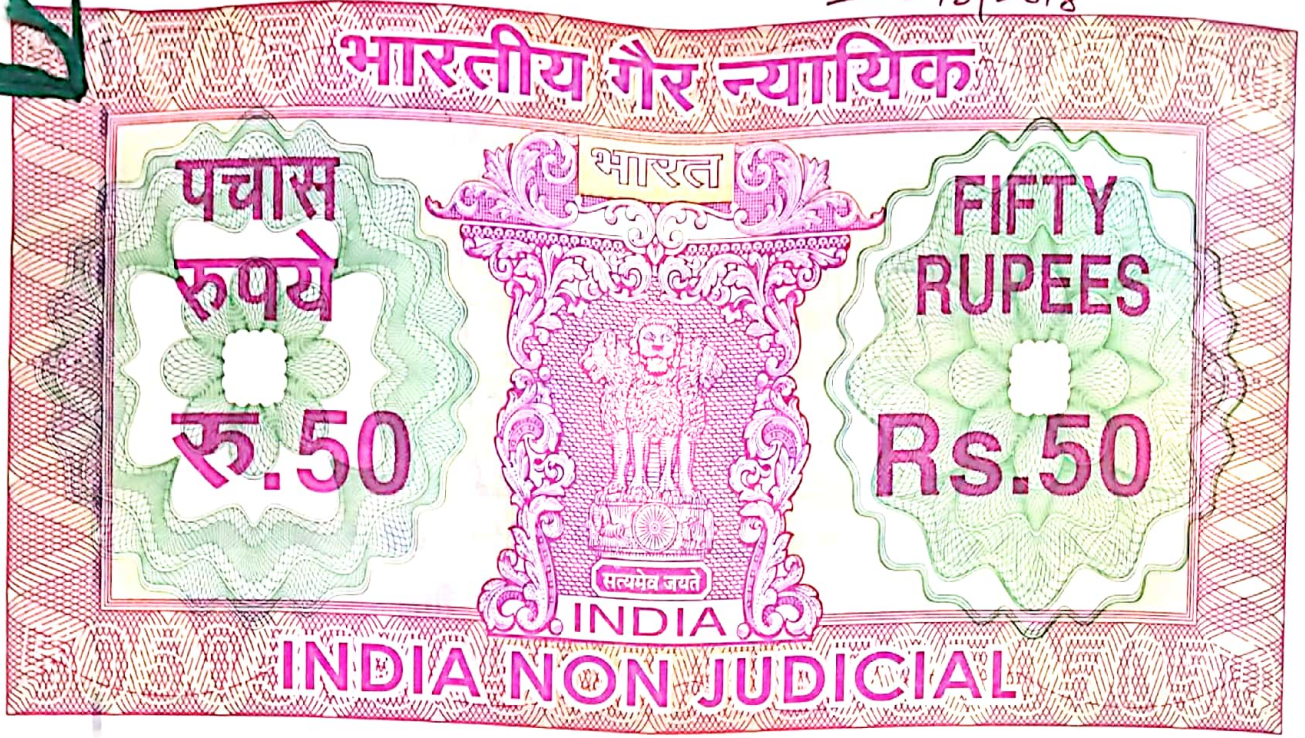


5091/18

IR-393/2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admissible to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

X 182723

Additional District Sub-Registrar  
Cossimbazar, Dum Dum, 24 Parganas (West)

**GENERAL POWER OF ATTORNEY**

31 MAY 2018

KNOW ALL MEN BY THESE PRESENTS that We, (1) **SMT. GITA MITRA**, having PAN - **DFKPM2036G**, wife of Sri Sankar Kumar Mitra and (2) **SMT. GAYATRI SARKAR**, having PAN - **HAVPS0387C**, wife of Sri Indraneel Sarkar, both by Nationality Indian, both by Religion Hindu, both by occupation Housewife, both residing at 21, School Road, Nalta, P.O. Kumarpara, P.S. Dum Dum, Kolkata-700 028, in the District of North 24-Parganas, hereinafter referred to as the **OWNERS/APPOINTERS**.

**WHEREAS** we have jointly executed a Development Agreement dated 25<sup>th</sup> January, 2017 with one **PIONEER DEVELOPER**, a Proprietorship concern, having its Office at RC-29, Raghunathpur, P.O. Raghunathpur, P.S. Baguiati, Kolkata – 700 059, represented by its Sole Proprietor, **SRI JOY GOPAL NASKAR**, having **PAN – ADQPN7880A**, son of Late Prafulla Kumar Naskar, by Nationality Indian, by religion Hindu, by occupation Business, residing at RC-29, Raghunathpur, P.O. Raghunathpur, P.S. Baguiati, Kolkata – 700 059, in respect of development of a Premises, covering a piece and parcel of Bastu land, measuring about **4 (Four) Cottahs 9 (Nine) Chittacks 2 (Two) Square Feet**, be the same a little more or less together with 300 Square Feet, more or less Tile shed construction/building standing thereon, lying and situated at and comprised of **R.S. Dag No.493**, under **R.S. Khatian No.122**, Mouza Sultanpur, J.L. No.10, R.S. No.89, Touzi No.172, being part of Premises No.21, School Road, Nalta, part of Holding No.69/1, P.O. Kumarpara, P.S. Dum Dum, Kolkata – 700 028, under **Ward No.7**, within the Municipal Limits of Dum Dum Municipality, registering Jurisdiction at the Office of the Additional District Sub-Registrar, Cossipore Dum Dum, in the District of North 24-Parganas, containing several terms and conditions as set forth in the said Development Agreement which was registered at the Office of the A.D.S.R., Cossipore Dum Dum, recorded in Book No.I, Volume No. 1506-2017, Page from 20529 to 20565, **Being No.150600468**, for the year 2017.

**AND WHEREAS** after execution of the aforesaid Development Agreement, the said Developer **Sri Joy Gopal Naskar** obtained a sanctioned Building Plan for construction of a **G+4 storied** building on the said land from the concerned Dum Dum Municipality and as the per terms of the aforesaid Development Agreement, we were jointly entitled to **6 (Six) Flats** and one Covered Garage, out of which

**3 (Three) Flats** and the aforesaid **Garage** shall be kept by us for our own use and the remaining **3 (Three) Flats**, being **(1) Flat No. B**, on the **Second Floor**, measuring an area of **500 Square Feet** and **(2) Flat Nos. B and C** on the **Fourth Floor**, measuring an area of **530 Square Feet and 542.6 Square Feet**, be the same a little more or less respectively are to be sold to any Third Party.

**AND WHEREAS** due to some difficulties and inconveniences and our day to day works, it is not possible for us to do all acts, deeds and thing as required for the purpose of proper looking after the interest in connection with our aforesaid proposed remaining **3 (Three) Flats**, which we intend to sale, lying and situated at and comprised of **R.S. Dag No.493**, under **R.S. Khatian No.122**, Mouza Sultanpur, J.L. No.10, R.S. No.89, Touzi No.172, being part of Premises No.21, School Road, Nalta, part of Holding No.69/1, P.O. Kumarpara, P.S. Dum Dum, Kolkata - 700 028, under **Ward No.7**, within the Municipal Limits of Dum Dum Municipality, registering Jurisdiction at the Office of the Additional District Sub-Registrar, Cossipore Dum Dum, in the District of North 24-Parganas, more fully described in the **Schedule** hereinafter written.

**NOW KNOW YE AND THESE PRESENTS WITNESSES** that We, the Executants hereof do hereby nominate, constitute and appoint said **SRI JOY GOPAL NASKAR**, having **PAN - ADQPN7880A**, son of Late Prafulla Kumar Naskar, by Nationality Indian, by religion Hindu, by occupation Business, residing at RC-29, Raghunathpur, P.O. Raghunathpur, P.S. Baguiati, Kolkata - 700 059, to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things in respect of our aforesaid proposed remaining **3 (Three) Flats** as follows:

1. To enter into, maintain and look after the said **3 (Three) Flats** of part of Premises No.21, School Road, Nalta, P.S. Dum Dum, Kolkata - 700 028, and every part thereof and also to manage, maintain and administer the said Property/Premises and every part thereof.
2. To appear and represent us before all concerned authorities and parties as may be necessary in respect of sale of our aforesaid proposed remaining **3 (Three) Flats**.
3. To enter into Agreement for sale with the intending Purchaser or Purchasers in respect of sale of our aforesaid proposed remaining **3 (Three) Flats** and all sums to be received by the Attorney in respect of the said property will be deposited in the Bank account of the Principals.
4. To sign and execute Agreements for sale/s and also Deed of Conveyance or Conveyances of the said Flats/Property in respect of sale of our aforesaid proposed remaining **3 (Three) Flats** and all sums to be received by the Attorney in respect of earnest money for full consideration money will be deposited in the Bank account of the Principals.
5. To present the Deed of Conveyance/s, and/or other documents for transfer that may be executed by the said Attorney in respect of sale of our aforesaid proposed remaining **3 (Three) Flats** for registration and to admit execution thereof before the concerned Additional District Sub-Registrar, Cossipore Dum Dum, District Registrar, North 24-Parganas at Barasat or Registrar of Assurance, Kolkata.

6. To execute and sign all such agreements and deeds as shall be required or may be deemed proper for or in relation to all or any of the matters or purposes aforesaid.

7. 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.

8. Be it also noted that all sums to be received by the Attorney in respect of the said property will be deposited in the Bank account of the Principals and all the expenditure incurred by the said Attorney will be borne by the Principals.

9. This Power of Attorney is revocable in nature.

10. Generally to act as our said Attorney or Agent in relation to the matters aforesaid and all other matters in which we may be interested or concerned and on our behalf to execute and do all deeds, acts or things as fully and effectually in all respects as we ourselves do if personally present.

11. We hereby for ourselves, our heirs, executors, administrators and legal representatives ratify and confirm and agree to ratify and confirm whatsoever our said Attorney shall do or purported to be done by virtue of this Power of Attorney.

**THE SCHEDULE AS REFERRED TO HEREINABOVE:**

**ALL THAT** aforesaid **3 (Three)** Flats, being **(1) Flat No. B**, on the **Second Floor**, measuring an area of **500 Square Feet**, be the same a little more or less and **(2) Flat Nos. B and C**, on the **Fourth Floor**, measuring an area of **530 Square Feet and 542.6 Square**

**Feet**, be the same a little more or less respectively, lying and situated at and comprised of **R.S. Dag No.493**, under **R.S. Khatian No.122**, Mouza Sultanpur, J.L. No.10, R.S. No.89, Touzi No.172, being part of Premises No.21, School Road, Nalta, part of Holding No.69/1, P.O. Kumarpara, P.S. Dum Dum, Kolkata - 700 028, under **Ward No.7**, within the Municipal Limits of Dum Dum Municipality, registering Jurisdiction at the Office of the Additional District Sub-Registrar, Cossipore Dum Dum, in the District of North 24-Parganas

**IN WITNESS WHEREOF** We have signed this General Power of Attorney on this the 31<sup>st</sup> day of May, **TWO THOUSAND EIGHTEEN (2018)**.

**SIGNED, SEALED AND DELIVERED**

at Dum Dum in the presence of:

1. *Dilip Kumar Saha*  
Advocate-  
1B, Old Post Office St-  
KOL - 700001.

2. *Dwijjoyti Bhattacharjee.*

3B, K.C. Ghosh Road KOL → 700050

1. *Gita Mitra.*

2. *Gayatri Sarker*

**SIGNATURE OF THE EXECUTANTS**

**I accept**

*Joy Gopal Nankar.*

**SIGNATURE OF THE ATTORNEY**

**Drafted and prepared by me:**

*Dilip Kumar Saha*  
**Dilip Kumar Saha, WB-774/86.**  
**Advocate,**  
**High Court, Calcutta,**  
**1B, Old Post Office Street,**  
**Ground Floor, Room No. 2,**  
**Kolkata - 700 001.**

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Si...*

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



*Gayatri Sankar*

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



*Joydeepal Das*

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

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GITA MITRA

NARAYAN CHANDRA DAS

04/01/1954

Permanent Account Number

DFKPM2036G

Gita Mitra.

Signature



04102016

Gita Mitra.

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर देन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in



आयकर विभाग

INCOME TAX DEPARTMENT

GAYATRI SARKAR

SHANKAR MITRA

30/01/1981

Permanent Account Number

HAVPS0387C

Gayatri Sarkar

Signature

Gayatri Sarkar



भारत सरकार

GOVT. OF INDIA



16/05/2016

इस कार्ड को खोने / खोने पर कृपया सूचित करें / लीस्ट  
आयकर पैन सेवा इकाई, एन एस डी, एल  
5 वीं मंजिल, सडी स्ट्रीटिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मोडल कॉलोनी, नैर डीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDL,  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.


Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [taxinfo@nsdl.co.in](mailto:taxinfo@nsdl.co.in)


आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NASKAR GOPAL JOY  
PRAFULLA KUMAR NASKAR

30/01/1969  
Permanent Account Number  
ADQPN7880A

  
Signature





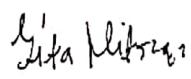


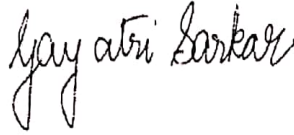
Joy Gopal Naskar

In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTHSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
यह कार्ड खो जाने पर कृपया सूचित करें / लौटाये :  
आयकर पैन सेवा यूनिट, UTHSL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614.

## Major Information of the Deed

Deed No :	IV-1506-00393/2018	Date of Registration	31/05/2018
Query No / Year	1506-1000146111/2018	Office where deed is registered	
Query Date	29/05/2018 2:16:10 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dilip Kumar Saha High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830174156, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 7/- (Article:E)		
Remarks			




### Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mrs Gita Mitra</b> Wife of Mr Sankar Kumar Mitra Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office	 <small>31/05/2018</small>	 <small>LTI 31/05/2018</small>	 <small>31/05/2018</small>
	21, School Road, Nalta, P.O:- Kumarpara, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office			
2	Name	Photo	Fingerprint	Signature
	<b>Mrs Gayatri Sarkar</b> Wife of Mr Indraneel Sarkar Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office	 <small>31/05/2018</small>	 <small>LTI 31/05/2018</small>	 <small>31/05/2018</small>
	21, School Road, Nalta, P.O:- Kumarpara, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office			

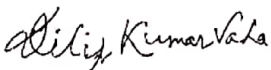
Major Information of the Deed :- IV-1506-00393/2018-31/05/2018

**Key Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr Joy Gopal Naskar (Presentant)</b> Son of Late Prafulla Kumar Naskar Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office			
	31/05/2018	LTI 31/05/2018	31/05/2018
Son of Late Prafulla Kumar Naskar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office			

**Identifier Details :**

Name & address	
Mr Dilip Kumar Saha Son of Late Hari Pada Saha High Court Calcutta, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Gita Mitra, Mrs Gayatri Sarkar, Mr Joy Gopal Naskar	31/05/2018
	

**Endorsement For Deed Number : IV - 150600393 / 2018**

**On 31-05-2018**

**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.

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

Presented for registration at 11:05 hrs on 31-05-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Joy Gopal Naskar ,Claimant.

Major Information of the Deed :- IV-1506-00393/2018-31/05/2018

04/06/2018 Query No:-15061000146111 / 2018 Deed No :IV - 150600393 / 2018, Document is digitally signed.

**Registration of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**  
is admitted on 31/05/2018 by 1. Mrs Gita Mitra, Wife of Mr Sankar Kumar Mitra, 21, School Road, Nalta, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Mrs Gayatri Sarkar, Wife of Mr Indraneel Sarkar, 21, School Road, Nalta, P.O: Kumarpara, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 3. Mr Joy Gopal Naskar, Son of Late Prafulla Kumar Naskar, R C - 29, Raghunathpur, P.O: Raghunathpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business Indetified by Mr Dilip Kumar Saha, , , Son of Late Hari Pada Saha, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**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 29634, Amount: Rs.50/-, Date of Purchase: 30/05/2018, Vendor name: S Mukherjee



**Suman Basu**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

Major Information of the Deed :- IV-1506-00393/2018-31/05/2018

04/06/2018 Query No:-15061000146111 / 2018 Deed No :IV - 150600393 / 2018, Document is digitally signed.

of Registration under section 60 and Rule 69.  
ed in Book - IV  
me number 1506-2018, Page from 11048 to 11062  
ing No 150600393 for the year 2018.



Digitally signed by SUMAN BASU  
Date: 2018.06.04 12:11:16 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 04/06/2018 12:10:57  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)