

11126/14

IV

0637/11



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A.R.A.

P 859632

Case No. 1794/14

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 - II, Kolkata

Additional Registrar of Assurances - II, Kolkata

5 SEP 2014

GENERAL POWER OF ATTORNEY

I, SHRI PRIYADIP ~~KUMAR~~ PAUL, son of Late Prasanta Kumar Paul, by Faith Hindu, By Occupation Business, residing at 77, Baniatola Street, Kolkata - 700005, hereinafter collectively called and referred to as the EXECUTANT.

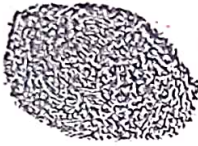
Handwritten notes and signatures at the bottom right.

03 SEP 2016

SL. NO. 27782 - DATE _____
NAME _____
ADD. _____
AMT. 50/-

ARUN CHOWDHURY
Advocate
High Court, Calcutta

✓ *Arun Chowdhury*



5351
e

✓ *Arun Chowdhury*



5352
e

Delwot Chakraborty



5353
e

Prayadip Paul



Mousum Ghosh
MOUSUM GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

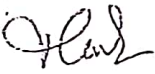
Additional Registrar Assurance - III
Kolkata

- 3 SEP 2016

A. Mukherjee
S. K. B. Mukherjee
7-K-d. Reg. Off.

WHEREAS the EXECUTANT is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT partly three storied and partly four storied brick built messuage or dwelling house together with the piece and parcel land thereunto belonging whereon or on part thereof the same is erected and built containing an area of 12 (Twelve) Cotthas, 07 (Seven) Chhitaks and 22 (Twenty Two) Sq. Ft. be the same little more or less lying and situated at municipal Premises No. 55, Gurupada Halder Road formerly known and numbered as 55 and 56, Halderpara Road, Kolkata - 700 026, Police Station - Kalighat, within the limits of Ward No. 83 of the Kolkata Municipal Corporation, District 24 Parganas (South) of any nature whatsoever more fully and particularly mentioned and described in the SCHEDULE hereunder written hereinafter referred to as the SAID PROPERTY).

AND WHEREAS the EXECUTANT is desirous of appointing, nominating and constituting the said ATTORNEY in his name and on his behalf and in his place and stead to do the following acts, deeds, matters and things in respect of the said property.

NOW KNOW YE ALL MEN BY THESE PRESENTS that I the said  PRIYADIP ~~KUMAR~~ PAUL (hereinafter referred to as the Executant) do hereby nominate appoint and constitute (1) SRI GOUTAM BANERJEE, son of Sri Kashinath Banerjee, residing at 57A, Gurupada Halder Road, P.S.- Kalighat, Kolkata-700026; (2) SRI

DEBOJIT CHAKRABORTY, son of Late Shyam Sundar Chakraborty, residing at 7B, Nepal Bhattacharjee Street, P.S.- Kalighat, Kolkata-700026, hereinafter collectively referred to as the ATTORNEY) as my true and lawful Attorney for me and on my behalf and in my name place and stead to diligently act and to do the following acts, deeds and things as specified hereinafter.

1. To defend the possession of said premises.
2. To sign any application or affidavits and affirm the same on behalf of the Owner herein which may be necessary for the construction of the said building and to carry correspondence on behalf of the Owner herewith all concerned authorities and body or bodies including KMC, Government of West Bengal, Police, Fire brigade etc. in connection with the said construction and development of the said premises under reference to make sign and submit application, petition, letters and other writings to the appropriate authorities, local bodies for all and every licenses, permission sanctions.
3. To sign and submit all plan/plans for the proposed building/building and to submit all paper, documents, applications, undertaking, declaration as to be required for having plans sanctioned and to have the said sanctioned plan modified and/or rescind and/or altered by the competent

- authority of KMC and other competent authorities and in connection therewith to make, sign, execute and submit necessary application and declarations by giving undertakings paying fees, obtaining sanction and such order or orders and permission as be expedient.
4. To appear before the necessary authority including the competent authority of KMC, KMDA, Fire Brigade and Police Authorities in connection of sanctioning of plans and other purposes.
 5. To apply for, appear before and obtain electricity, gas, telephones, water, sewage and/or other connection of any other utilities from appropriate authorities or from the competent authority of KMC and/or other competent authorities.
 6. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate steps whether by actions or otherwise and to abate all nuisance.
 7. To accept notice and serving of papers from any Courts, Tribunal and/or Attorney and/or persons.
 8. To receive and pay and/ or deposit all moneys including court fee, receive refunds and to receive and grant valid receipts and discharges in respect thereof.

9. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons including the said Commissioner of KMC being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and/or authorities in any manner to have mutation effected.
10. To pay all outgoings from the date of execution of these presents including sanction fees, municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or other moneys including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and /or discharges thereof.
11. To take booking from the intending or proposed buyer or buyers to enter into Agreement for Sale of the said building with the intending or proposed purchasers or from the nominee/ nominees of the developer and to receive booking money or earnest money from the flats of the portions on behalf of Principals/Owner and shall have full right to take the full amount from the intending buyers by disposing the entire property and at the same time shall have full right to execute and register proper Deed of Conveyance in favour of the Purchaser and to issue possession letter for the said sold

space namely flats, shops, offices and/or car parking spaces-
in the said proposed project.

12. To appoint lawyer, advocate, pleader, Barister for filing any suit for eviction and/or for necessary of Khas possession against any tenant/occupier/trespasser and to sign vokalatnama, sign all petition, verification, affidavit, written statement, plaint, appeal and to depose in all suits and to execute execution and to take up possession of the property or part of it.
13. To affix signboard or install any hoarding on the said scheduled plot of the land in the name of the attorney.
14. To advertise in the newspapers for procuring purchasers for selling the flats and car parking spaces in the said proposed building along with right to appoint marketing agent for getting the sale done at whatever terms and conditions the Developer shall deem fit and suitable.
15. To enter into any Agreement for sale for the proposed flats/car parking spaces and to receive advanced/earnest money/ consideration in respect of the said spaces and the undivided proportionate share in the land or any portion hereof for transferring land, conveying the proportionate right title and interest to the Owner in the land to hand over the

copies of the relevant documents in regard to title of the Owner to such intending purchase or purchasers as the case may be, it is to be noted that in such case the advance receivable by the attorney will not be demanded by the Owner and at the same time the Owner shall not be liable for any such transaction and the said Owner will not be any part to such transaction or Agreement.

16. For all and any of the purpose hereinbefore stated to appear and represent the Principals before all authorities having jurisdiction and to sign, execute and submit papers and documents as per said attorney can act.
17. To appear and represent the Owner before any notary public, Registrar of Assurance Kolkata, DSR Alipore and other officer or officers or authority/authorities to having jurisdiction and to present for registration and to acknowledge the Registrar have registered and perfected all deeds, instruments and writings and signed by the said attorney in any manner concerning the same of Developers allocation in the said premises.
18. The sale proceeds will be deposited on the account of the Principal.

Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this power of attorney and that further the said attorney shall not hereby obtain or have power to make any construction Development work on the said property.

AND GENERALLY to do such other acts deeds matters and things relating to or concerning the said premises and to sign all letters correspondence and other documents and to execute and perform any other act deed matter or thing which are to be done executed or performed or which in the opinion of our said attorney ought to be done, executed or performed in connection with or in relation to the said premises and effectually to all intents and purposes as the Executants (Themselves) could do if personally present and did the same by itself being its intent and desire that all matters and things respective the same shall be under the full management and directions of our said Attorney AND ALL and whatsoever our said Attorney shall lawfully do or cause to be done in, or about the said premises We as Executants do hereby for ourselves.

AND the Principal or Owner hereby ratify, confirm and agree or undertake to ratify, confirm and agree or undertake to ratify and confirm all the whatsoever the said attorney or agents appointed under this Powers in that hereinabove contained shall lawfully do

or caused to be done in the right of or by virtue of these presents including such confirmations, ~~and other works till the completion of~~

THE SCHEDULE ABOVE REFERRED TO

(SAID PROPERTY)

ALL THAT partly three storied and partly four storied brick built messuage or dwelling house together with the piece and parcel land thereunto belonging whereon or on part thereof the same is erected and built containing an area of 12 (Twelve) Cotthas, 07 (Seven) Chhitaks and 22 (Twenty Two) Sq. Ft. be the same little more or less lying and situated at municipal premises No.55, Gurupada Halder Road formerly known and numbered as 55 and 56, Halderpara Road, Kolkata - 700 026, Police Station - Kalighat, within the limits of Ward No. 83 of the Kolkata Municipal Corporation, District 24 Parganas (South) is butted and bounded by.

ON THE NORTH : By Gurupada Halder Road;

ON THE EAST : Partly by the temple of Soni Thakur and partly
54A, Gurupada Halder Road;

ON THE WEST : By Gurupada Halder Road;

ON THE SOUTH : By premises No. 57, Gurupada Halder Road;

Deputy Commissioner

IN WITNESS WHEREOF the parties hereto have set and subscribed their hand and signature on this 03RD day of SEPTEMBER 2014.

WITNESSES:

1. *Susmita Mahala*
(Advocate)
High Court
Calcutta.

Prityadip Paul

SIGNATURE OF THE EXECUTANT

2. *A. Mukherjee*
7. K. S. Roy Rd.
Cal - 1

Banjan Das
Deloitte Chartered Accountants

SIGNATURE OF THE ATTORNEY

Drafted by me:

Susmita Mahala

Advocate (*SUSMITA MAHALA*)
High Court, Calcutta.

SPECIMEN FORM FOR TEN FINGERPRINTS



Dolny-Curran

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



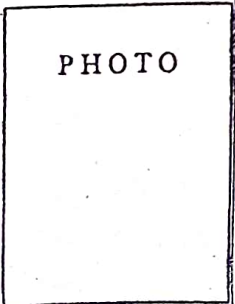
Coakley

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Prigodis

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 06379 of 2014
(Serial No. 11126 of 2014 and Query No. 1903L000017389 of 2014)

On 03/09/2014

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 15.15 hrs on :03/09/2014, at the Private residence by Goutam Banerjee ,
one of the Claimants.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)
Execution is admitted on 03/09/2014 by

1. Priyadip Paul, son of Lt. Prasanta Kr. Paul , 77, Baniatola Street, Kolkata, District:-, WEST BENGAL, India, Pin :-700005, By Caste Hindu, By Profession : Business
2. Goutam Banerjee, son of Kashinath Banerjee , 57 A, Gurupada Haider Road, P. S. - Kalighat, Kolkata, District:-, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
3. Debojit Chakraborty, son of Lt. Shyam Sundar Chakraborty , 7 B, Nepal Bhattacharjee Street, P. S. - Kalighat, Kolkata, District:-, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others

Identified By A. Mukherjee, son of Lt. B. Mukherjee, 7, K S Roy Road, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Others.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 04/09/2014

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.-/-

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

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 05/09/2014

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.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 05/09/2014

(Under Article : ,E = 7/- on 05/09/2014)


Additional Registrar of Assurance - III
Kolkata

- 5 SEP 2014

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 06379 of 2014
(Serial No. 11126 of 2014 and Query No. 1903L000017389 of 2014)

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

5 SEP 2014

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Serial No. 11126/2014 Date: 05/09/2014
Presentant Name Goutam Banerjee Deed No. IV-06379/2014
Executant Name Priyadip Paul
Type of Deed General Power of Attorney Claimant Name Goutam Banerjee and others

Fees & Standard User charges Paid (Break up as below)		Stamp Duty Paid (Break up as below)
Rs 182/-		Rs 50/-
1. By Cash *		1. By Stamp
2. By Draft/BC/SABR		2. By Draft/BC/SABR/Challan
<u>SL.</u>	<u>No.*</u> <u>Date *</u>	<u>SL. No.</u> <u>No.*</u> <u>Date *</u>
	<u>Amount (Rs.)</u>	<u>Amount (Rs.)</u>

Article :E=7/-,
By Cash* Amount includes Standard User Charge of Rs 175/-
No* - Draft/Bankers Cheque/SABR/Challan No. Date *
Draft/Bankers Cheque/SABR/Challan Date

Registering Officer
A.R.A. - III KOLKATA

of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 11
Page from 5825 to 5839
being No 06379 for the year 2014.



[Handwritten signature]

(Sanatan Maity) 05-September-2014
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal