

958H/14

1-09209/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

R 238656

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

[Handwritten Signature]

Addl. District Sub-Registrar
Behala, South 24 Parganas

Visit Case No. 1522 For 20 14
 J(1) (a)/K(2)(a) = 292
 J(1) (K) = 700
 Total Rs. = 950
 A.D.S.R. (Behala)
 30-10-14

GENERAL POWER OF ATTORNEY

(AFTER REGISTRATION OF THE DEVELOPMENT AGREEMENT)

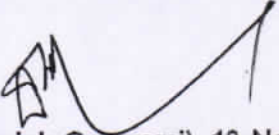
We the owners/first party herein namely (1) **SRI RABINDRA NATH MITRA**, by Nationality: Indian, by Religion: Hindu, by Occupation: Retired person, (2) **SRI JATINDRA NATH MITRA**, by Nationality: Indian, by Religion: Hindu, by Occupation: Retired person both are residing at Village & P.O. Shyampur, Via Budge Budge, P.S. Maheshtala, Dist. South 24 Parganas, Kolkata - 700 137,

07/11/14
 7.00
 9-1607/14

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 29
Page from 3928 to 3944
being No 09209 for the year 2014.




(Asish Goswami) 10-November-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA
Office of the A.D.S.R. BEHALA
West Bengal



Government Of West Bengal
Office Of the A.D.S.R. BEHALA
District:-South 24-Parganas

Endorsement For Deed Number : I - 09209 of 2014
(Serial No. 09587 of 2014 and Query No. 1607L000016071 of 2014)

On 07/11/2014

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

Presented for registration at 19.00 hrs on :07/11/2014, at the Private residence by Rohit Nahar ,Claimant.

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

Execution is admitted on 07/11/2014 by

1. Rabindra Nath Mitra, son of Lt. Baidya Nath Mitra , Village:Shyampur, Via Budge Budge, Thana:-Maheshtala, P.O. :-Shyampur, Via Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : Retired Person
2. Jatindra Nath Mitra, son of Lt. Baidya Nath Mitra , Village:Shyampur, Via Budge Budge, Thana:-Maheshtala, P.O. :-Shyampur, Via Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : Retired Person
3. Sachindra Nath Mitra, son of Lt. Baidya Nath Mitra , Lalita Appartment, Block- A, 22, Narayantala(West), Baguihati, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : Retired Person
4. Namita Bose, wife of Debiprasad Bose , Shyampur Sarkar Para, Kolkata, Thana:-Maheshtala, P.O. :-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : House wife
5. Sabita Mitra, daughter of Lt. Baidya Nath Mitra , Village:Shyampur, Via Budge Budge, Thana:-Maheshtala, P.O. :-Shyampur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : Others
6. Kobita Bose, wife of Mrinal Kanti Bose , 22 A, Hemchandra Street, Khidirpur, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700023, By Caste Hindu, By Profession : House wife
7. Anita Biswas, wife of Lt. Samar Biswas , 5/1, Sibas Dutta 2nd Lane, Howrah-1, District:-Howrah, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
8. Amita Ghosh, wife of Sujay Ghosh , 3/1, Beharilal Chakraborty Lane, Howrah-1, District:-Howrah, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
9. Rohit Nahar
Director, Enlighten Infra Projects Private Limited, K. P. Mondal Road, Chandipur, Nodakhali, Thana:-Nodakhali, P.O. :-B/ Chandipur, District:-South 24-Parganas, WEST BENGAL, India.
, By Profession : Others
Identified By Prosanta Banerjee, son of Lt. R. N. Banerjee, 125, Banerjee Para Road, Kolkata, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700060, By Caste: Hindu, By Profession: Business.

(Asish Goswami)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA



Government Of West Bengal

**Office Of the A.D.S.R. BEHALA
District:-South 24-Parganas**

**Endorsement For Deed Number : I - 09209 of 2014
(Serial No. 09587 of 2014 and Query No. 1607L000016071 of 2014)**

On 10/11/2014

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(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 10/11/2014

(Under Article : ,E = 7/- on 10/11/2014)

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.-1,07,59,504/-

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

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

(Asish Goswami)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BEHALA

(3) SRI SACHINDRA NATH MITRA, by Nationality: Indian, by Religion: Hindu, by Occupation retired person, residing at Lalita Appartment, Block - A, 22, Narayantala (West), Baguihati, Kolkata - 700059, all are sons of Late Baidya Nath Mitra & **(4) SMT. NAMITA BOSE** wife of Sri Debiprasad Bose, by Nationality: Indian, by Religion: Hindu, by Occupation Housewife, residing at Shyampur Sarkarpara, P.O. Budge Budge, P.S. Maheshtala, District - South 24 Parganas, Kolkata - 700137, **(5) MS. SABITA MITRA** daughter of Late Baidya Nath Mitra, by Nationality: Indian, by Religion: Hindu, by Occupation - Homemaker, residing at Village & P.O. Shyampur, Via Budge Budge, P.S. Maheshtala, Dist. South 24 Parganas, Kolkata - 700137, **(6) SMT. KOBITA BOSE** wife of Sri Mrinal Kanti Bose by Nationality: Indian, by Religion: Hindu, by occupation housewife, residing at 22A, Hemchandra Street, Khidirpur, Kolkata - 700023 **(7) SMT. ANITA BISWAS** wife of Late Samar Biswas, by Nationality: Indian, by Religion: Hindu, by occupation housewife, residing at 5/1, Sibas Dutta 2nd by lane, Howrah - 1, & **(8) AMITA GHOSH** wife of Sri Sujay Ghosh, by Nationality: Indian, by Religion: Hindu, by occupation housewife, residing at 3/1, Beharilal Chakraborty Lane, Howrah - 1, hereinafter called and referred to as the” **LAND OWNERS /PRINCIPALS**” do hereby nominate constitute and appoint **MR. ROHIT NAHAR** son of Sri Rabindra Singh Nahar, residing at 45/4A, Chakraberia Road, South, Kolkata - 700025 one of the Director of **ENLIGHTEN INFRA PROJECTS PRIVATE LIMITED** a Private Limited company duly registered and incorporated under the meaning and provisions of the Companies Act, 1956 having its registered office at K.P.Mondal Road, Chandipur, Nodakhali, P.O. B/Chandipur, P.S. Nodakhali, District South 24 Parganas as the true and lawful attorney of the Company for in the name and on behalf of the Company to do exercise execute and perform all or any of the following acts deeds things matters relating to the said Premises.

WHEREAS the Land Owners are absolutely seized and possessed of ALL THAT All That piece and parcel of a plot of land (measuring 20 cotthas 11 chittacks 12 sq.ft. in Dag No. 920, L.R. Dag No. 1148, 2 cottahs 14 chittacks 28 sq.ft. in Dag No. 921, L.R. Dag No. 1149 & 1 cottah 4 chittacks in Dag No. 916, Lr. Dag No. 1144 total 24 cottahs 13 chittacks 39 sq.ft.(more or less subject to physical measurement) lying and situated at Mouza - Shyampur, under R.S. Khatian No.101, L.R. Kri Khatian No. 647, 1090, 1049, 1188 & 596 in Dag No. 920, 921 & 916, L.R. Dag No. 1148, 1149 & 1144, Touzi No. 357, J.L. No. 46, P.S. - Maheshtala, within the ward No. 35 of Maheshtala Municipality, Dist. - South 24 Parganas, Kolkata - 700137, , B.B.T. Road, within Maheshtala Municipality Ward No. 35, Kolkata - 700137, together with all easement right thereto and herein after for the sake of brevity referred to as the "Said Property".

AND WHEREAS the Land Owners are interested and/or intend to develop the said land by constructing a multi storied building containing several self contained flats and salable portions entered into a Development Agreement dated 10th day of November 2014 being No 9208 for the year 2014 with the Developer **ENLIGHTEN INFRA PROJECTS PRIVATE LIMITED** with terms and conditions mentioned therein.

AND WHEREAS the Developer Agreement dated 10th day of November 2014 was executed by (1) **SRI RABINDRA NATH MITRA**, (2) **SRI JATINDRA NATH MITRA**, (3) **SRI SACHINDRA NATH MITRA**, (4) **SMT. NAMITA BOSE** (5) **MS. SABITA MITRA** (6) **SMT. KOBITA BOSE** (7) **SMT. ANITA BISWAS** AND (8) **SMT. AMITA GHOSH** in favour of the said "**ENLIGHTEN INFRA PROJECTS PRIVATE LIMITED**" represented by one of the Director **MR. ROHIT NAHAR** was duly registered in the office of A.D.S.R. Behala, being No. 9204 for the year 2014.

NOW KNOW ALL MEN BY THESE PRESENTS we (1) **SRI RABINDRA NATH MITRA**, (2)**SRI JATINDRA NATH MITRA**, (3)**SRI SACHINDRA NATH MITRA**, (4)**SMT. NAMITA BOSE** (5) **MS. SABITA MITRA** (6)**SMT. KOBITA BOSE** (7) **SMT. ANITA BISWAS AND** (8) **SMT. AMITA GHOSH** do hereby nominate constitute and appoint **MR. ROHIT NAHAR** son of Sri Rabindra Singh Nahar, residing at 45/4A, Chakraberia Road, South, Kolkata -700025 one of the Director of **ENLIGHTEN INFRA PROJECTS PRIVATE LIMITED** a Private Limited company duly registered and incorporated under the meaning and provisions of the Companies Act, 1956 having its registered office at K.P.Mondal Road, Chandipur, Nodakhali, P.O. B/Chandipur, P.S. Nodakhali, District South 24 Parganas as the true and lawful attorney of the Company for in the name and on behalf of the Company to do exercise execute and perform all or any of the following acts deeds things matters relating to the said Premises i.e., to say

1. To look after, manage the aforesaid property as particularly mentioned and written in the Schedule herein before on my behalf.
2. To sign and execute all agreements and/or documents and all other necessary papers and document concerning the said property for and on my behalf.
3. To accept the total consideration money of booking advance of payment regarding the sell of flats and will deposit the same in Developer account as per Developer allocation only. /
4. To make and present any Deed of Conveyance or Conveyances or other documents for registration of "DEVELOPER'S ALOCATION" when to be executed by our said Attorney and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and/or Assurance at Maheshtala

or any other such like registering office or offices concerned on our behalf.

5. To make any kind of agreement or agreements with any purchaser or purchasers in respect "DEVELOPER'S ALOCATION" arising out of the scheduled property on our behalf and to register the deed of conveyance / s on our behalf, in favour of the intending purchaser's or purchasers' name / names and to receive all the consideration money, part consideration money thereof
6. To apply for and obtain in our behalf temporary connections of water, electricity as also to apply for and obtain in our name and on our behalf of permanent drainage, sewerage connections to the said property, and to sign and execute all plans, forms, papers, documents in connection therewith for and on our behalf as our authorized agent on our behalf.
7. To represent our before all the office/offices concerned and also like such MAHESHTALA MUNICIPALITY and to sign all papers, documents on our behalf for mutation of my name in respect of relevant papers of the MAHESHTALA MUNICIPALITY and to appear in all hearing before the authorities of the said MAHESHTALA MUNICIPALITY for such mutation, filing objections and/or appearing on our behalf against the excess valuation assessed by the MAHESHTALA MUNICIPALITY and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection or appeals on our behalf and also to sign building plans thereof.
8. To prepare and/or submit the plan or any revision plan or altered building plans by the said Attorneys' on our behalf.

9. To apply for and obtain all necessary sanction clearances of the said building for and on our behalf.
10. To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.
11. To appear for and represent us before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal jurisdiction relating to any matters, concerning the said property as per mentioned and written in the schedule below on our behalf.
12. To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on our behalf.
13. To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and / or any legal practitioner or any Advocate or other persons and to sign, execute and deliver all vakalatnamas, Ekrarnamas, Show-causes petitions etc. for the aforesaid purposes on our behalf.
14. To sign, execute, submit or deliver all complaints, written statement objections, memorandum of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.
15. To visit and represent us before all the West Bengal Government Office or Offices and / or Central Government, Office or Offices concerned and all other office or offices concerned for smooth management of our said property as stated and written in the schedule hereunder on our behalf.

16. To apply and also to pay all rates, taxes and revenues, charges, expenses out goings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as per mentioned and written in the Schedule below.
17. To apply for and obtain electricity, gas, water, sewerage/ drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on our behalf.
18. To sign and execute all other deeds, instruments and assurances which 'viii be necessary and to enter into and / or agree to such covenants and conditions as may be required for fully and effectually conveying several properties upon the said premises on our behalf.
18. To sign all the receipt or receipts which to be registered by our said Attorneys' in favour of the intending purchaser or purchasers in respect of our said property on our behalf and also to hand over the same to the said purchaser or purchasers on our behalf.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by Our said Attorneys' in their absolute discretion which they may deem fit and proper and think necessary to do so or perform for the aforesaid purposes.

AND we are hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorneys' may lawfully do, execute and cause to be performed by virtue of this General Power of Attorney'.

SCHEDULE ABOVE REFERRED TO :-

ALL THAT All That piece and parcel of a plot of land (measuring 20 cottas 11 chittacks 12 sq.ft. in Dag No. 920, L.R. Dag No. 1148, 2 cottas 14 chittacks 28 sq.ft. in Dag No. 921, L.R. Dag No. 1149 & 1 cottah 4 chittacks in Dag No. 916, Lr. Dag No. 1144, total 24 cottas 13 chittacks 39 sq.ft.(more or less subject to physical measurement) alongwith 1100 sq.ft. Tin shed structure standing thereon, lying and situated at Mouza - Shyampur, under R.S. Khatian No.101, L.R. Khatian No. 647, 1090, 1049, 1188 & 596 in Dag No. 920, 921 & 916, L.R. Dag No. 1148, 1149 & 1144, Touzi No. 357, J.L. No. 46, P.S. - Maheshtala, within the ward No. 35 of Maheshtala Municipality, Dist. - South 24 Parganas, Kolkata - 700137, , B.B.T. Road, within Maheshtala Municipality Ward No. 35, Kolkata - 700137, together with all easement right thereto which is butted and bounded that is to say:-

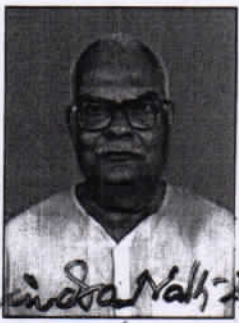











































ON THE NORTH BY : Pond and land of Kamal Dutta and others.

ON THE SOUTH BY : R.S. Dag No. 922,923 &926













































ON THE EAST BY : Pond of Gobinda Chatterjee.

ON THE WEST BY: 18 feet common Passage.












SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Rabinendra Nath Mitra</i>	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				
 <i>Jatinendra Nath Mitra</i>	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				
 <i>Sachinendra Nath Mitra</i>	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				
 <i>[Handwritten Name]</i>	 Little	 Ring	 Middle	 Fore	 Thumb
	(Left Hand)				
 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

	 Little	 Ring	 Middle	 Fore	 Thumb	
	(Left Hand)					
	 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)					
	 Little	 Ring	 Middle	 Fore	 Thumb	
	(Left Hand)					
	 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)					
	 Little	 Ring	 Middle	 Fore	 Thumb	
	(Left Hand)					
	 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)					
	 Little	 Ring	 Middle	 Fore	 Thumb	
	(Left Hand)					
	 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)					

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

IN WITNESS WHEREOF, we, the said Executants (Land Owners) have hereunto set and subscribe our hands and/or signatures on this the 7th Day of November, 2014 A.D.

SIGNED AND DELIVERED

BY THE LAND OWNERS/EXECUTANTS

IN THE PRESENCE OF:

WITNESS:-

1. *Proranta Banerjee*
125 B.P. Road,
KOL-68

2. *Rabindra Singh Nahar*
45/4A Chakma belia Road
South Kol-25

Signed sealed and delivered by the withinmentioned Company, **Enlighten Infra Projects Private Limited** through Its one of the Director **Mr. Rohit Nahar** pursuant to the resolution Passed in the meeting of its Board of Directors held on 2nd May 2014 Who has executed these presents on behalf of the company at Kolkata in the presence of:

WITNESS:-

1. *Proranta Banerjee*
125 B.P. Road,
KOL-68
2. *Rabindra Singh Nahar*

DRAFTED BY:

Debanuj Basu Thakur

DEBANUJ BASU THAKUR
Advocate
High Court, Calcutta

Rabindra Nath Mitra
1) RABINDRA NATH MITRA

Jatindra Nath Mitra
2) JATINDRA NATH MITRA

Sachindra Nath Mitra
3) SACHINDRA NATH MITRA

নামিতা বসু
4) NAMITA BOSE

সাবিতা মিত্র
5) SABITA MITRA

কবিতা বসু
6) KOBITA BOSE

7) ANITA BISWAS

Amita Ghosh
8) AMITA GHOSH

**SIGNATURE OF THE
LAND OWNERS/PRINCIPALS**

ENLIGHTEN INFRA PROJECTS PVT. LTD

Rohit Nahar

Director

**SIGNATURE OF THE
CONSTITUTED ATTORNEY**

Debanuj Basu Thakur

Readover and explained by me in Bengali to the Land Owners and they admitted it to be true.