

3618/16

I-03145/16

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S 797426



Sujit Kumar Bose

Pallab Kumar Bose

Jyoti Bose

THIS POWER OF ATTORNEY is made on this 5th day of MAY Two Thousand and Sixteen BY (i) SUJIT KUMAR BOSE (Form 60) son of Late Nalin Chandra Bose, (ii) PALLAB KUMAR BOSE (Income Tax PAN ACXPB1702F) son of Late Sunil Kumar Bose and (iii) JYOTI BOSE (Income Tax PAN AXVPB6081E) wife of Late

Certified that the document is admitted to registration. The signature sheet/s and the instrument sheet/s attached with this document are the part of this document

[Signature]

Asstt. Dist. Reg. Officer
Alipore, South 24 Parganas

06 MAY 2016

1/17/16

*VC
1071
4-fm*

89130

Subin K
Kolkata 7
"Or"

SANJAY KUMAR BAID
Advocate

8, Old Post Office Street
Kolkata-700 001

NAME.....
 ADDRESS.....
 PIN.....
 28 SEP 2015
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 28 SEP 2015

28 SEP 2015
28 SEP 2015

Pallab Kumar Bose



VCTD
3139

Pallab Kumar Bose



VCTD
3140



Jyoti Bose



VCTD
3141

Signature.....
 05 MAY 2016
 ADDL. DIST. SUB-REGISTRAR
 ALIPORE, SOUTH 24 PGS.

Srijit Kumar Bose

Trilok

Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

Subir Kumar Bose all presently residing at No. 19, School Row, PO Bhowanipore, Kolkata 700 025 PS Bhowanipore hereinafter collectively referred to as the "OWNERS" in favour of SATWIC VIVEK RUIA (having Income Tax PAN BIZPR8842M) son of Mr. Vivek Ruia of No. 21/2, Ballygunge Place, Kolkata 700 019 PS Gariahat PO Ballygunge (hereinafter called "THE ATTORNEY").

WHEREAS:

- A. The Owners are entitled to **ALL THAT** the municipal premises No. 19, School Row, Kolkata 700 025, PS Bhowanipore in ward No. 71 of the Kolkata Municipal Corporation (morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and is hereinafter for the sake of brevity referred to as the said **PREMISES**).
- B. By an Agreement dated ^{4th} 26 April 2016 (hereinafter referred to as the said **DEVELOPMENT AGREEMENT**) the Owners have granted the exclusive right of development of the said Premises unto and in favour of the Attorney herein and in terms thereof the Owners are required to grant power of attorney to the Attorney herein.
- C. The Owners are thus, in compliance of and in terms of the said Development Agreement desirous of appointing nominating and constituting the Attorney herein as their true and lawful Attorney for and on behalf of the Owners in their name place and stead to do the following acts deeds matters and things in respect of the said Premises.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that **WE**, (i) **PALLAB KUMAR BOSE** son of Late Sunil Kumar Bose, (ii) **SUJIT KUMAR BOSE** son of Late Nalin Chandra Bose and (iii) **JYOTI BOSE** wife of Late Subir Kumar Bose all presently residing at No. 19, School Row, PO Bhowanipore, Kolkata 700 025 PS Bhowanipore the **OWNERS** as aforesaid do hereby nominate appoint and constitute **SATWIC VIVEK RUIA** son of Mr. Vivek Ruia of No. 21/2, Ballygunge

Place, Kolkata
our name please
save



Signature.....

05 MAY 2010

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 P.S.

Place, Kolkata-700 019 to be our true and lawful attorney for and on our behalf and in our name place and stead to do the following acts deeds matters and things that is to say: -

1. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.
2. To apply for and have the assessment Nos. of the said Premises to be merged in the records of the Kolkata Municipal Corporation and for that to sign and execute all necessary papers and documents including any applications, affidavits, declarations and/or any other instrument and/or deed that may be necessary or be required.
3. To sign and submit all applications maps plans specification and obtain the same thereof upon sanction in respect any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.
4. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan concerning the said Premises and also to sign other documents as may be required by the authorities from time to time.
5. To appear and represent the Owners before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the Owners in respect of the said Premises and to make

representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on our behalf before the authorities concerned.

6. To appear and represent the Owners before the necessary authorities including the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police, Land Department of the Government of West Bengal and/or any other department and/or authority of Central, State or Local government in connection with the sanction modification or alteration of the plans and to sign all papers and documents in connection therewith.
7. To apply for electricity, water, drainage, lift, gas connection or for any other utility in the said Premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers, applications, documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Attorney.
8. If required, to enter into any agreement, settlement and/or any other manner and/or document that maybe necessary or be required in respect of any person and/or entity claiming to be an occupier and/or tenant and/or trespasser in any part and/or portion of the said Premises.
9. To apply for and obtain licenses and permissions that maybe necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said Premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.

10. To sign, execute and register all declarations, undertakings, affidavits, instruments and others that are required and/or may be necessary for sanction of the plan and the development of the said Premises.
11. To enter into agreement for sale, transfer or otherwise in respect of the Developer's Allocation in terms of the said Development Agreement.
12. To sign and execute any deed of conveyance and/or transfer and/or tenancy and/or sub-tenancy as may be necessary or be required from time to time in respect of the Developer's Allocation in terms of the said Development Agreement.
13. To appear and represent us before any Notary Public, Registrar of Assurances, District Registrar Sub-Registrar of Assurances or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents, and instruments executed and signed by the said Attorney in any manner concerning the Developer's Allocation in terms of the said Development Agreement.
14. To cause any Deed of Conveyance or document or instrument in respect of the Developer's Allocation in terms of the said Development Agreement, to be registered and for the said purposes to sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
15. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in anyway the said Premises or any part thereof including those relating to acquisition and/or requisition in which the Owners are

now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-sulted submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.

16. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.

17. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said Premises or any part thereof.

AND GENERALLY to do all acts deeds matters and things concerning the powers hereby conferred in respect of the said Premises which the Owners could have done lawfully under their own hands if present personally. AND we the said Owners do hereby ratify and confirm and agree at all times to ratify and confirm all and whatsoever and the said Attorneys shall lawfully do and/or cause to do in accordance herewith.

THE SCHEDULE ABOVE REFERRED TO

(PREMISES)

ALL THAT the municipal premises No. 19, School Row, Kolkata 700 025, PS Bhowanipore in ward No. 71 of the Kolkata Municipal Corporation, Sub Registry Office Alipore.

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-buttet bounded called known numbered described or distinguished.





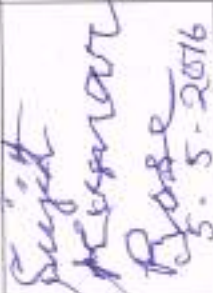



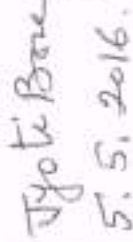
Government of West Bengal


Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000171043/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUJIT KUMAR BOSE 19 SCHOOL ROW, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700025	Principal			 Sujit Kumar Bose 5.5.2016
2	Mr PALLAB KUMAR BOSE 19 SCHOOL ROW, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700025	Principal			 Pallab Kumar Bose 5.5.2016
3	Smt JYOTI BOSE 19 SCHOOL ROW, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District-South 24- Parganas, West Bengal, India, PIN - 700025	Principal			 Jyoti Bose 5.5.2016.

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr TRILOK CHAND NAITA Son of Late MAHABIR PRASAD NAITA 46 SRIDHAR ROY ROAD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039	Mr SUJIT KUMAR BOSE, Mr PALLAB KUMAR BOSE, Smt JYOTI BOSE	

(Amitava Chanda)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

Seller, Buyer and Property Details

A. Principal & Attorney Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr PALLAB KUMAR BOSE Son of Late SUNIL KUMAR BOSE 19 SCHOOL ROW, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr SUJIT KUMAR BOSE Son of Late NALIN CHANDRA BOSE 19 SCHOOL ROW, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 05/05/2016; Date of Admission : 05/05/2016; Place of Admission of Execution : Pvt. Residence
2	Mr PALLAB KUMAR BOSE Son of Late SUNIL KUMAR BOSE 19 SCHOOL ROW, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ACXPB1702F,; Status : Individual; Date of Execution : 05/05/2016; Date of Admission : 05/05/2016; Place of Admission of Execution : Pvt. Residence
3	Smt JYOTI BOSE Wife of Late SUBIR KUMAR BOSE 19 SCHOOL ROW, P.O:- BHAWANIPORE, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AXVPB6081E,; Status : Individual; Date of Execution : 05/05/2016; Date of Admission : 05/05/2016; Place of Admission of Execution : Pvt. Residence

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Mr SATWIC VIVEK RUIA Son of Mr VIVEK RUIA 21/2 BALLYGUNGE PLACE, P.O:- BALLYGUNGE, P.S:- Garlahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BIZPR8842M,; Status : Individual

B. Identifire Details

Identifler Details			
SL No.	Identifier Name & Address	Identifler of	Signature
1	Mr TRILOK CHAND NAITA Son of Late MAHABIR PRASAD NAITA 46 SRIDHAR ROY ROAD, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr SUJIT KUMAR BOSE, Mr PALLAB KUMAR BOSE, Smt JYOTI BOSE	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: School Road, , Premises No. 19, Ward No: 71		7 Katha 4 Chatak 32 Sq Ft	3,50,000/-	3,36,82,097/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	3000 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1,50,000/-	22,50,000/-	Structure Type: Structure

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Mr SUJIT KUMAR BOSE	Mr SATWIC VIVEK RUIA	4.01194	33.3333
	Mr PALLAB KUMAR BOSE	Mr SATWIC VIVEK RUIA	4.01194	33.3333
	Smt JYOTI BOSE	Mr SATWIC VIVEK RUIA	4.01194	33.3333

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
S1	Mr PALLAB KUMAR BOSE	Mr SATWIC VIVEK RUIA	1000 Sq Ft	33.3333
	Mr SUJIT KUMAR BOSE	Mr SATWIC VIVEK RUIA	1000 Sq Ft	33.3333
	Smt JYOTI BOSE	Mr SATWIC VIVEK RUIA	1000 Sq Ft	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SUJIT KUMAR BOSE
Address	19 SCHOOL ROW,Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700025
Applicant's Status	Seller/Executant

Office of the A.B.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160503145 / 2016

Query No/Year	16051000171043/2016	Serial no/Year	1605003618 / 2016
Deed No/Year	I - 160503145 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr PALLAB KUMAR BOSE	Presented At	Private Residence
Date of Execution	05-05-2016	Date of Presentation	05-05-2016

Remarks

On 03/05/2016

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 3,59,32,097/-



(Amilava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 05/05/2016

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

Presented for registration at 16:00 hrs on : 05/05/2016, at the Private residence by Mr PALLAB KUMAR BOSE , one of the Executants.

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

Execution is admitted on 05/05/2016 by

Mr SUJIT KUMAR BOSE, Son of Late NALIN CHANDRA BOSE, 19 SCHOOL ROW, P.O: BHAWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, By caste Hindu, By Profession Others

Indetified by Mr TRILOK CHAND NAITA, Son of Late MAHABIR PRASAD NAITA, 46 SRIDHAR ROY ROAD, P.O: TILJALA, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, By caste Hindu, By Profession Service

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

Execution is admitted on 05/05/2016 by

Mr PALLAB KUMAR BOSE, Son of Late SUNIL KUMAR BOSE, 19 SCHOOL ROW, P.O: BHAWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, By caste Hindu, By Profession Retired Person

Indetified by Mr TRILOK CHAND NAITA, Son of Late MAHABIR PRASAD NAITA, 46 SRIDHAR ROY ROAD, P.O: TILJALA, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN -

700039, By caste Hindu, By Profession Service

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

Execution is admitted on 05/05/2016 by

Smt JYOTI BOSE, Wife of Late SUBIR KUMAR BOSE, 19 SCHOOL ROW, P.O: BHAWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700025, By caste Hindu, By Profession Others
Indetified by Mr TRILOK CHAND NAITA, Son of Late MAHABIR PRASAD NAITA, 46 SRIDHAR ROY ROAD, P.O: TILJALA, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, By caste Hindu, By Profession Service



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 06/05/2016

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(g) of Indian Stamp Act 1899.

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 94130, Purchased on 28/09/2015, Vendor named S Mukherjee.



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 84392 to 84407

being No 160503145 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.05.09 16:29:19 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 09/05/2016 16:29:18
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

IN WITNESS WHEREOF we the said Owners have set and subscribed our respective hands to these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the above mentioned **OWNERS**

Srijit Kumar Bose

at Kolkata in the presence of:

Trilok Chand Naita

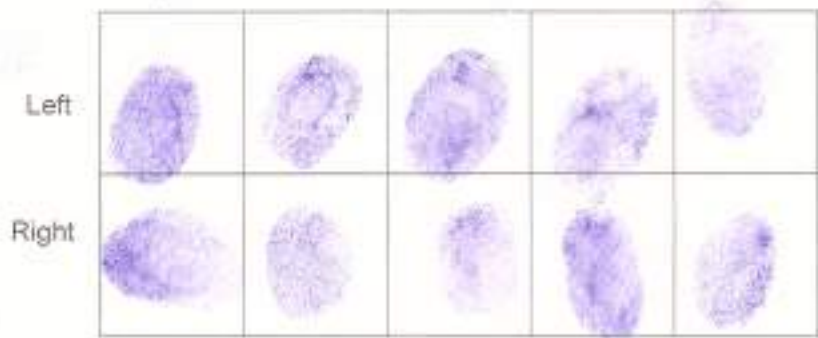
Trilok Chand Naita
S/o Late Mahabir Prasad Naita
46, Sreedhar Roy Road
Kolkata - 700 039

Jitip Datta
32, Conch Row
Kd - 14

Pallab Kumar Bose
Srijit Kumar Bose



Pallab Kumar Bose



Jyoti Bose



Washed by me
Ashim Kumar Shaha
Chhara
Kharpur Panchayat,
Cal - 27
WA-1674/83,

Jyoti Bose



Signature.....

05 MAY 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.