

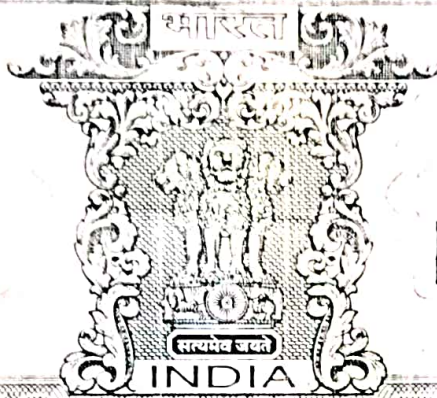
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भारतीय गैर न्यायिक

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FIFTY
RUPEES

Rs.50

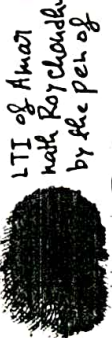
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 249756

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
Aizpore, South 24 Parganas
17.09.2012



LTI of Amar Nath Roy Choudhury by the per of Pasupati Sen

[Signature]

12/9/12
4-10/12
16/9/12

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We,
(1) **SRI AMAR NATH ROY CHOUDHURY**, son of Late Pasupati Nath Ghosh Roy Choudhury, by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, residing at 79B, Swinhoe Lane, P.S. - Kasba, Kolkata - 700042 and (2) **SMT. SUVRA SEN**, wife of Biswojit Sen and Grand Daughter of Late Pashupati Nath Ghosh Roy Choudhury, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Flat No. 5B, Fifth Floor, 74D/1, Rahim Ostagar Road, Lalkella Apartment, P.S. -

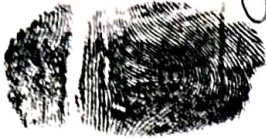
[Signature]

63332

PRANGOPAL DAS
ADVOCATE
High Court, Calcutta
2/2, Old Post Office Street
Kolkata - 700001

Sold to.....	
Address.....	
- 2 AUG 2019	
Value.....	
High Court.....	

- Anantjeet Singh



NETI-5615

- Anantjeet Singh



NETI-5616



LTI of Anurath Prasad
by the pen of
Prosenjit Saha, Advocate.



NETI-5617

[Signature]
Room South 24 Bagan

- Suvaran Sen

12 SEP 2012

Identified by & me.
Prosenjit Saha.
Advocate.
High Court, Calcutta.
Bar Association Room No-16.

Lake, Kolkata - 700045. That we are the absolute owners in respect of the property lying and situated at 42, Baikuntha Ghosh Road, Ward No.91, P.S. - Kasba, Kolkata - 700042 (morefully and particularly described in the schedule written hereunder) and have been possessing and occupying by exercising our right, title & interest therein without any interruption from any corner whatsoever.

WHEREAS we have entered into a Development Agreement on 8/8/12 with **M/S AMARJEET SINGH & COMPANY** a sole proprietorship firm having its office at 88-A/8, Bosepukur Road, P.S. - Kasba, Kolkata - 700042 and represented by its sole proprietror **AMARJEET SINGH**, son of Sri Dharamanth Singh, by faith - Hindu, by occupation - Business, and residing at 49/B, Swinhoe Lane, Kolkata - 700042.

AND WHEREAS the said Development Agreement was duly registered on 8/8/12 at District Sub-Registrar-III, recorded in book no. 1 Volume No. 16 Page No. 6320 to 6339 being no. 7827 for the year 2012.

AND WHEREAS by the said Development Agreement we have engaged and/or appointed M/s Amarjeet Singh & Company as the developer to develop the schedule mentioned property.

AND WHEREAS as per the terms and conditions of the said Development Agreement dated 8/8/12 the owners will entitle to get a sum of Rs.2,00,000/- (Rupees Two Lac) only to owners as the shifting charges for the development time period of 24 months and Rs.2,00,000/- (Rupees Two Lac) forfeit amount as per the settlement and one flat measuring about 600 Sq.ft. area on the top floor (if lift is installed) and one flat on the first floor measuring about 600 Sq.ft. of the proposed building togetherwith undivided proportionate impartible share of land and premises as stated herein as the "Owners allocation" together with common rights, on the common

Amarjeet Singh

LTI of Amarjeet Singh
Chandray by the
Pen of Rosenjit Saha.



Saurav Saha

parts of the building and common amenities and facilities of the said building.

AND WHEREAS as per the terms and conditions of the said Development Agreement dated **8/8/12** the Developer will get all that the rest and/or balance area over the said building as per the sanctioned building plan of the proposed building together undivided proportionate inpartible share of land and the premises as stated herein as the "Developer Allocation" herein before with common rights, on the common parts of the building and common amenities and facilities of the said building.

NOW BY THIS POWER OF ATTORNEY We, the Executant above-named, do hereby appoint, nominate and constitute **AMARJEET SINGH**, son of Sri Dharamanth Singh, the sole proprietor of M/s. Amarjeet Singh & Company, by faith - Hindu, by occupation - Business and residing at 49/B, Swinhoe Lane, Kolkata - 700042, as our TRUE AND LAWFUL ATTORNEY who will do and/or perform all the acts, deeds, and things as mentioned hereunder for us in our name and on our behalf in respect of the schedule mentioned property as follows:-

1. To enter into sale/lease or any agreement with any person in respect of the developers share of the said property mention in the schedule below in our behalf.
2. To receive the Sale consideration amount from the intending purchaser or purchasers in respect of the "Developers Allocation" as per the Development Agreement dated **8/8/12** and also to execute the Sale Deeds / Agreements / Assignment Deeds and to present the same for registration before the concerned Registrar of Assurances, Sub-Registrar Offices and to admit execution. Also to sign all forms, petitions, Affidavits and other documents necessary for completion of the registration of the

Amarjeet Singh

LTI of Amarjeet Singh
for discharge by the
pen of Roopjeet Saha, Advocate.



Saurav Sen

Sale Deeds, etc., and to receive the same back after registration.

3. To appear and act and give evidence in all the Courts, Civil, Revenue or Criminal whether Original or Appellate, Consumer Courts, Consumer State and National Commissions, in the Registration Offices or any other Office of Central and State Government, or District Board or any Revenue or any Local Authority, Kolkata Municipal Corporation, CESC, in any proceedings or matters as and when necessary, in respect of the Schedule mentioned property.
5. To take / institute proceedings as and when necessary for all matters relating to the Schedule mentioned property. And to sign and verify Plaints, Vakalaths, Authorisation, Letters, Written Statements, Petitions or Claims and Objections, Memorandum of Appeal and Petitions, forms and Applications of all kinds and to file them in any such Court or Office, till a finality is reached. And also to correspond with the Electricity Board, City Municipal Corporation, Revenue Authorities, Panchayat Board Authorities and any other Local Bodies, and the Reserve Bank of India, and the Income Tax Authorities Constituted under the Income Tax Act, Central, State and Local Government Bodies / Departments.
6. To appoint any Advocate/s, Revenue Agent or any other Legal Practitioner or Auditor.
7. To file and receive back documents, to receive deposit and advance and to issue receipts therefor.
8. To obtain refund of Stamp duty or repayment of Court fees etc.
9. To apply to courts and Government and other offices including Central and State Authorities and Tax Authorities for copies of documents and papers.

Anwar Jafar Saifi

LTI of Anwarul Kar
Choudhury by the per
of Rajeshjit Saha. Advocate.



Sauvra Sen

10. To apply for the inspection of and to inspect judicial and public records.
11. To accept service of any summons, notice or Writ issued by any Court or Officer against us.
12. To submit Income Tax, as and when necessary and appear before the Authorities concerned for the said purposes, including appointment of Auditors and Advocates.
13. To apply before the Kolkata Municipal Corporation for sanction of building plan and for mutation of the schedule mentioned property and to sign all necessary documents and forms for such mutation on our behalf. And also to sign the building plan in respect of the schedule mentioned property and to submit the same before Kolkata Municipal Corporation on our behalf.
14. To apply before CESC Ltd., for new electricity connection including allied matter in the schedule mentioned property on our behalf.
15. To defend possession, manage and maintain as well as construction including contractor and suppliers of the Schedule mentioned property.
16. To deposit and withdraw fees documents and moneys in any form any court or courts, and/or any other persons or authority and give valid receipts and discharges whereof.
17. For all or any of the purposes herein before stated to appear and represent us before the authorities having jurisdiction and to sign execute and submit papers and documents.

Amarendra Singh

LTI of Anandkumar Roy
Choudhury by the Pen
of Prosenjit Saha. Advocate.



Saurabh Sen

18. To obtain refund of stamp duty, court fees or repayment of stamp duty or court fees.
19. To apply before any authority for any purpose on our behalf and also to sign all necessary documents in connection with the schedule mentioned property.
20. To execute the Sale Deed / Deeds or any other deed or deeds in respect of the said property, and present the same in our name and on our behalf before the concerned Registrar Office for registering the Sale deeds. Also to admit execution in respect of any such documents before the Registrar for purposes of registration and to receive the sale price / consideration and to give effectual receipts therefore and to consent for change of Registry.
21. To do all such acts necessary to make the sale effective and to effect mutation of Government and Public records and accounts subsequent to the sale.
22. From time to time to appoint and remove at pleasure any substitute or substitutes as Attorney or Agent under him, in respect of all or any of the matters aforesaid, upon such terms and on such salaries or remuneration, as he shall think fit.
23. GENERALLY to act as our ATTORNEY or AGENT in relation to the matters aforesaid and on our behalf to execute and do all deeds, acts or things in respect of the said property as fully and effectually in all respects as our, ourselves would do, if personally present.
24. We do hereby for ourselves, our heirs, executors,

Anwar Jafar Singh

LTI of Anwar Jafar Singh
by the per
of Prosenjit Saha, Advocate.



Sauvera Sam

administrators and legal representatives, ratify and confirm whatsoever our said ATTORNEY shall do or purport to do by virtue of this POWER OF ATTORNEY.

Advocate Jewel Sanyal

25. The said Attorney shall obtain or have power to make any construction, Development work on the said property.

AND to do and/or perform all other acts, deeds and things relating to the schedule mentioned property which our said Attorney in their absolute discretion think fit and proper as we could do in all respect if we personally present.

SCHEDULE ABOVE REFERRED TO :

ALL THAT the plot of land measuring an area of 3 (three) Cottah 9 (Nine) Chittaks (be little more or less) togetherwith 120 Sq.ft. Tolly sheded structure standing thereon at 42, Baikuntha Ghosh Road, Ward No. 91, P.S. - Kasba, Assessee No. 210910100210, Kolkata - 700042, under the jurisdiction of Kolkata Municipal Corporation. The said property is butted and bounded by in the following manner:-

*LTI of Amarnath Roy
Choudhury by the pen of
Preranjit Saha. Advocate.*




- ON THE NORTH** : 41, Baikuntha Ghosh Road, Kolkata - 700042
- ON THE SOUTH** : 17B, N.K. Ghoshal Road, Kolkata - 700042
- ON THE EAST** : 43, Baikuntha Ghosh Road, Kolkata - 700042
- ON THE WEST** : 12' 0" Common Passage.

Saurabh Sen

IN WITNESSES WHEREOF I, the executant put my signature
on this 12th day of September, 2012.

SIGNED AND DELIVERED by the
Executant Abovenamed in the
presence of :-

WITNESSES :

1)  Biswajit Sen
740/1 Rahimostghar
Rd, Lakkella Aptt
Flat 5B, 5th floor
K-45.

LTI of Amarnath Roychowdhury
by the pen of Progenit Saha
Adv.

Suvarna Sen
SIGNATURE OF THE EXECUTANTS.

2) Gita Ray Chowdhury
79B Swarnalane
Block B, K-42.

Accepted by me

Anant Joel Sengupta

Attorney

Drafted by me :

Prangopal Das

PRANGOPAL DAS
Advocate
High Court, Calcutta.
12/2, Old Post Office Street,
Kolkata - 700001.



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

Endorsement For Deed Number : I - 08499 of 2012
(Serial No. 08858 of 2012)

On

Payment of Fees:

On 12/09/2012

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

Presented for registration at 16.50 hrs on :12/09/2012, at the Private residence by Amarjeet Singh
Claimant

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

Execution is admitted on 12/09/2012 by

1. Sh. Amar Nath Roy Choudhury, son of Late Pasupati Nath Ghosh Roy Choudhury , 79 B, Swinhoe Lane, Kolkata, Thana:-Kasba, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession : Retired Person
2. Smt. Suvra Sen, wife of Biswojit Sen , Lalkella Apartment , 5th Floor, Flat No:5 B', 74 D / 1, Rahim Ostagar road, Kolkata, Thana:-Lake, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700045, By Caste Hindu, By Profession : House wife
3. Amarjeet Singh
Proprietor, M/ S Amarjeet Singh & Company, 49/ B, Swinhoe Lane, Kolkata, Thana:-Kasba, P.O. :-
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042.
By Profession : Business
Identified By Prosenjit Saha, 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 13/09/2012

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.-33,84,375/-

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

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



(Signature)
District Sub-Registrar-III of South 24 Parganas
(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

17/09/2012 11:43:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 08499 of 2012
(Serial No. 08858 of 2012)

On 17/09/2012

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 : 48(g) of Indian Stamp Act 1899.

Payment of Fees:

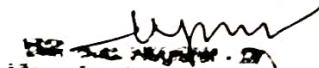
Amount By Cash

Rs. 39 00/-, on 17/09/2012

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 17/09/2012)

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




District Sub-Registrar-III of South 24 Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 7555 to 7567
being No 08499 for the year 2012.



Rajendra Prasad Upadhyay
(Rajendra Prasad Upadhyay) 17-September-2012
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal
South 24 Parganas, 2