

1327.

IV-113/15



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 716011

যদিও এই স্ট্যাম্পটি শুধুমাত্র আদালতের
 কার্যক্রমে ব্যবহার করা যায় এবং
 অন্যভাবে ব্যবহার করা হলে
 তাইহা আইনের বাইরে ব্যবহার করা হবে

Additional District Sub-Registrar
 of Kalyani, Dist-Nadia

28 MAR 2015

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT :-

TO ALL TO WHOM THESE PRESENTS SHALL COME We, (1) Sri. Narendra Kumar Bose, son of Late Haripada Basu, by occupation Service, residing at A-8/82, Kalyani, Post & P. S. Kalyani, District Nadia, West Bengal, (2) Smt. Ruina Bose(Biswas), wife of Sri. Suman Biswas, by occupation Service, residing at 79, bankim Chandra Roy Road, under P. S. Parnashree, Kolkata - 700034, West

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Bengal, (3) Smt. Usha Singh, wife of Sri. Anil Kumar Singh, by occupation Home maker, residing B-14/146, Kalyani, Post & P. S. Kalyani, District Nadia, West Bengal, (4) Sri. Anil Kumar Singh, son of Lt. Nageswar Singh, by occupation Business, residing at B-14/146, Kalyani, Post & P. S. Kalyani, District Nadia, West Bengal, (5) Smt. Minu Bose, wife of Sri. Narendra Kumar Bose, by occupation Service, residing at A-8/82, Kalyani, Post & P. S. Kalyani, District Nadia, West Bengal, (6) Sri. Sidhartha Basu, son of Lt. Madan Mohan Basu, by occupation Service, residing at Hariharpur, under P. S. Barasat, District North 24-Pgs., West Bengal, all are by faith Hindu and by nationality Indian, hereinafter jointly referred to and called as the OWNERS/PRINCIPALS, state as follows :-

AND WHEREAS being thus seized and possessed of the said property the Owners jointly became the sole and absolute owners of ALL THAT the piece or parcel of the land containing by admeasurements an area of 54(Fifty four) decml. land in R.S. & L.R. Dag No. 133 and 07(Seven) decml land in R.S. & L.R. Dag No. 132. land be the same a little more or less, comprised in Krishnadebbati Mouza, J.L. No. 60, under Police Station and Municipality Kalyani, Additional District Sub-Registry Office at Kalyani, in the District of Nadia, more fully and particularly mentioned and described in the Schedule "A" below (hereinafter referred to as the said property) and have seized and possessed of the same partly in khas and partly

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through tenant by making payments of all out going rates and taxes free from all encumbrances, liens, lispens, lease, mortgage, attachment, claims and/or demands.

AND WHEREAS we have entered into a Development Agreement with the Developer 'Sriram Construction', Prop. Mr. Saptarshi Saha, having its office at A-8/97, Kalyani, within P.O. & P.S. Kalyani, District Nadia, West Bengal, PIN 741235 for development of the said property under certain terms and conditions specifically stated therein.

AND WHEREAS the said Development Agreement has been executed and registered in the office of the Kalyani A.D.S.R. Office on 17/03/2015, Book No. 1, C.D. Volume No. 03, Pages 4965 to 5004, being Development Agreement No. 01092 for the year 2015 by making payment of the requisite stamp duty and registration fees.

AND WHEREAS pursuant to the said registered development agreement we have to execute a power of attorney authorising the Prop. of the developer for development of the said property and sale of the flats/units and car parking spaces under the developer's allocation mentioned in schedule "C" below as also in the said Development agreement and for other allied lawful purposes and for that it has become necessary and expedient for us to appoint an Attorney to do necessary acts on my behalf particularly stated below.

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KNOW ALL MEN BY THESE PRESENTS THAT we, jointly and severally, do hereby nominate, constitute and appoint Mr. Saptarshi Saha, son of Sri Mohanlal Saha, aged about 35 years, by occupation Business, residing at A-10/100, Kalyani, within P.O. & P.S. Kalyani, District Nadia, West Bengal, PIN 741235, as our true and lawful ATTORNEY in our names and on our behalf to do, inter alia, all or any of the following acts, deeds and things that is to say:

1. To enter into, hold and defend possession of the said property and every part thereof and also to deliver possession of the building or the said premises or any part thereof and also to manage, maintain and administer the premises and all building and construction thereon and every part thereof.
2. To develop the said premises by construction of building or buildings thereon and for the said purpose to demolish the existing structure and do soil testing, excavation and all other works as be deemed expedient.
3. To sign and submit all papers, documents, statements, undertakings, declarations and plans as be required for having the plans sanctioned and to have the same sanctioned, modified and/or altered by the Kalyani Municipality and/or other authorities and in connection therewith to make sign execute and submit necessary application and declarations, give undertakings, pay fees, obtain sanction and such orders and permissions as be expedient.

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4. To appear before the necessary authorities, including Kalyani Municipality, Urban Development Department, Fire Brigade, competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, Police Authorities, etc. in connection with sanctioning of the plans and to give undertakings, pay fees, make representations, apply for and obtain "No objection Certificate" and/or other clearance and permissions.
5. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks, and other construction equipment and to appoint Architects and Contractors for the purpose of development of the said premises.
6. To apply for and obtain electricity, water, sewerage and/or connections of any other utilities and also the completion or other certificates from the Kalyani Municipality and/or other authorities.
7. To warn off and prohibit, if necessary, proceed against with due process of law against all or any Trespassers and/or Occupiers on the said premises or any portion thereof and to take appropriate steps whether by action or otherwise and to abate all nuisance.
8. To make representations to the Government of West Bengal or any other Authority for de-acquisition or de-requisition of the premises or any part or portion thereof and for that purpose to sign and submit all representations, statements and papers as may be required from time to time.

9. To engage appoint or nominate construction workmen, technical persons and Architects for the purpose of the construction of new building in the said premises by demolishing the existing structure if any thereon and also supervise the work of such appointed persons.
10. To apply for and obtain such certificates and other permissions and clearance including certificates and/or permissions under Urban Land Ceiling & Regulation Act, 1976 or other law relating to land or under the Income Tax Act or under any other Act or Acts or under any Authorities as may be required for execution and/or registration or any documents of transfer in respect of the said premises or any portion or portions thereof.
11. To commence, prosecute, enforce, defend, answer or oppose all action or other legal proceedings including Arbitration Proceedings and demands, and to verify and sign plaints, written statements, petitions, Vakalatnama, declaration and affidavits touching any of the matters aforesaid or any other matters relating to the said premises and/or the undivided share or any part thereof and also if though fit to compromise, refer to arbitration, abandon, submit to judgement or become non suited in any such action or proceedings as aforesaid before any Court, Civil, Criminal or Revenue including Rent Controller.
12. To accept notices and services of papers from any court, Tribunal Postal and/or other Authority and/or persons with concept of the owners.

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13. To receive and pay and/or deposit all moneys including Court fees, receive refunds and to receive and grant valid receipts and discharges in respect thereof.
14. To sign and submit all papers applications and documents for having the mutation effected in all public records and with all authorities and/or persons including the Kalyani Municipality in respect of the said premises and/or undivided share or any portion thereof and to deal with such authority and authorities in any manner to have such mutation effected.
15. To appear before the Government Departments and/or officers, and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals for all matters connected with the Development and construction of the building and/or buildings on the said premises and sanctioning of plans and other matters relating to the said premises.
16. To pay all outgoings including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever payable for and on account of the said premises or the land therein or any part thereof and for the said purpose to do all acts and make all payments and sign all papers as be required.

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17. To receive refund and other moneys including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and/or discharges only for the Developer's portion.
18. To appear and represent us before all authorities make demands give undertakings as be required for all or any of purposes herein contained.
19. To negotiate for sale the flats and other saleable spaces under the Developer's Allocation in the new buildings together with the rights appurtenant thereto and enter into agreement for sale of Flats including proportionate free land space with the intending purchasers and/or other persons as the attorneys may deem fit and proper and to receive earnest money and/or part and/or full consideration there under and also to fulfil and enforce mutual obligations thereunder.
20. To sign, execute, enter into, modify, cancel, alter, draw approve, present for registration and admit registration of the agreement and all papers, documents, contracts, agreements, conveyance, declarations, affidavits, applications, confirmations, consents, and other documents as may be required to be so done or in connection with the development, sale of the said premises and/or undivided share or any part thereof in the manner and to receive consideration, rents, services, charges, taxes and other amount therefor and grant valid receipts and discharges for the same only for the developer portion.

21. To receive from the Purchaser/s any earnest money and also the balance of purchase money and to give good, valid receipt and discharge only for the developer portion.
22. To sign and execute all other deeds, instruments and assurance which they shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the flats/units under the Developer's allocation in the proposed new building as we could do ourselves, if present.
23. To present any such conveyance/s for registration, to admit execution and receipt of consideration before the Registrar having authority for and to have the said Conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said property to the purchasers as fully and effectually only for the developer portion.

PROVIDED ALWAYS my Attorney shall have no power to sell or enter into any agreement for sale or in otherwise to deal with the Flats and other spaces under Owner's Allocation mentioned in Schedule "B" below.

AND GENERALLY the said Attorney shall have power to do all such other acts, deeds and things connection with and/or as I could have lawfully done if personally present.

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AND we, the Owners herein, do hereby agree and undertake to ratify and confirm all and whatever my said attorney shall lawfully do or cause to be done or about the said premises as aforesaid.

-: SCHEDULE "A" :-
(The Premises)

ALL THAT piece and parcel of 54(Fifty four) dcml. land lying and situated in R.S. & L.R. Dag No.133 and 07(Seven) dcml. land lying and situated in R.S. & L.R. Dag No. 132, L.R. Khatian No. 351, 741, 742, 743, 736 & 740, comprised in Krishnadebbati Mouza, J. L. No. 60, under Police Station and Municipality Kalyani, Additional District Sub - Registry Office at Kalyani, in the District of Nadia, with all easement rights, more fully and particularly mentioned and described in the following manner:

On the North	:	House of Krishna Mahato & others.
On the South	:	Barrackpore Expressway, Panchayat Road & House of Maya Sen.
On the East	:	House of Chaitali Mondal & 10 ft. Wide Road.
On the West	:	House of Haradhan Ghosh.

Share of Land of the Owner No. 1, i.e., Sri. Narendra Kumar Bose:

L.R. Khatian No. 351 - 13(Thirteen) dcml. land in R.S. & L.R. Dag No. 133 and 00 dcml. land in R.S. & L.R. Dag No. 132.

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Share of Land of the Owner No. 2, i.e., Smt. Ruma Bose(Biswas):

L.R. Khatian No. 741 – 05(Five) dcml. land in R.S. & L.R. Dag No. 133 and 01(One) dcml. land in R.S. & L.R. Dag No. 132.

Share of Land of the Owner No. 3, i.e., Smt. Usha Singh:

L.R. Khatian No. 743 – 1(One) dcml. land in R.S. & L.R. Dag No. 133 .

Share of Land of the Owner No. 5, i.e., Smt. Minu Bose:

L.R. Khatian No. 742 – 07(Seven) dcml. land in R.S. & L.R. Dag No. 133.

Share of Land of the Owner No. 6, i.e., Sri. Sidhartha Basu:

L.R. Khatian No. 736 - 13(Thirteen) dcml. land in R.S. & L.R. Dag No. 133.

Share of Land of the Owner No. 4, i.e., Sri. Anil Kumar Singh:

L.R. Khatian No. 740 - 13(Thirteen) dcml. land in R.S. & L.R. Dag No. 133.

-: SCHEDULE "B" :-
(The Owners' Allocation)

The Owners allotted part will be decided only by the Developer after the building plan has been sanctioned and before starting the construction. The Owners and the Developer part will be properly mentioned on an agreement and the agreement should be registered under the Additional District Sub - Registry Office at Kayani, District Nadia. The flats under Owners' allocation shall be constructed, finished and

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delivered to the Owners in habitable condition in all respect at the cost and expenses of the Developer towards part consideration of the land share of the flats under Developer's Allocation.

-: SCHEDULE "C" :-
(The Developer's Allocation)

After setting apart the Owners' allocation, the Developer shall be entitled to the remaining flats/units/apartments and Car Parking Spaces in the proposed G+4 building.

IN WITNESS WHEREOF we, Sri. Narendra Kumar Bose, Smt. Ruma Bose(Biswas), Smt. Usha Singh, Smt. Minu Bose, Sri. Sidhartha Basu and Sri. Anil Kumar Singh, the Owners/Principals herein, do hereby have hereunto set and subscribed our respective hands having gone through the contents hereof on sound disposing mind in presence of the following witness on this the 28th day of FEBRUARY, 2015.

SIGNED AND DELIVERED

IN PRESENCE OF :-

1. *Somnath Singh*
Pragatipur Dist: Noida

SIGNATURE OF THE Executant/Principal,

Narendra Kumar Bose

1. Owner No. 1, i.e., Sri. Narendra Kumar Bose:

2. Dilip Sarkar
B7H2/58 Kalyani
Nadia, WB, 741235

Ruma Bose (Biswas)

2. Owner No. 2, i.e., Smt. Ruma Bose-(Biswas):

Usha Singh

3. Owner No. 3, i.e., Smt. Usha Singh:

Anil Kumar Singh

4. Owner No. 4, i.e., Sri. Anil Kumar Singh:

Minu Bose

5. Owner No. 5, i.e., Smt. Minu Bose:

Sidhartha Basu

6. Owner No. 6, i.e., Sri. Sidhartha Basu:

I accept this Power,

SHIRAM CONSTRUCTION

Saptarshi Saha

Proprietor

SIGNATURE OF THE Attorney

Drafted and Prepared by me,

Angshuman Roy

SRI ANGSHUMAN ROY,

Advocate,

Kalyani Court, Nadia.

Enrolment No. F 1695/2001

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Navendu Kumar Bose

Navendu Kumar Bose



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Keema Bose (Biswas)

Keema Bose (Biswas)



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Usha Singh

SPECIMEN FORM FOR TEN FINGER PRINTS



Anil Kumar Singh

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Anil Kumar Singh



Shweta Bora

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Shweta Bora



Sidhanta Bora

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Sidhanta Bora

SPECIMEN FORM FOR TEN FINGER PRINTS



INSTITUTE

Sapfandi Sat

INSTITUTE

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SRI RAM CONSTRUCTION

Sapfandi Sat



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Government Of West Bengal
Office Of the A.D.S.R. KALYANI
District:-Nadia

Endorsement For Deed Number : IV - 00113 of 2015
(Serial No. 01327 of 2015 and Query No. 1303L000002252 of 2015)

On 28/03/2015

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 28/03/2015

(Under Article 11E = 7/- on 28/03/2015)

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 impressive Rs.- 100/-

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

Presented for registration at 14.10 hrs. on :28/Q3/2015, at the Private residence by Sri Narendra Kr Bose, one of the Executants.

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

Execution is admitted on 28/03/2015 by

1. Sri Narendra Kr Bose, son of Lt Haripada Bose, A-8/82, Kalyani, Thana:-Kalyani, P.O. :-Kalyani, District:-Nadia, WEST BENGAL, India, By Caste Hindu, By Profession : Service
2. Smt. Ruma Bose (Biswas), wife of Sri Suman Biswas, 79, Bankim Ch. Roy Road, P.O. :-Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-34, By Caste Hindu, By Profession : Service
3. Smt. Usha Singh, wife of Sri Anil Kr Singh, B- 14/146 Kalyani, Thana:-Kalyani, P.O. :-Kalyani, District:-Nadia, WEST BENGAL, India, By Caste Hindu, By Profession : Others
4. Sri Anil Kr Singh, son of Lt Nageswar Singh, B- 14/146 Kalyani, Thana:-Kalyani, P.O. :-Kalyani, District:-Nadia, WEST BENGAL, India, By Caste Hindu, By Profession : Business
5. Smt. Minu Bose, wife of Sri Narendra Kr Bose, A-8/82 Kalyani, Thana:-Kalyani, P.O. :-Kalyani, District:-Nadia, WEST BENGAL, India, By Caste Hindu, By Profession : Service
6. Sri Schartha Basu, son of Lt Madan Mohan Basu, Village Hariharpur, Thana:-Barasat, District:-North 24 Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Service

(Amit Bandopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR OF KALYANI

28/03/2015 14:57:00

Endorsement Page No. 01327
Additional District Sub-Registrar
of Kalyani, Dist-Nadia



Government Of West Bengal
Office Of the A.D.S.R. KALYANI
District:-Nadia

Endorsement For Deed Number : IV - 00113 of 2015
(Serial No. 01327 of 2015 and Query No. 1303L000002252 of 2015)

7 M Saptarshi Saha
Proprietor, Sri Ram Construction, A- 8/97 Kalyani, Thana:-Kalyani, P.O. :-Kalyani, District:-Nadia,
WEST BENGAL, India.
By Profession : Others

Identified By Somnath Ghosh, son of Lt Nitya Nanda Ghosh, Village:Gayeshpur, Thana:-Kalyani,
P.O. :-Gayeshpur, District:-Nadia, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

(Amit Bandopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF KALYANI

(Amit Bandopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF KALYANI

28/03/2015 14:57:00

Endorsement Page 2 of 2
Additional District Sub-Registrar
of Kalyani Dist-Nadia

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

USHA SINGH

RAGHUBIR SINGH

10061956
PAN Card Number

EP290377D

Usha Singh



01122713

यदि कार्ड खोया / चुराया गया है तो सूचित करें / सूचित करें।
आपका PAN कार्ड खोया है, हमें सूचित करें।
यदि आपका PAN कार्ड चुराया गया है, हमें सूचित करें।
हमारे कार्ड को सुरक्षित रखें।
हमारे कार्ड - 411 045

If the card is lost / someone's card is found,
please inform / return to:
Income Tax PAN Service Unit, NSDL
3rd Floor, Sapphire Chambers
Near Bangor Telephone Exchange,
Bangor, Pune - 411 045
Tel: 95-10-272 8088 Fax: 95-10-272 8081
www.incometax.gov.in

Usha Singh

WITNESSETH THAT THE FOLLOWING PERSONS ARE THE
MEMBERS OF THE
FAMILY OF THE DECEASED
AND THE SURVIVORS OF THE DECEASED
AND THE PERSONS WHOSE NAMES ARE
HEREIN SET FORTH ARE THE PERSONS
WHO ARE ENTITLED TO RECEIVE THE
NET ESTATE OF THE DECEASED
AND THE PERSONS WHOSE NAMES ARE
HEREIN SET FORTH ARE THE PERSONS
WHO ARE ENTITLED TO RECEIVE THE
NET ESTATE OF THE DECEASED

WITNESSETH THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF THE FACTS AND CIRCUMSTANCES OF THE DECEASED'S ESTATE AND THAT THE SIGNATURES OF THE PERSONS WHOSE NAMES ARE SET FORTH ABOVE ARE THE SIGNATURES OF THE PERSONS WHOSE NAMES ARE SET FORTH ABOVE.

Handwritten Signature
COMMISSIONER OF INCOME TAX, W.D. - XI

Handwritten Signature

PERMANENT ACCOUNT NUMBER
ADDRESS
NAME
FATHER'S NAME
DATE OF BIRTH
SIGNATURE
COMMISSIONER OF INCOME-TAX, W.B. - XI



Mina Rani Bora

Mina Bora

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 1
Page from 1487 to 1514
being No 00113 for the year 2015.



(Amit Barinopadhyay) 06-April-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF KALYANI
Office of the A.D.S.R. KALYANI
West Bengal