

NOTARY
CALCUTTA & 24-PARGANAS.

2, 30, 1904
1700001

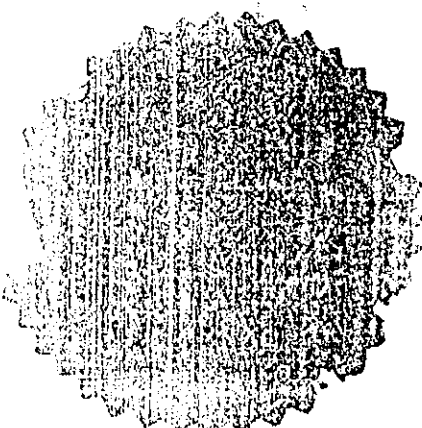
Notarial Certificate

(Pursuant to Section 3 of The Notaries Act, 1852)

TO ALL TO WHOM THESE PRESENTS shall come, I, B.K. Banerjee, duly authorized by the Central Government to practice as a NOTARY public, do hereby certify, authenticate and attest that the annexed instrument of sale and purchase of land being executed, admitted and filed by me in pursuance of the provisions of the laws aforesaid in and presented before me.

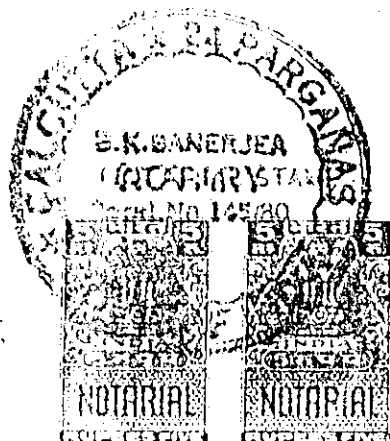
According to that this is to certify, authenticate and attest that the annexed instrument "A" is the Original Power of Attorney Executed by Primali Kenu

Bala Paul as per the same

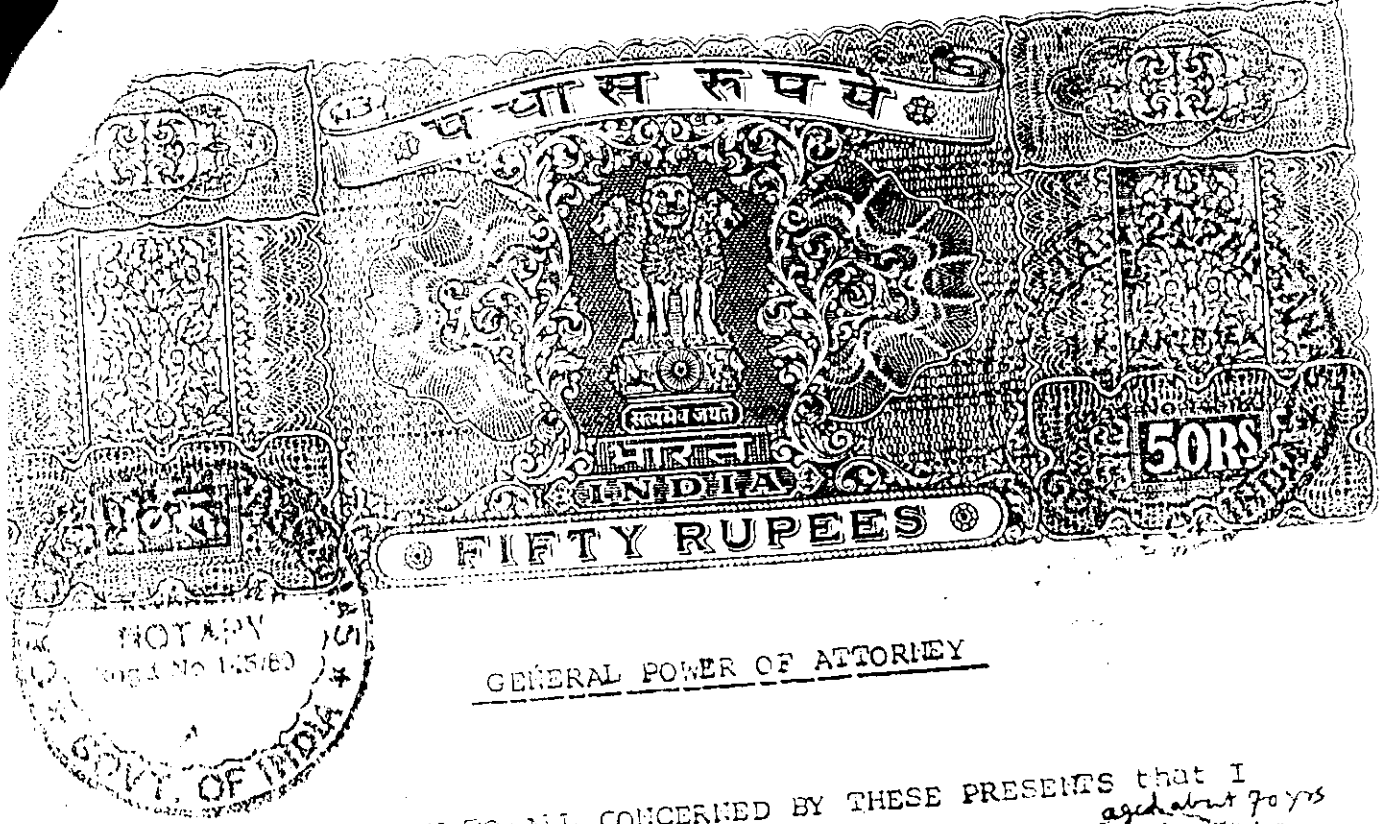


Please look at the annexed instrument "A" appears to be in the usual procedure of law and subject to no objections shall on my request for the same

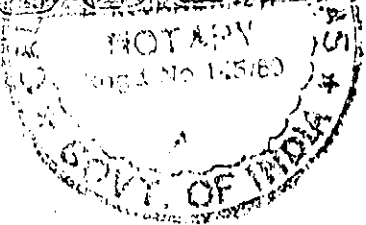
Witness my hand and seal of office at Calcutta on this the 31st day of March in the year of Christ 1904.



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GENERAL POWER OF ATTORNEY



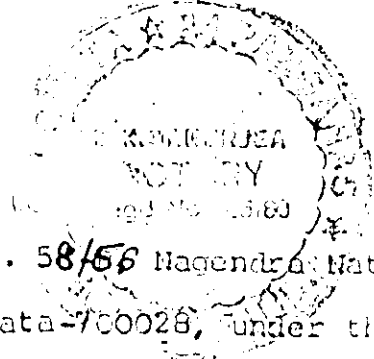
BE IT KNOWN TO ALL CONCERNED BY THESE PRESENTS that I
 SMT. RENU BALA PAUL wife of Late Gopinath Paul ^{aged about 70 yrs} by Caste
 hindu, by occupation House-wife, residing at 58/56 Nagendra
 Nath Road, P. S. Dum Dum, Kolkata - 700028, hereinafter re-
 ferred to as the PRINCIPAL/OWNER do hereby nominate, consti-
 tute and appoint SRI SATCHIDANANDA MITRA son of Late Pasupati
 Mitra, by Caste Hindu, by occupation Business, residing at 13,
 Bangur Avenue, Block 'B', P. S. Lake Town, Kolkata -700055,
 represented on and behalf of M/S SONA ENTERPRISE, a Sole
 Proprietary Concern having its principal place of business
 at 13, Bangur Avenue, Block 'B', P. S. Lake Town, Kolkata-
 700055, hereinafter referred to as the true and lawful
 attorney in my name and on my behalf .

AND WHEREAS I Smt. Renu Bala Paul, am seized and possessed
 or and/or otherwise well and sufficiently entitled to the
 property or residential Home Stead Land measuring an area of
 3 Cottans 12 Chittacks 0 sft. be the same a little more or
 less together with one four storied Casting completed with
 a provision of one more floor over the same standing thereon

Renu Bala Paul

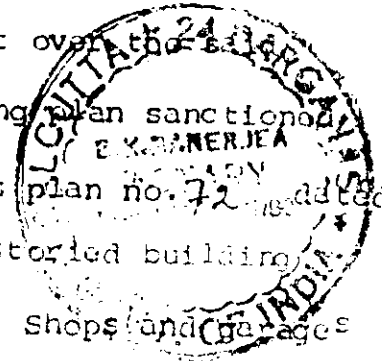
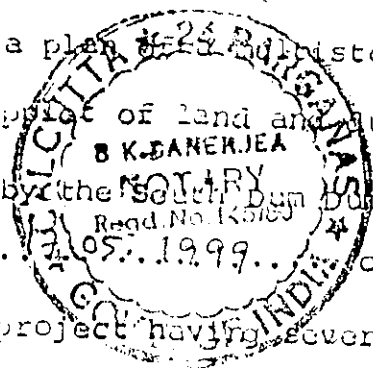
ROMAN BANERJEE
 NOTARY
 11, M's Court Camp
 11, Small Street
 Kolkata - 700011

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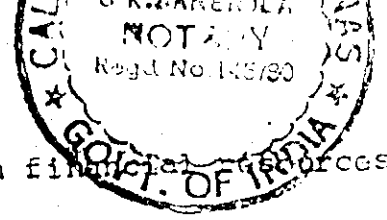
situate and lying at being premises No. 58/56 Nagendra Nath Road, Hind Colony, P. S. Dum Dum, Kolkata-700028, under the jurisdiction of the South Dum Dum Municipality and its holding No. 94 of Hind Colony, in ward No. 23, comprised in E. P. No. 56-B, S. P. No. 51, C. S. Plot No. 1585(P), under Mouja Satgachi, J. L. No. 20, under the A. D. S. R. Cossipore Dum Dum, under the Collectorate of Barasat, North 24-parganas, morefully described in the Schedule hereunder written absolutely and forever by way of a Deed of Gift since then .

AND WHEREAS the said Owner/Vendor has decided to make a plan of 24 storied building project over the plot of land and duly obtained a building plan sanctioned by the South Dum Dum Municipality and its plan no. 72 consisting of a Five storied building project having several residential Flats, Shops and Garages etc. thereto .



AND WHEREAS just after obtaining a building plan from the South Dum Dum Municipality, the said Owner/Vendor has started the construction of the proposed Five storied building over the said plot of land after making necessary demolition of structure over the same standing thereon and already completed upto 3rd floor Roof Casting only with her own resources but I could not proceed further with the construction due to shortage of fund then .

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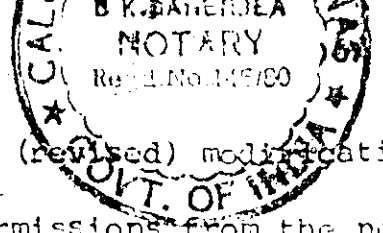


AND WHEREAS I am not equipped with financial resources as well as manpower, stopping of construction, and also my my old ages, it is quite impossible for me to look after and control and all the affairs in respect of the said property as mentioned above and finding no other alternative, but to decide to nominate, constitute, a person who will be able to look after and control and administer all the affairs in respect of the said property as aforesaid .

KNOW BY ALL CONCERNED BY THESE PRESENTS THAT I the undersigned person named Smt. Renubala Paul hereinafter referred to as the PRINCIPAL/OWNER do hereby nominate, constitute and appoint Sri Satchidananda Mitra Son of Late Pashupati Mitra residing at the aforesaid address as my true and lawful attorney for me in my name and on my behalf to do exercise interalia, execute and perform the following acts, deeds, matters, and things mentioned hereinafter appearing :-

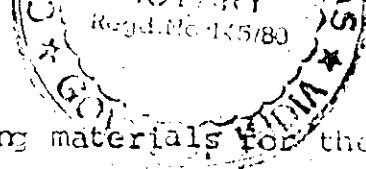
1. To enter into hold and defend possession of the said land together with four storied casting completed and every part thereof and also to manage maintain and administer the said land with four storied casting and every part thereof and or construction of multi-storied building as agreed upon .
2. To sign, execute and submit all building plan documents, statements, papers undertakings, declarations and plans as may be required for having the sanctioned, modification and or alteration of multistoried building

Handwritten signature



3. To pay fees, obtain sanction (revised) modification and such other orders and permissions from the necessary authorities as be expedient revised plan modification and or alteration of the building plan and to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineer, Architects and other agents and Sub-Contractors for the aforesaid purpose as the said Attorney shall think it fit and proper .
4. To receive the excess amount of fees, if any paid for the purpose of sanction (revised), modification and / or alteration of the plans to any authority or authorities if required from the buyers too .
5. To develop the said premises by making construction of such type of building or buildings over the same after raising one floor more over the existing four storied casting structure standing thereon as said attorney may deem it fit and proper upon the building plans .
6. To apply for and obtain electricity, gas, water sewerage, drainage, telephone or other connection and/or any other connection of any other utility to the said premises and for that purpose to sign execute and submit all papers applications, documents and revised plan to do all other acts, deeds, and things as may be deemed fit and proper by the said attorney

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- 7) To apply for and obtain building materials for the concerned authorities for construction of the building on the said premises as aforesaid .
- 8) To utilities or shift or have concerned the existing electricity, connection if any in the premises in such matters as the said Attorney may deem fit and proper .
- 9) To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises and/or any part thereof .
- 10) To appear and represent me before all authorities including those under the Municipality for fixation and/or finalisation of the annual value of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deemed fit and proper .
- 11) To negotiate with any person or persons organisation for sale of the flats in the proposed building on the said premises, apart from my own allocation as per development agreement as the said Attorney shall think fit and proper .
- 12) To collect, advance part payment or full consideration from the intending purchaser or purchaser of the aforesaid flats and to advertise independent news papers and display hoardings in different places, engage, agency or agencies for selling of flats in any name as the said Attorney shall think fit and proper

27/11/87
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agreement dated

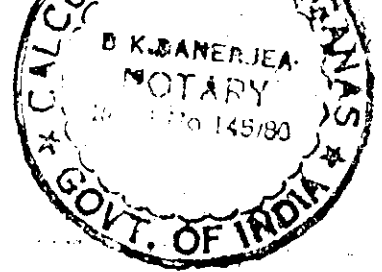
- 13) To file and submit declaration, statements, application and/or returns to the competent Authorities or any other necessary authority or authorities in connection with the matter herein contained.
- 14) To appear and represent me before any Notary Registrar of Assurance, Dist. Registrar - Barasat, A.D.S.R. Office, Cossipore Dum Dum, Sub-Registrar of Assurance Metropolitan Magistrate and other office or offices or Authority or Authorities having jurisdiction and to present for registration and to acknowledge and Register or have registration and performed any deeds instruments and writings executed and signed by the Attorney in any manner.
- 15) To commence prosecute enforce defend answer and oppose and actions and other legal proceedings and demand touching any of the matters, concerning the said premises or any part thereof including and relating to acquisition and/or for requisition and/or in respect of the said estate is now or any hereinafter be intersted or connected and if though fit to act or connected and if though fit to act or proceedings as aforesaid before any court civil or revenue etc.

Welly
19180



- 16) To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnamas, warrant of attorney memo of appeal of any way connected therewith.
- 17) To deposit and withdraw fees, documents and from any Court or Courts and/or other persons or person or authority and give valid receipt and discharge therefor.
- 18) To change to said premises specifically for the allocated portion of the attorney and so that purpose to sign and execute all deeds, instruments and documents and for obtaining loans and financial accommodation from any bank, financial institution person or persons as the case may be in such terms and conditions as the said Attorney shall think, it fit and proper without making any encumber of owner's allocation.
- 19) To receive compensation payable in respect of any part thereof, on behalf of the owner and deliver it to her.
- 20) For all any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.

Handwritten signature/initials



21) To delegate such of the power as the said Attorney in his absolute discretion shall think fit and proper and upon such delegation the said power of Attorney shall be deemed to have been granted by the owner in favour of the said delegate as the case may be ;

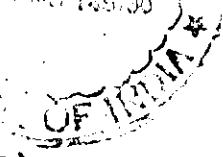
AND GENERALLY that as my Attorney in relating to all matters touching my said land with four storeyed casting completed and on my behalf to do all instruments acts matters and things as fully and effectually.

AND I hereby ratify and confirm and agree or undertake to ratify and confirm all ~~the~~ whatsoever my said Attorney appointed under this power in that hereinabove contained shall lawfully do or cause to be so done in the right of or by virtue of these presents including in such confirmation and other/another works will be treated as I would do so if I am physically present.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO AS :

ALL THAT piece or parcel of a residential home stead land measuring an area of 3 cottahs 12 chittacks 0 sft. be the same a little more or less together with one four storied casting completed with a provision of one more floor over the same standing thereon situate and lying at being premises No. 56-B, Nagendra Nath Road, Hind Colony , P.S. Dum Dum, Kolkata - 700 028, under the jurisdiction of the South Dum Dum Municipal and its holding No. 94 of Hind Colony, in Ward No. 23, comprised

Handwritten signature/initials on the left margin.



in E.P. No.56-B, S.P. No. 51, C.S. Plot No.1585 (P), under Mouza Satgachi, J.L. No,20, under the A.D.S.R. Cossipore Dum Dum under the collectorate of Barasat, North 24-Parganas and the said premises is butted and bounded as follows :-

- ON THE NORTH BY : Municipal Road (Nagendra Nath Road)
- ON THE SOUTH BY : E.P. No 55
- ON THE EAST BY : C.S. Plot No. 1587 and holder of Vali mi
- ON THE WEST BY : E.P. No 56A and Plot holder of Bakul Beha Paul

All of Hind Colony, Kolkata - 28.

IN WITNESS WHEREOF I have hereunto set and subscribed my hand and signature on the 31st day of March, Two Thousand Four. with good health and conscious too together with the signature of my attorney attested herein.

SIGNED EXECUTED AND DELIVERED at Kolkata by the Principal /owner

In the presence of :

① Bishu Prasad
257, Bangur Bazar
Howrah 'B'
KOL - 55

② Sisir Ghosh
117/1 J.P. Rd,
KOL - 700028

③ Sunil Kumar Paul.

বনুবালা পাল

SIGNATURE OF THE EXECUTANT

Satish Chandra Ghosh

SIGNATURE OF THE ATTORNEY

বনুবালা পাল

SIGNATURE OF THE EXECUTANT BY THE NOTARIAL CERTIFICATE

certified by

Notary Public, Kolkata

MINA BANERJEE
T. A. R. Y
Notary's Court
3rd Floor, Hall Street,
Kolkata - 700001



A F F I D A V I T

I, ~~Sunil~~ Kumar Paul, son of (Late Gopinath Paul aged about 66 years, by religion - Hindu, by Occupation - Business, residing at 58/56, Nagendra Nath Road, Police Station - Dum Dum, Kolkata - 700 028, do hereby solemnly affirm and state as follows :-

1. That I am the ~~Kashirakar~~ son of the Opposite party No.1 and am duly authorised by the opposite party No. 1 to sign the affidavit as I am fully conversant with the facts and circumstances of the case and I am also competent to swear this affidavit.

2. That the statements made in paragraphs No. 1 to 8 are true to my knowledge and rests are respectful submissions before this Hon'ble Court.

Identified &

Prepared in my office
Prashant Agastya
Advocate

Sunil Kumar Paul

Deponent is known to me

SANJIV MUKHERJEE
Advocate
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Clerk to Mr.

Advocate

Solemnly affirmed before

this the _____ day of January, 2012.



PROBATIONARY CERTIFICATE AND COLLEGE BARRISTER
an Identification of Advocates
W/E 130 G.P.O./2007 Dt. P.O.