6884/16 IV 04223/16 (1)

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

U 073686

S.A.R.A. III

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances-III Kolkata

Additional Registrar of Assurances-III Kolkata

18 JUL 2016

DEVELOPMENT POWER OF ATTORNEY

BY THIS GENERAL POWER OF ATTORNEY, known all men, We, **[1] SHRI SUNIL KUMAR BISWAS**, son of Late Sudhanshu Bimal Biswas, by faith- Hindu, by occupation- Business, residing at 15, Purbachal Bidhan Road, P. O.- Haltu, P.S.- Garfa, Kolkata- 700078; **(2) SHRI ABINASH BISWAS**, son of Late Sudhanshu Bimal Biswas, by faith- Hindu, by occupation- Business, residing at 15, Purbachal Bidhan Road, P. O.- Haltu, P.S.- Garfa, Kolkata- 700078; **[3] SHRI MUKUNDA RAM BISWAS**, son of

Late Sudhanshu Bimal Biswas, by faith- Hindu, by occupation- Business, residing at 15, Purbachal Bidhan Road, P. O.- Haltu, P.S.- Garfa, Kolkata- 700078; **[4] SHRI RABIN BISWAS**, son of Late Sudhanshu Bimal Biswas, by faith- Hindu, by occupation- Business, residing at 15, Purbachal Bidhan Road, P. O.- Haltu, P.S.- Garfa, Kolkata- 700078 and **[5] SMT SHEFALI DUTTA (BISWAS)**, wife of Shri Golak Dutta and daughter of Late Sudhanshu Bimal Biswas, by faith- Hindu, by occupation- Business, residing at F-58, Bapuji Nagar Colony, P. O.- Regent Estate, P.S.- Regent Estate, Kolkata- 700092, hereinafter jointly referred to as the **"PRINCIPALS" SEND GREETINGS**:-

WHEREAS we, the **PRINCIPALS** herein in respect of **ALL THAT** piece and parcel of basu land measuring more or less 04 Cottahs 0 Chittacks 0 Sft together with R.T.Shed structure measuring 500 sq.ft more or less comprised in R.S. Dag No. 1725 corresponding to C.S. Dag Nos.1425 of Touzi No. 155, J.L. No.19, R. S. No. 02, recorded in R.S. Khatian No. 1541 corresponding to C.S. Khatian No. 805, Sub Khatian No. 857 situated at Mouja – Garfa Gram, P.S-Jadavpur, Sub Registry Office at Alipore, District 24 Parganas (South) being Premises No. 1000, Purbachal Main Road, Kolkata – 700 078, P.S.- Garfa, Kolkata- 700078 and mailing address 15, Purbachal Bidhan Road, Kolkata – 700 078, P.S.- Garfa, Kolkata- 700078 within Ward No. 106 of the Kolkata Municipal Corporation and are paying the municipal taxes punctually and regularly as Assessee No. 31-106-16-1000-9 and are enjoying the same free from all encumbrances, within the jurisdiction of Kolkata Municipal Corporation we have entered a registered Development Agreement with **SRI AJOY PAUL**, son of Sri Anil Paul, by faith Hindu, by occupation business, residing at 16, Purbachal Bidhan Road, P.O. Haltu, P.S. Kasba now Garfa, Kolkata -700 078, hereinafter referred to as the **"DEVELOPER"**, in respect of Premises No. 1000, Purbachal Main Road, Kolkata – 700 078, P.S.- Garfa, Kolkata- 700078, which has been registered on...15.07.2016... in the office of A.R.A-1, Kolkata, recorded in Book No.I, Deed No. 5293 for the year 2016. Now we are very busy with various works and so it is very much expedient for us to appoint an Attorney to look after all the affairs of our property described in the schedule hereunder written and so, we, (the **PRINCIPALS**, herein do hereby appoint and Constitute **SRI AJOY PAUL**, son of Sri Anil Paul, by faith Hindu, by occupation business, residing at 16, Purbachal Bidhan Road, P.O. Haltu, P.S. Kasba now Garfa, Kolkata -700 078, hereinafter referred to as

the **"DEVELOPER"**, as our true and lawful constituted attorney on our behalf to do inter alia the following acts, deeds, and things:-

1. To appear, represent and act in all the courts, civil or criminals, originals, Revisional or Appellate, District Collectorate, state Acquisition officer, in the office of the Land - Acquisition, Block land reforms officer, Revenue officer, and in any other offices of the Government or Kolkata Municipal Corporation or any other competent Authorities, Improvement Trust, commissioner of any division or District Board or any other offices or local authorities on our behalf and for such purposes the said Attorney may accept service of any summons or notices issued by any person or persons.

2. To manage, control and look after our said Premises No. 1000, Purbachal Main Road, Kolkata – 700 078, P.S.- Garfa, Kolkata- 700078, measuring about 4 cottahs more or less for the purpose of the said proposed construction of new building thereon for our and on our behalf.

3. To sign and verify plaints, written statements, petition or claims and objections, memorandum of Appeal and petition and applications of all kinds and to file them relating to the aforesaid property mentioned in the schedule hereunder written in any such court or office and specially to Authority of Kolkata Municipal Corporation.

4. To appoint, engage on our behalf any Advocate, pleader, solicitor, Revenue agent or any other legal practitioner whenever our said Attorney thinks proper to do so and to discharge and/or terminate their appointments.

5. To cause mutation of the said property where necessary effected in the revenue and/or Kolkata Municipal Corporation records and to make such statements and sign all applications or objections personally or through lawyer or agent to effectuate the said purpose and deposit revenue, rent, rates and taxes for the said property in any Government Department or in Kolkata Municipal Corporation on our behalf.

6. To appoint, engage and employ mistress, laborers, workers contractors, engineers, surveyors or any other persons for construction of the said building till its completion for and on our behalf.

7. To sign forms and applications for purchasing quotas of building materials i.e. Cement, Sand, Iron, Rods, and Stonchips etc. for construction of the proposed new building at the said premises for and on our behalf.

8. To deal local people, Police (Thana), K.M.C. matter and to appear and represent us before drainage, water dept., C.E.S.C. Ltd., Fire Brigade, K.I.T. and all other authorities

9. And generally to do, execute and performed any other acts or act, deed or deeds matters or things whatsoever which is in the opinion of our said Attorney sought to be done executed and perform in relation to our aforesaid property as fully and effectually we could do the same, if We are personally present and also to apply for and obtain electricity, gas, water, sewerage, drains, telephone, Insurance, Fire Brigade or other connection in our said property and to sign, execute, and submit all the papers in connection thereto before the authority concerned on our behalf.

10. To sign execute and submit the Proposed/addition/ alteration/reconstruction building plan or plans, plumbing plan, sewerage plan, completion plan, applications, undertakings, Declarations and sewer affidavits for and on our behalf in Kolkata Municipal Corporation for sanctioning the plan from Kolkata Municipal Corporation and then to get delivery of the said sanctioned plan or any modified building plan from The K.M.C and to do all necessary things and acts for the said purpose, for our said property.

11. To enter into any agreement with other person/persons on our behalf and to sign and execute all other deeds or conveyances to transfer deeds or instruments, assurances or declaration of deeds on our behalf and take consideration money thereof on our behalf in connection with sale of the property in respect of Developer's allocation as per Registered Development Agreement and present the same before the Learned Registering Authority for admit and complete registration on our behalf, in connection with such

sale of Developer's Allocation at our said property as mentioned in the schedule hereunder written.

AND GENERALLY to do all the lawful acts necessary for the above mentioned property and we hereby agree that all acts and things lawfully done by the said Attorney shall be considered as the acts, deed and things done by us, provided that all such acts and things done by the said Attorney in conformity with law. We undertake to rectify and confirm all and whatsoever that our said Attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.

SCHEDULE ABOVE REFERRED TO

(THE SAID PREMISES)

ALL THAT piece and parcel of basu land measuring more or less 04 Cottahs 0 Chittacks 0 Sft together with R.T.Shed structure measuring 500 sq.ft more or less comprised in R.S. Dag No. 1725 corresponding to C.S. Dag Nos.1425 of Touzi No. 155, J.L. No.19, R. S. No. 02, recorded in R.S. Khatian No. 1541 corresponding to C.S. Khatian No. 805, Sub Khatian No. 857 situated at Mouja – Garfa Gram, P.S-Jadavpur, Sub Registry Office at Alipore, District 24 Parganas (South) being Premises No. 1000, Purbachal Main Road, Kolkata – 700 078, P.S.- Garfa, Kolkata-700078 and mailing address 15, Purbachal Bidhan Road, Kolkata – 700 078, P.S.-Garfa, Kolkata- 700078 within Ward No. 106 of the Kolkata Municipal Corporation and are paying the municipal taxes punctually and regularly as Assessee No. 31-106-16-1000-9 and are enjoying the same free from all encumbrances, butted and bounded by:-

ON THE NORTH: By Dag No. 1427.

ON THE SOUTH: By Dag No. 1425.

ON THE EAST: By Dag No. 1425.

ON THE WEST: By 12 feet wide K.M.C Road.

IN WITNESS WHEREOF, We, the **PRINCIPALS** hereto signed this Power of Attorney on this day of , 15th July .....2016.

SIGNED & SEALED by the within named Sefali Dutta (Sefali Dutta (Biswas) Rabin Biswas. Principals in the presence of :

WITNESSES:-

Aleinasish Biswas
Mukunda Ram Biswas
Sunil Kumar Biswas

1. Ranjit Pal
6, old Post office street
Kol - 1

2. Dipsankar Mandal.
47/7A. Purbachal Road.
PO - Haltu, PS - Ballygunge
Kolkata - 700078.

Signature of the Principals

Accepted by me

Ajay Paul

Signature of the Attorney

Drafted & Prepared by :

Tolan Pal

ADVOCATE,

HIGH COURT, CALCUTTA.

Enrol No. WB/675/1992.

15/07/2016

Office of the A.R.A. - III KOLKATA, District: Kolkata

Endorsement For Deed Number : IV - 190304223 / 2016

Query No/Year	19031000267715/2016	**Serial no/Year**	1903006884 / 2016
Deed No/Year	IV - 190304223 / 2016		
Transaction	[4002] Power of Attorney, General Power of Attorney		
Name of Presentant	Mr Ajoy Paul	**Presented At**	Office
Date of Execution	15-07-2016	**Date of Presentation**	15-07-2016
Remarks			

On 15/07/2016

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.

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

Presented for registration at 14:15 hrs on : 15/07/2016, at the Office of the A.R.A. - III KOLKATA by Mr Ajoy Paul ,Claimant.

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

Execution is admitted on 15/07/2016 by

Mr Sunil Kumar Biswas, Son of Late Sudhanshu Bimal Biswas, 15 Purbachal Bidhan Road, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Business

Indetified by Mr Ratan Pal, Son of Late L C Pal, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 15/07/2016 by

Mr Abinash Biswas, Son of Late Sudhanshu Bimal Biswas, 15 Purbachal Bidhan Road, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Business

Indetified by Mr Ratan Pal, Son of Late L C Pal, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 15/07/2016 by

Mr Mukunda Ram Biswas, Son of Late Sudhanshu Bimal Biswas, 15 Purbachal Bidhan Road, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Business

Indetified by Mr Ratan Pal, Son of Late L C Pal, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 15/07/2016 by

Mr Rabin Biswas, Son of Late Sudhanshu Bimal Biswas, 15 Purbachal Bidhan Road, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Business
Indetified by Mr Ratan Pal, Son of Late L C Pal, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 15/07/2016 by

Smt Shefali Dutta Biswas, Wife of Mr Golak Dutta, F 58, Bapuji Nagar Colony, P.O: Regent Estate, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, By caste Hindu, By Profession Business
Indetified by Mr Ratan Pal, Son of Late L C Pal, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 15/07/2016 by

Mr Ajoy Paul, Son of Mr Anil Paul, 16, Purbachal Bidhan Road, P.O: Haltu, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, By caste Hindu, By Profession Business
Indetified by Mr Ratan Pal, Son of Late L C Pal, High Court Cal, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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/-

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. Rs 50/- is paid on Impressed type of Stamp, Serial no 30144, Purchased on 30/06/2016,Vendor named Anjushree Banerjee.

(Balaram Adhikari)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

9

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2016, Page from 102702 to 102726

being No 190304223 for the year 2016.

Seal of the Additional Registrar, Assurance - III, Kolkata

Digitally signed by BALARAM ADHIKARI
Date: 2016.07.18 13:51:05 +05:30
Reason: Digital Signing of Deed.

(Balaram Adhikari) 18/07/2016 13:51:05

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)