHEREAS in pursuance of the aforesaid Agreement entered into between ourselves named therein as Owners of the One Part and M/S. SHANTI COTTAGE & INN PVT LTD. mentioned therein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all our affair during our absence.

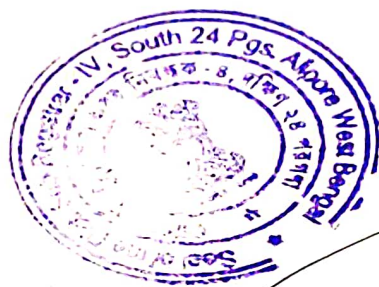
NOW KNOW YE BY THESE PRESENTS. We, (1) SRI SUMIT KUMAR ROY and (2) SMT. SWAPNA ROY do hereby and hereunder nominate, appoint and constitute SRI RAMESH CHAND SINGHAL son of Late Biseswar Lal Singhal , by faith - Hindu , by occupation - Business , residing at 293 , Harisava Math, Brahmapur , Kolkata - 700 084 , Director of M/S. SHANTI COTTAGE & INN PVT LTD, having its office at 122, Harisava Math, Brahmapur, Kolkata - 700 084 to be our true and lawful Attorney for us, in our names and on our behalf to do the following acts, deeds and things, that is to say :-

1. To construct a Ground plus Three storied building on the property as described in the SCHEDULE hereunder, written according to the sanctioned and / or modified building plan to be granted by The Rajpur Sonarpur Municipality in and upon the said property being Municipal Holding No. 1148 , Mahamayatala Main Road , within the municipal limits of The Rajpur Sonarpur Municipality Ward No. 28, Police Station and Sub Registry office Sonarpur , Kolkata - 700 084, District South 24 Parganas South.
2. To apply, submit, sign, issue and receive from The Rajpur Sonarpur Municipality and/or any other Authority or Authorities concerned for such or relevant applications, maps, plans, papers, writings, drawings, design, forms and/or any representation or representations, too, as or may be required in respect of the Premises by the said Attorney at his discretion shall think fit and proper for and on behalf of us in our names.
3. To deposit any fees, charges or any other amount on behalf of us which may have to be paid to The Rajpur Sonarpur Municipality and/or any other Authorities in respect of the said premises or at the Schedule mentioned property written hereunder.



14 SEP 2012

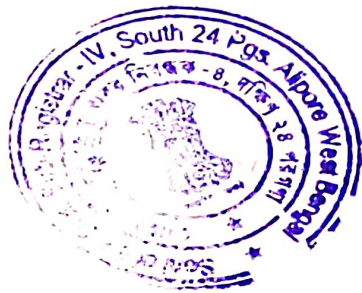
4. To appoint Architect or Architects, Contractors, Masons, Labours, Plumbers, Engineers, Painters, Electricians etc for the purpose of executing the construction of the proposed building on the Said Property of the premises according to the sanctioned building plan and to terminate their service or services as and when required
5. To apply for Electricity, Telephone, Water, Sewerage, Gas and Drainage and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and /or documents and/or plans and/or Drawings and/or Designs and/or Sketches and/or Undertaking and/or Representations and/or all relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various Department or Departments of The Rajpur Sonarpur Municipality and/or proper Authority or Authorities of various Public and/or Private and/or Government or Semi-Government organization and/or Autonomous Body or Bodies.
6. To sign and receive registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said Premises and/or property written in the Schedule mentioned hereinbelow and to grant proper and effectual receipt or receipts in respect thereof.
7. To sign and apply for and obtain necessary permissions and / or approvals and / or sanctions and / or licence from any statutory authority including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and the West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent myself before the necessary authorities including Land Acquisition Department, Dist. South 24 Parganas ( South), P. W. D. Department, the concerned Police Stations , South 24 Parganas in connection with the sanction, modification and/ or alteration of plans, construction and development in respect of the above said Property.
8. To sign and submit all papers statements undertakings and declarations as may be further required for construction of the proposed building on the Said Property of the premises according to the sanctioned building plan to be granted by The Rajpur Sonarpur Municipality .



~~সদর দফতর - ৪, পলিগ - ২৪ পর্গনা~~  
~~সদর দফতর - ৪, পলিগ - ২৪ পর্গনা~~  
~~সদর দফতর - ৪, পলিগ - ২৪ পর্গনা~~  
~~সদর দফতর - ৪, পলিগ - ২৪ পর্গনা~~  
14 SEP 2012



9. To appoint any agent or agents, servant or servants on our behalf for the purpose of managing the Said property
10. To appear for and represent me before all authorities including those under The Rajpur Sonarpur Municipality for mutation, fixation and /or finalization of the annual valuation of the Said property and for that to sign execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Attorney may deem fit and proper.
11. To make sign and verify all applications or objections to appropriate authorities for all any licence permission or consent etc required by law in connection with the management and development of the Said Property and also to execute register and present any declaration or undertaking before Registrar and Sub-Registrar and/ or any other statutory authority if required
12. To develop the Said property of the premises by making construction of a Ground plus Three storied building therein as our said Attorney may deem fit and proper.
13. To engage and appoint Solicitor, Advocate or Advocates to act and plead otherwise conduct the case whenever my said Attorneys think proper to do so.
14. In case of acquisition by State Government or Union Government of the Said property my Attorney will have full power to file objection or written statement or petition and to apply for compensation before such authorities.
15. To file and defend any or all Suits, Cases, Appeals, Complaints and Application of whatsoever, manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said Premises which is morefully described in the Schedule written hereunder and also to present and prosecute Writ Application or Petitions in respect thereof in any manner relating to the said premises described in the Schedule hereunder in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before and Judicial Authority and/or Quasi-Judicial Authority in respect of the Schedule mentioned property written hereunder and /or the said premises.
16. To sign and verify all plaints, written statements, petitions, objections, Cross Objections, claims, counter claims, Applications for Executions, Revisions, Review New Trial or Stay of whatsoever manner or nature, Memorandum of Appeal and GENERALLY to do all other Acts, deeds and things related to above

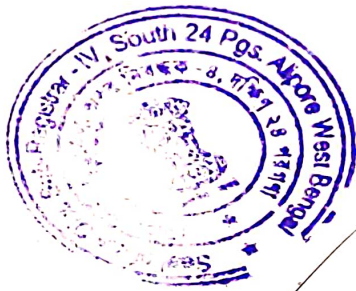


✓  
~~সদর দফতর - ৪, আলিপুর ২৪ পর্গনা~~  
~~সদর দফতর - ৪, আলিপুর ২৪ পর্গনা~~  
~~সদর দফতর - ৪, আলিপুর ২৪ পর্গনা~~  
14 SEP 2012

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matters/proceedings for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper in respect of the said Premises

17. To compromise all Suits, Appeals, Cases and/or any other Legal proceedings in any Court of Law, Tribunal Authority of whatsoever manner of nature and to sign and verify all Application and Solenama thereof for and on our behalf
18. To raise loan and/or borrow from time to time such sums of money or moneys and upon such terms as our said Attorney may think fit from any Financial Institutions against the security of either in full or in part or portion of the Developer's allocated portions of the new building to be constructed in and upon the Schedule below property and for such purpose, to sign and execute such mortgages, charges, pledges or other securities upon such agreements, terms, conditions as they may think fit and proper.
19. To apply for and obtain and renew all licences, permits etc. as may be necessary or required for purchasing cement, iron, steel and other building materials for the purpose or carrying on the said construction on the said Property.
20. To negotiate for sale or to enter into agreement for sale, lease, construction, Agreement for creating charge, assignment or nomination over and / or any covered area or open areas or any part thereof or any Flats and Garage spaces and/or Commercially sanctioned spaces if any in respect of the Developer's Allocation morefully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers as our said Attorney may deem fit and proper.
21. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give good valid receipt and discharge thereof and also to accept the full and final payment from intended Purchasers as our said Attorney may deem fit and proper.
22. Upon such receipt as aforesaid in his name, on our behalf and as our act and deed, to sign, execute and deliver deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the said property in favour of the Purchaser and/or Purchasers or his/their nominee or nominees and assignees, as the case may be.



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স্বাস্থ্য বিভাগ - IV, আলিপুর - ২৪ পশ্চিম বঙ্গ  
১৪ সেপ্টেম্বর ২০১২  
14 SEP 2012

- 7
23. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance and/or conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying and/or transferring the said Developer's allocated portions of the property as mentioned in the Schedule hereunder written to the Purchaser or Purchasers as fully and effectually in all respects as we could do the same ourselves.
  24. To receive any notice relating to our Said Property from The Rajpur Sonarpur Municipality or from the offices of the Government or Semi Government and other Department.
  25. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements acts and things as shall be required or deemed proper for or in relation to all or any of the purpose, matters or subjects herein specified.
  26. For all or any of the purpose herein before stated, to appear and represent me before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to our Said Property.

AND GENERALLY to do all acts deeds matters and things concerning the authorities hereby granted in respect of the said premises which we could have done lawfully, under our own hands seals, if personally present.

AND we, do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the said premises. Notwithstanding no express power in that behalf is herein provided.

#### SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring 05 Cottahs 08 Chittacks 38 Sq. ft. more or less along with a R.T. Shed structure measuring 500 sq.ft. as standing thereon less comprised in Dag Nos. 1686, 1687 and 1691 under Khatian Nos. 935, 1133 and 1317, in Mouza – Barhansfartabad, Pargana – Medanmolla, J. L. No. 47, R. S. No. 7, Touji No. 109, now within Rajpur Sonarpur Municipality, Ward No. 28, Known and numbered as Municipal Holding No. 1148, Mahamayatala Main Road, Kolkata – 700 084, Police Station and Sub Registry office Sonarpur, District South 24 Parganas South and butted and bounded in the manner following :-



*(Handwritten signature)*

**14 SEP 2012**

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ON THE NORTH  
ON THE SOUTH  
ON THE EAST  
ON THE WEST

By R.S. Dag No 1687  
By 16' wide Road  
By Plot No 19.  
By R.S. Dag No 1688

IN WITNESSES WHEREOF we the parties hereto and hereunto set and subscribed our respective hands on this 14 day of September Two Thousand and Twelve A. D.

SIGNED, SEALED AND DELIVERED

By the PRINCIPALS at Kolkata

in presence of :-

1) Pradeep Roy  
Alipore Police Court.  
Kolkata-27.

Sumit Kumar Roy  
(SUMIT KUMAR ROY)

Swapna Roy  
(SWAPNA ROY)

2) Mouji Kanyalal  
23 Bank Bunder  
Ray Nagar, Bindaui  
Kolkata 70

SIGNED, SEALED AND DELIVERED

By the ATTORNEY at Kolkata

in presence of :-

1) Pradeep Roy  
Alipore Police Court.  
Kolkata-27.

SHANTI COTTAGE & INN PVT. LTD.  
Rashid Chowdhury  
Director

2) Mouji Kanyalal  
23 Bank Bunder  
Ray Nagar, Bindaui  
Kolkata 70

DRAFTED BY :-

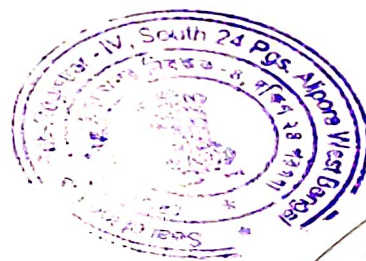
Subir Kumar Dutta  
SUBIR KUMAR DUTTA  
ADVOCATE

Alipore Civil & Criminal Court  
Kolkata - 700 027 .

COMPUTERISED BY :-

Malay Roy Chowdhury  
KHELAGHAR  
18, Moore Avenue,  
Kolkata - 700 040.

Department of  
Office of  
Secretary  
Name



14 SEP 2012


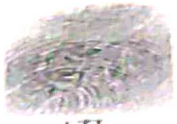






**Government of West Bengal**  
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. - IV SOUTH 24-PARGANAS, DISTRICT SOUTH 24 PARGANAS**  
**Signature / LTI Sheet of Serial No. 07434 / 2012, Dated No. (Date - 14/09/2012)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ramesh Ch Singhal 201 Harisava Math Brahmapur, P.O. :- District: South 24 Parganas, WEST BENGAL, India, Pin :- 700084	 14/09/2012	 LTI 14/09/2012	<i>Ramesh Ch Singhal</i> 14/09/2012

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sumit Kr Roy Address -6/80/4 Bijogarh, Thana:-Jadavpur, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032	Self	 14/09/2012	 LTI 14/09/2012	<i>Sumit</i>
2	Swapna Roy Address -6/80/4 Bijogarh, Thana:-Jadavpur, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032	Self	 14/09/2012	 LTI 14/09/2012	<i>Swapna</i>
3	Ramesh Ch Singhal Address -293 Harisava Math Brahmapur, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 14/09/2012	 LTI 14/09/2012	<i>Ramesh Ch Singhal</i>

**Name of Identifier of above Person(s)**  
 Pradeep Roy  
 Alipore Police Court, P.O. :- ,District:-South  
 24-Parganas, WEST BENGAL, India, Pin :-700027

**Signature of Identifier with Date**

*Pradeep Roy*  
14.09.12



(Ashoke Kumar Biswas)  
**DISTRICT SUB-REGISTRAR-IV**

**Office of the D.S.R. - IV SOUTH 24-PARGANAS**



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

Endorsement For Deed Number : I - 07459 of 2012  
(Serial No. 07434 of 2012)

On

Payment of Fees:

On 14/09/2012

**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 : 4, 48(g) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 46.00/-, on 14/09/2012

( Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 14/09/2012 )

**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.-45,94,445/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impresive Rs.- 100/-

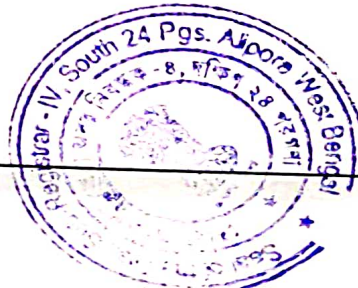
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 12.15 hrs on :14/09/2012, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Sri Ramesh Ch Singhal ,Claimant.

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

Execution is admitted on 14/09/2012 by

1. Sri Sumit Kr Roy, son of Lt. Sushanta Kr Roy , 6/80/4 Bijogarh, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste Hindu, By Profession : Service
2. Smt. Swapna Roy, wife of Sri Sumit Kr Roy , 6/80/4 Bijogarh, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste Hindu, By Profession : Service
3. Sri Ramesh Ch Singhal  
Director, M/s Shanti Cittance & Inn Pvt. Ltd., 122 Harisava Math Brahmapur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084.  
, By Profession : Business



( Ashoke Kumar Biswas )

DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 2

14/09/2012 14:37:00



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

**Endorsement For Deed Number : I - 07459 of 2012**  
**(Serial No. 07434 of 2012)**

Identified By Pradeep Roy, son of Lt. Parimal Roy, Alipore Police Court, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Others.

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV



( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 2 of 2



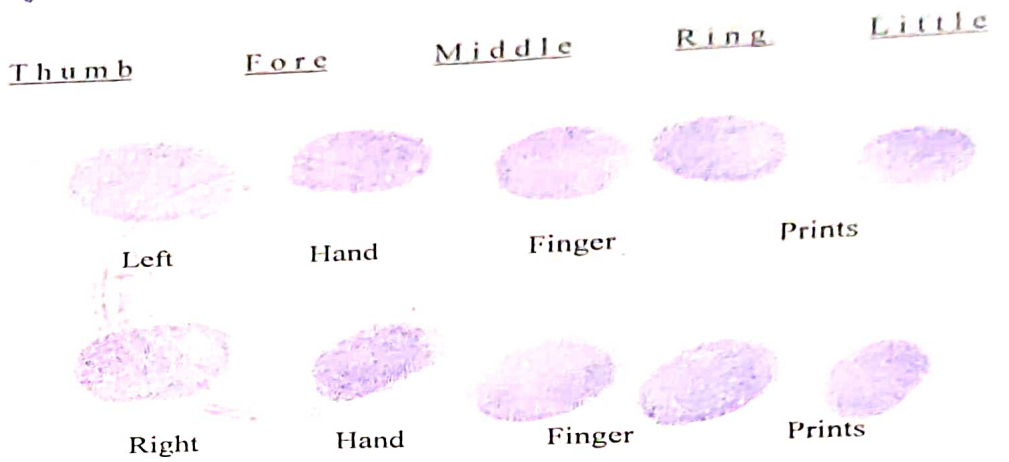
Name :- Sumit Kumar Roy .



Signature :-



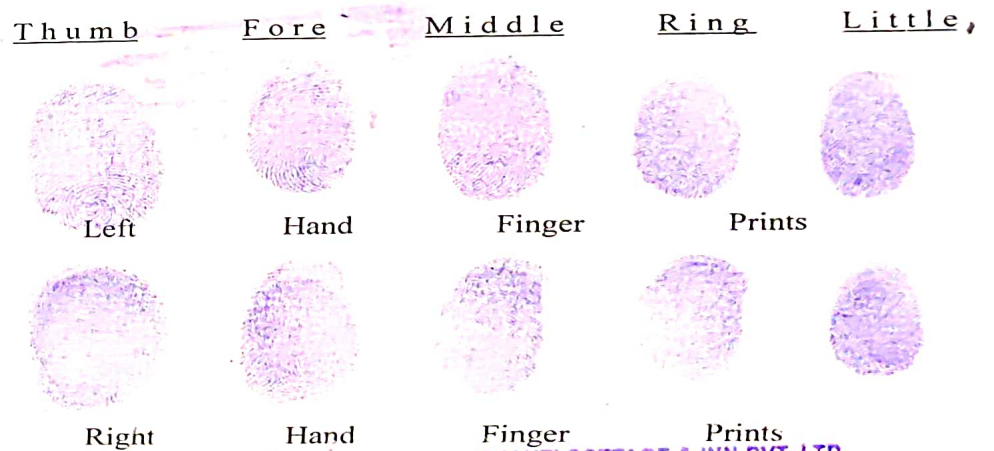
Name :- Swapna Roy



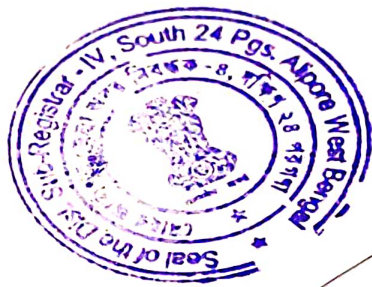
Signature :- Swapna Roy .



Name :- Ramesh Chand Singhal



Signature :- SHANTI COTTAGE & INN, PVT. LTD. Director

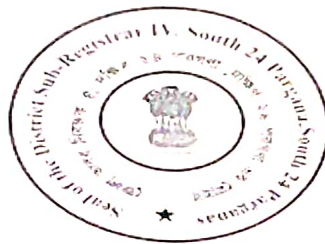


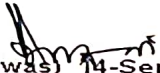
*[Handwritten signature]*

**Registrar - IV, South 24 Pgs. Alipore**  
**14 SEP 2012**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 24  
Page from 989 to 1002  
being No 07459 for the year 2012.



  
(Ashoke Kumar Biswas) 14-September-2012  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal