

6516/17

9-6187/2017

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 010435

Q-338592/17

12/10/17

or  
1:20 P.M

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

*(Handwritten Signature)*  
A.D.S.R., Howrah  
12 OCT 2017


### GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT, I SRI GORACHAND PAKHIRA son of Sri Gopal Chand Pakhira by faith Hindu, by occupation Business, residing at Holding No. 24 + 25, Thakurdas Sureka Road, P.O. Ghusuri, P.S. Malipanchghora, District Howrah- 711107 hereinafter called and referred to as 'THE APPOINTER'

স্মারক নং 1133 তারিখ 11 OCT 2017  
ক্রেতার নাম Shivan Real Estate  
ঠিকানা Shivan Real Estate  
মূল্য 50k  
সাক্ষর

Pradyo  
অতিরিক্ত চ্যাটার্জী  
হাওড়া কোর্ট  
স্টাম্প সেক্টর



  
Additional District  
Sub-Registrar, Howrah

12 OCT 2017

Herein being the absolute owner of all that piece and parcel of Mokorari Mmyashi Bastu land measuring about 4 Cottahs 15 Chittaks 30 sq.ft. comprised in Dag no. 94 Old dag No. 90), under Khatian no. 14 and 67, of Mouza Malipanchghora, Sheet No. 3, appertaining to Howrah Municipality Ward no. 2, Holding no. 24+25, Thakurdàs Sureka Roadd, Ghusuri, P.S. Malipanchghora, District Howrah-711107 which is morefully and particularly described in the schedule herein below written, do hereby solemnly appoint, nominate and constitute, the proprietor of Shivam Real Estate having its office at 13/1, Jaya Bibi 1<sup>st</sup> Bye Lane, P.O. Ghusuri, P.s. Malipanchghora, District Howrah- 711107 being represented by its Proprietor SRI TARAK NATH SAROJ son of Late Munarika Saroj, by faith Hindu, by occupation Business, residing at 56, Madhab Babu Lane, Ghusuri, P.S. Malipanchghora, District Howrah- 711 107 AS my CONSTITUTED AND LAWFUL ATTORNEY for myself and on my behalf to act , execute and DELIGATE THE DEED AND THING ON THE FOLLOWING terms and conditions as stated below:-

AND WHEREAS the said schedule mentioned property was absolutely owned and possessed by the Appointer and the appointer by execution of a development agreement dated 12.10.2017..... duly registered in the office of Additional District Sub-Registrar at Howrah has appointed the attorney as the developer to developed and construct a multi storied building thereon;

NOW BY THIS POWER OF ATTORNEY I, do hereby nominate, constitute and appoint SRI TARAK NATH SAROJ to be my attorney, in my name and on behalf to do inter-alia, following acts, deeds and things.

(1) To develop and to sell the 50% built up area to be constructed on the schedule mentioned land in consisting of flats for residential purpose, shops and rooms for commercial purposes in the said property.

(2) To apply, for permission/exemption from the Competent Authority, for the permission and/or sanction for development of the said property and for that purpose to make any declarations, sign forms in my name and on my behalf as my Attorney(s) shall deem fit.

(3) To make and prepare and/or cause to be made and prepared at its entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed building/s sanctioned by the Municipal and other authorities.

(4) To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may

hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.

(5) To commence, carry out and complete and/or cause to be commenced and completed, construction work at its entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government/ Municipality.

(6) To invite tenders and offer for the purpose of construction of one or more building(s) or structure(s) on the said property, to accept to construct such tenders or offers and such consideration and on such terms and conditions as the said attorney(s) may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my said attorney(s) may deem fit and proper and to get all such building(s) or structure(s) duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for construction(s) of buildings or structure(s) thereon and/or furnishing the premises therein as the said attorney(s) may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said building(s) or structure(s) and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefore to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the building(s) or structure(s) on the said property on such terms and conditions as my/my said attorney(s) may in his/their absolute discretion deem fit and proper.

(7) To carry on correspondence with all concerned authorities and bodies including the Government and all its departments, Municipality and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.

(8) To deal and correspond with Municipal Corporation including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:

- (a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said Attorney(s) may require;
- (b) To apply for and obtain the occupation and/or completion certificate(s) in respect of the buildings to be constructed and completed on the said property;
- (c) To deal with the Assessment Department of the H. M. C. and to get the assessment from the Municipal Corporation of the said property.

(9) To appear and represent us before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of my said Attorney(s) for or in connection with the development of the said property and to make such agreement(s) arrived at such arrangement as may be conducive to the development work and completing the same.

- (10) To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
- (11) To represent before the public, local and/or private authorities in respect of the development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.
- (12) To deal with the correspondence with the Electric Supply and Transport Undertaking Ltd. for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply and Transport Undertaking Ltd. to put up and erect an electric sub-station for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
- (13) To make applications for connections, electric supply and other incidental requirements which may be required for the purpose of other development of the aforesaid property.
- (14) To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to us.

(15) To apply for refund of deposits made or to be made with the Municipal Corporation, State Electricity Board and other concerned Authorities and receive the said refunds.

(16) To nominate, appoint, engage and authorise solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remunerations including special fees and charges.

(17) To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.

(18) In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of Law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on my behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign vakalatnama and/or authorisations on my behalf, but at their entire risk as to costs and to depose evidence if require.



- (19) To make application to the authorities of the H.M.C and such other private and public authorities for making availability of water, electricity, etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.
- (20) To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.
- (21) To evict or take possession of the said property in occupation of the tenants, occupants or trespassers, if any in the said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create ten. duration as my attorney(s) shall deem fit either in my name or in the name of my attorney(s) and to collect and receive rents.
- (23) To sign and execute all papers, sale deed, lease deed and all other deeds and assurances and documents of any kind whatsoever and to register the same and/ or to present the same before the D.S.R. Howrah, A.D.S.R. Howrah and A. R. A. Kolkata in respect of 50% developers' allocation only which.

(24) To do any act, deed or thing, as my said Attorney(s) may deem fit and proper and necessary in the best interest of myself and in the best interest of the said property.

(25) To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.

(26) For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.

(27) To advertise in the newspapers for the sale of residential flats in the development and to enter into agreements for the sale of such residential flats with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of residential flats and to do all such necessary acts and things as may be necessary or proper in that behalf.

(28) Subject to fulfilment of obligations under the said agreement of development, to sign and execute for us and on my behalf the conveyance(s) in favour of my said Attorney(s) and/or their nominee or nominees including co-operative society(s) and to present any such conveyance(s) for registration to admit execution and receipt of consideration before the Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which my said Attorney(s) shall consider necessary for

conveying the said property to the purchaser or their nominee or nominees as fully and effectively in all respects as we could do the same ourselves.

(29) To sign, transfer forms, documents and writing for transferring the property in the records of Government or municipal authorities and other public authorities and to do all other acts in connection therewith.

(30) And generally to do and cause to be done all acts, deeds, matters and things as my said Attorney(s) shall think fit and proper for the purpose of sale of flats and enjoyment and the development of the said property, as amply and effectual as we could have personally done

(31) All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by my said Attorney(s) in exercise of any power or powers herein contained shall be borne and paid and provided for by my said attorney(s) alone and we shall not be responsible for the same and the said Attorney(s) shall indemnify and by keep indemnified my estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of my Attorney(s) doing or causing to be done any act, deed, matter or thing by virtue of these presents.

(32) This power of attorney shall be revoked by me after the said constituted attorney(s) complete the development work and put the third party or parties in possession of the said flats duly constructed by them and until the conveyance(s) of the said property is executed in favour of my said attorney(s), their nominee/nominees, assignee including co-operative society or societies.

(33) Upon the death or incapacity of any of the executants hereof, this power of attorney shall not become inoperative in respect of other executants. In such an eventuality, it shall be the responsibility of such other executants to obtain additional power of attorney from the legal heirs of such deceased executants.

AND WE THE EXECUTANTS, DO HEREBY DECLARE that whatever lawful the said constituted attorney shall do, cause to be done shall be construed as acts and deeds done by us in my own persons and I do hereby declare that I shall ratify and confirm all and whatsoever the said attorneys' act as aforesaid shall lawfully do or cause to be done in respect of the schedule mentioned property by virtue of these present.

#### SCHEDULE

All that piece and parcel of Mokorary Mmyashi Bastu Land measuring about 4 Cottahs 15 Chittaks 30 sq.ft. <sup>and 1000 sqft Residential <sup>5 tiny plots</sup> with Tilee Shed,</sup> comprised in Dag no. 94 Old dag No. 90), under Khatian no. 14 and 67, of Mouza Malipanchghora, Sheet No. 3, appertaining to Howrah Municipality Ward no. 2, Holding no. 24+25, Thakurdas Sureka Road, Ghosuri, P.S. Malipanchghora, District Howrah-711107 and the said property is butted and bounded by as follows:-

ON THE NORTH : Guha Road.

ON THE SOUTH : Holding No. 22/4, Dayaram Naskar Lane

ON THE EAST : Holding No. 26, Guha Road.

ON THE WEST : Holding No. 22, Guha Road.

Grover Chand Barchha

I, the above named appointers do hereby sign and deliver this power of attorney on understanding the terms and conditions of the same in Hindi Language and on admitting the same to be correct and I put my signature on this 12<sup>th</sup> day of October 2017 in front of the following Witnesses:-

## WITNESSES.

1. Buddha Sanyal  
56, Anandhabati, Khetla  
Cantt, Gurgaon, Haryana

2. Vinod Kumar  
17, G. K. Ghosh, Calcutta  
Gurgaon, Haryana

Praveen Kumar  
1st party Signature,

Drafted by me

Sandeep Kr. Gupta  
Adv.

F-957/1066/1996-98

**Shivam Realestate**


Tarek Nath Sanyal  
Proprietor

2nd party Signature

# FORM FOR TEN FINGER IMPRESSION

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

Signature Gopal Chand Perichan

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

Signature Tarak Nath Gaur

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

Signature \_\_\_\_\_

## Major Information of the Deed

Deed No :	I-0502-06187/2017	Date of Registration	12/10/2017
Query No / Year	0502-1000338592/2017	Office where deed is registered	
Query Date	12/10/2017 12:38:38 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	D Sarkar Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9830213772, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 27,50,000/-	Rs. 82,66,667/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 050206177/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



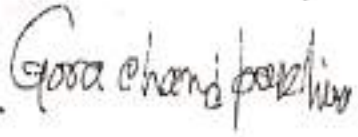
District: Howrah, P.S:- Malipanchghara, Corporation: HOWRAH MUNICIPAL CORPORATION, Road:-Thakur Das Sureka Road, , Premises No. 24 and 25, Ward No: 2

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 15 Chatak 30 Sq Ft	25,00,000/-	79,66,667/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					8.2156Dec	25,00,000 /-	79,66,667 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	2,50,000/-	3,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 1000 Sq.Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		1000 sq ft	2,50,000 /-	3,00,000 /-	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Gora Chand Pakhira (Presentant)</b> Son of Late Gopal Chand Pakhira Executed by: Self, Date of Execution: 12/10/2017 , Admitted by: Self, Date of Admission: 12/10/2017 ,Place : Office	 <small>12/10/2017</small>	 <small>L11 12/10/2017</small>	 <small>12/10/2017</small>



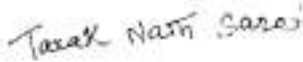
12/10/2017 Query No:-05021000338592 / 2017 Deed No : I - 050206187 / 2017, Document is digitally signed.

24 And 25, Thakurdas Sureka Road,, P.O:- Ghosuri, P.S:- Malipanchghara, Howrah, District:- Howrah, West Bengal, India, PIN - 711107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQAPP4100A, Status :Individual, Executed by: Self, Date of Execution: 12/10/2017  
 , Admitted by: Self, Date of Admission: 12/10/2017 ,Place : Office


**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S. SHIVAM REAL ESTATE</b> 13/1, JAYA BIBI 1ST BYE LANE, P.O:- Ghosuri, P.S:- Malipanchghara, Howrah, District:-Howrah, West Bengal, India, PIN - 711107 , PAN No.:: BMPPS3115Q, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Tarak Nath Saroj</b> Son of Late Munarika Saroj Date of Execution - 12/10/2017, , Admitted by: Self, Date of Admission: 12/10/2017; Place of Admission of Execution: Office			
		Oct-12 2017 1:54PM	LTI 12/10/2017	12/10/2017
56, Madhab Babu Lane,, P.O:- Ghosuri, P.S:- Malipanchghara, Howrah, District:-Howrah, West Bengal, India, PIN - 711107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMPPS3115Q Status : Representative, Representative of : M/S. SHIVAM REAL ESTATE (as proprietor)				

**Identifier Details :**

Name & address	
Mr Guddu Saroj Son of Mr Tarak Nath Saroj 56, Madhab Babu Lane, P.O:- Ghosuri, P.S:- Malipanchghara, District:-Howrah, West Bengal, India, PIN - 711107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Gora Chand Pakhira, Mr Tarak Nath Saroj	12/10/2017
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Gora Chand Pakhira	M/S. SHIVAM REAL ESTATE-8.21562 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Gora Chand Pakhira	M/S. SHIVAM REAL ESTATE-1000.00000000 Sq Ft



Endorsement For Deed Number : I - 050206187 / 2017

On 12-10-2017

**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.

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

Presented for registration at 13:20 hrs on 12-10-2017, at the Office of the A.D.S.R. HOWRAH by Mr Gora Chand Pakhira ,Executant.

**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 82,66,667/-

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

Execution is admitted on 12/10/2017 by Mr Gora Chand Pakhira, Son of Late Gopal Chand Pakhira, 24 And 25, Thakurdas Sureka Road,, P.O: Ghosuri, Thana: Malipanchghara, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711107, by caste Hindu, by Profession Business

Identified by Mr Guddu Saroj, , Son of Mr Tarak Nath Saroj, 56, Madhab Babu Lane, P.O: Ghosuri, Thana: Malipanchghara, , Howrah, WEST BENGAL, India, PIN - 711107, by caste Hindu, by profession Business

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 12-10-2017 by Mr Tarak Nath Saroj, proprietor, M/S. SHIVAM REAL ESTATE, 13/1, JAYA BIBI 1ST BYE LANE, P.O:- Ghosuri, P.S:- Malipanchghara, Howrah, District:-Howrah, West Bengal, India, PIN - 711107

Identified by Mr Guddu Saroj, , Son of Mr Tarak Nath Saroj, 56, Madhab Babu Lane, P.O: Ghosuri, Thana: Malipanchghara, , Howrah, WEST BENGAL, India, PIN - 711107, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1133, Amount: Rs.50/-, Date of Purchase: 11/10/2017, Vendor name: Prabal Chatterjee



Joyjit Chanda  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
Howrah, West Bengal

ate of Registration under section 60 and Rule 69.  
tered in Book - I  
ume number 0502-2017, Page from 187170 to 187189  
eing No 050206187 for the year 2017.



Digitally signed by JOYJIT CHANDA  
Date: 2017.10.12 15:24:44 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 12/10/2017 15:24:26  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)