

3660/19

I-3343/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 102831

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

Adcl. Dir. Sub-Registrar
Alipore, South 24 Parganas

GENERAL POWER OF ATTORNEY

12 JUN 2019

KNOWN ALL MEN BY THESE PRESENTS THAT we,

1) SMT. MAHUYA SAIN, PAN - ASBPS7050H, wife of late Santanu Sain, 2) MS. VIOLA SAIN, PAN - LLHPS6039J, daughter of late Santanu Sain, both by faith Hindu, Indian Citizen, by occupation no.1 Housewife, and no.2 Student, both residing at 25, Chetla Road, P.O. Alipore, P.S. previously Alipore now Chetla, Kolkata - 700 027, District - South 24 Parganas, **SEND GREETINGS.**

16057
33932
12.6.19

8567

12 JUN 2019

No. Rs. **50/-** Date

Name: *viola sain & co.*

Address: *25, Chetla Road*

Vendor: *Alipore. Kol-27.*

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



Addl. Dist. Sub-Registrar
Alipore
12 JUN 2019
South 24 Parganas
Kolkata-700027

Shab Singharay
45/ Chetla Road Kol. Kata-27

P.S. CHETLA

SERVICE
S. Pancharan Singharay

WHEREAS, we the Principals herein are the absolute owner of **ALL THAT** piece and parcel of land measuring an area of 5 Cottahs 13 chittaks 43 square feet more or less together with tin shed structure standing thereon lying and situated at Premises no.44, Chetla Road, under Kolkata Municipal Corporation Ward no.82, P.S. Chetla, Kolkata - 700 027, District South 24-Parganas, more fully described in the **SCHEDULE** hereunder written.

AND WHEREAS we are the executants herein due to paucity of time and other valid and lawful reasons we are not able to look after our aforesaid property henceforth we have decided to appointed SRI TARAK SINGHA ROY, PAN - AWUPS5128D, son of late Pan Charan Singha Roy, by faith Hindu, Indian Citizen, by occupation Business, residing at B/45/H/9, Chetla Road, P.O. Alipore, P.S. previously Alipore now Chetla, Kolkata - 700 027, District - South 24 Parganas, proprietor of M/S. PIONEER CONSTRUCTION, PAN - AWUPS5128D, a Proprietorship Firm, having It's Office at B/45/H/9, Chetla Road, P.O. Alipore, P.S. previously Alipore now Chetla, Kolkata - 700 027, District - South 24 Parganas, as my lawful **ATTORNEY** to

Mahya Jain
Niola Jain

look after all affairs relating to the said property as more particularly described in the **SCHEDULE** hereunder written in our names and on our behalf ^{entered and} ~~and~~ ^{well} registered a Development Agreement with the attorney herein ^{vide registered} deed no-1-160503340/2019 in the office of the A.D.S.R. Alipore.

NOW KNOW BY THESE PRESENTS that we are the Principals do hereby nominate, constitute and appoint **SRI TARAK SINGHA ROY**, PAN - ~~AWUPS5128D~~, son of late Pan Charan Singha Roy, by faith Hindu, Indian Citizen, by occupation Business, residing at B/45/H/9, Chetla Road, P.O. Alipore, P.S. previously Alipore now Chetla, Kolkata - 700 027, District - South 24 Parganas, proprietor of **M/S. PIONEER CONSTRUCTION**, PAN - AWUPS5128D, a Proprietorship Firm, having It's Office at B/45/H/9, Chetla Road, P.O. Alipore, P.S. previously Alipore now Chetla, Kolkata - 700 027, District - South 24 Parganas, as our true and lawful constituted Attorneys for us in our names and on our behalf to do or cause to ~~be done~~ all acts, deeds, matters and things whatsoever in all matters concerning development our said property, inter alia, as set forth herein below :-

1. To develop the **SCHEDULE** mentioned property and to construct a building upon the said property in accordance with the building plan sanctioned by the Developer.

2. To make, sign, execute, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done for and in connection with the SCHEDULE property.

3. To sign & submit to the Kolkata Municipal Corporation and/or any other equivalent Authority for sanction of building plan/plans and any addition or alteration thereof for the Development of the said property in the form of proposed building. To prepare and submit map, drawing and design and any modification or amendment thereof for the proposed building, if necessary for the approval, sanction, certifications from the appropriate Authorities like to the Kolkata Municipal Corporation, Airport Authority of India, K. M. D. A., Kolkata Improvement Trust,

5

C. M. ~~W.~~ and S. A. Fire Brigade, Health Development, Police Station and , other Government Authorities and/or Departments for the purpose of development of the said property by constructing proposed building. And upon the said purpose to make affirm, verify and submit all necessary, application, petitions, maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, securities and other paper and documents as the said ATTORNEY shall think fit and proper.

4. To supervise the construction of the building and/or structure according to the sanction building plan by the Kolkata Municipal Corporation in respect of the said premises as mentioned in the **SCHEDULE** hereunder written and to that effect to get signed, pursue and collect on her behalf all such or relevant applications, bonds, declarations, documents and any representations and whatsoever manner or nature that is to be done by the department of the competent authority or by other and when necessary as and/or asked for.

5. To appoint and engage any Solicitor, Counsel, Advocate/s or other Lawyer/s to sign and verify any petition for grant, to affirm any affidavits, enter or lodge any caveat or to apply for its discharge.

6. That the said Attorney shall have full right to institute, prosecute and/or defend suits or other actions and proceedings, appeals any Court anywhere within Civil, Criminal, Revenue, Revision or before any Tribunal on behalf of the Owner and to execute warrant sign Vakalatnama, to act and plead to sign and verify plaints, written statements petitions and other pleading under Article 226 of the Constitution of India and also to present any memorandum of Appeal, Tribunal statement, inventories to accept service of summons, notice and other legal processes, enforce judgment, execute any decree of order to appoint and engage on her behalf Pleaders, Attorneys, Counsels and other legal agents as said Attorney may think fit and proper and to adjust settle all accounts to refer to ~~arbitration~~ all disputes and differences, to withdraw the same or to be non-suited and to receive

deliver of documents or payments of any money from any Court, Office or Opposite Party either in execution of Decree or Order or otherwise as the Attorney shall think fit and proper at its cost.

7. That the said Attorney shall have ample power to negotiate on terms and to agrees and/or to enter into agreement/s for sale or Memo of Understanding with any intending Purchaser/s or his/their nominated person/s for selling of Developer's Allocation and to present the Deed of Agreement/s, Deed of Conveyance/s for registration and to receive the money/sale consideration and sign and/or to admit execution before the Registration Office having authority and to have the said Deed of Agreement/s, Deed of Conveyance/s are registered and to issue receipts thereof and to receive consideration money and share in the land of the SCHEDULE property which the said Attorney shall think fit and proper unto and in favour of any intending purchaser/s on our behalf as fully and effectually in all respect as she could do ourselves if personally

present and except the Owner's Allocation as per terms and conditions of this Development Agreement.

8. To prepare present any such agreement/s, conveyance/s, deed of exchange or any other necessary deeds, documents and papers for registration, to admit execution and receipt of consideration before the Sub-Registrar or the Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which said Attorney shall consider necessary for conveying the flats, car parking spaces and other spaces, in respect of Developer's Allocation together with undivided proportionate share of land underneath and the common user of the common areas and facilities attached in the said, building according to the terms and conditions contained in this Development Agreement regarding Flats, Car Parking Spaces and other spaces to be constructed, in favour of any person, association of persons, company both private limited and public limited and to any other business and partnership

firm and to receive from them any earnest money and to give or issue valid receipts for the same.

9. In case of sale, to execute, sign proper Agreement/s for sale, Deed of Conveyance/s, in respect of the different saleable flat/s, car parking space/s shop room/s and other spaces and commercial spaces and to present before the Register of Assurances, Additional District Sub-Register, District Sub-Register, all deed of conveyance/s, Agreement/s for sale for registration in her name and on their behalf in respect of Developer's Allocation as per Agreement/s and to receive consideration money either in cash, cheques or drafts from the intending buyer/s and to ~~credit the said amount in the Firm's Account and~~ give valid receipts and discharge the same only for Developer's Allocation as mentioned herein above.

Mahya Jain
Prokur

10. To sign and apply for and obtained temporary and permanent connection of water supply, electricity, drainage, sewerage, gas and/or power in respect of the

proposed building from the authorities concerned required for construction, use and enjoyment of the said building and to sign all such applications, forms and documents all shall be required for the said Development work of premises morefully mentioned in the **SCHEDULE** hereunder written.

11. To appear and to present on behalf of the Executant herein before the appropriate Police Authority and other authorities and also to make or lodge complaints and diaries concerning disputes and differences arising out of the said proposed construction as may from time to time be necessary or required.
12. To enter into any compromise or settlement with regard to any suit or other litigation or any dispute or difference concerning or relating to or arising out of the said property and/or development thereof and/or the construction of the proposed building or other constructions in or upon the

said property on such terms and conditions as the said Attorney shall think fit and proper.

13. To supervise, manage and conduct all sorts of administration in respect of the **SCHEDULE** mentioned property and also handle all sorts of Official matters, letters arisen in course of concerned matters in connection with the **SCHEDULE** mentioned property.

14. And to do all other acts, deeds and things which our said Attorney shall deem fit and proper for management control and supervision of ourselves **SCHEDULE** mentioned property as effectually as she could do if personally present.

AND GENERALLY to do and cause to be done all lawful acts, deeds, matters and things, necessary for the maintenance and interest of our estate more fully and particularly described in the **SCHEDULE** hereunder written, which we could or would do, if we personally present.

AND we do hereby agree to ratify and confirm all acts, deeds, matters and things lawfully and bonafide done or cause to be done by our Attorney by virtue of this Power of Attorney, which shall be constructed as acts, deeds and things done and cause to be done by our to all intents and purposes as if we personally present.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of 5 Cottahs 13 chittaks 43 square feet more or less together with 500 square feet brick built tin shed structure standing thereon lying and situated at Premises no.44, Chetla Road, under Kolkata Municipal Corporation Ward no.82, P.S. Chetla, Kolkata - 700 027, District South 24-Parganas and said property butted and bounded by:-

ON THE NORTH	:	Partly 44H, Chetla Road and partly 45, Chetla Road.
ON THE SOUTH	:	43, Chetla Road.
ON THE EAST	:	40' feet wide Chetla Road.
ON THE WEST	:	45, Chetla Road.

IN WITNESS WHEREOF we, the executants have hereto set and subscribed our respective hands and seals on this the 12th day of June, 2019 (Two Thousand Nineteen).

SIGNED, SEALED & DELIVERED
In presence of WITNESSES:

1. Sukanta Datta
39B, CHETLA ROAD.
KOLKATA - 700027

Mahuya Sain

Viola Sain

SIGNATURE OF THE EXECUTANTS

2. Bhola Singh Roy
45/ Chetla Road, Kolkata - 700027

I accept the said Power of Attorney

[Signature]

SIGNATURE OF THE ATTORNEY

Drafted by:

[Signature]

Advocate
Enrolment No. WB/996/09
Alipore Judges' Court,
Kolkata - 700 027.












Computer typed by:

[Signature]
Alipore Judges' Court,
Kolkata - 700 027.

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....
Signature.....

ME

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name..... MHUYA SAIN
Signature..... Mhuya Sain

Viola


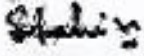
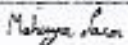
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	left hand					
	right hand					

Name..... VIOLA SAIN
Signature..... Viola Sain

Bo

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... JAGAN SINGH ROY
Signature..... Jagan Singh Roy

स्थायी खाता नंबर / PERMANENT ACCOUNT NUMBER	AGDP67050H	
नाम / NAME	MAHUYA SAIN	
पिता का नाम / FATHER'S NAME	TAPAN DUTTA	
जन्म तिथि / DATE OF BIRTH	27-01-1977	
हस्ताक्षर / SIGNATURE		
	अध्यक्ष आयुक्त, (आयु. प्रण.), कोल.	
	COMMISSIONER OF INCOME-TAX, (S.O.), KOLKATA	

Mahuya Sain

इस कार्ड के खो / गिर जाने पर कृपया जाही-कारने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयुक्त (प्रणति एवं तकनीकी),
ए-7,
चौराग्वे स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
A-7,
Chowringhee Square,
Calcutta- 700 069.

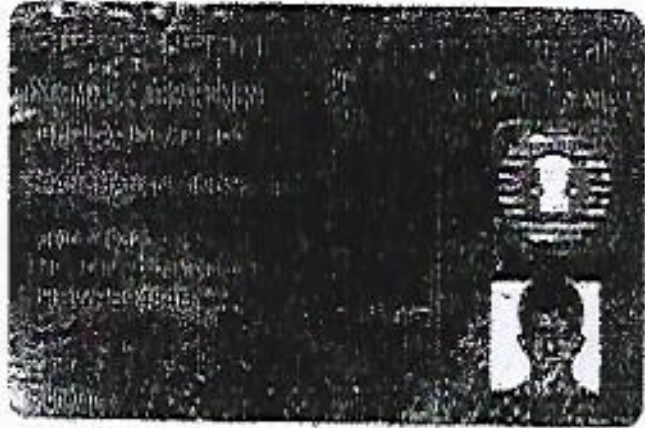


Biola Lwin



Exher Bus.





Shri Sankar Singh Ray

Major Information of the Deed

Deed No:	I-1605-03343/2019	Date of Registration:	12/06/2019
Query No/Year	1605-1000133937/2019	Office Where Deed is Registered	
Query Date	12/06/2019 3:53:09 PM	A.D.S.R. ALIPORE, District. South 24-Parga	
Applicant Name, Address & Other Details	CHANDAN KHATUA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8697724903, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value:	Market Value:		
Rs. 5,00,000/-	Rs. 3,00,82,036/-		
Stamp duty 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] - 160503340/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :






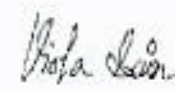
District: South 24 Parganas, P.S.- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chetla Rc Premises No: 44, Ward No: 082 Pin Code : 700027

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 13 Chatak 43 Sq Ft	4,70,000/-	2,99,32,036/-	Width of Appn Road: 40 Ft, Project Name
Grand Total :				9.6892Dec	4,70,000 /-	299,32,036 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	30,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Shud, Extent of Completion: Complete					
Total :		500 sq ft	30,000 /-	1,50,000 /-	



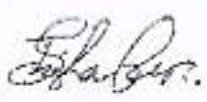


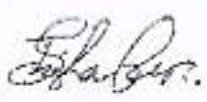


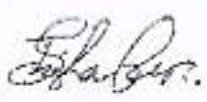
Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Smt MAHUYA SAIN (Prosentant) Wife of Late SANTANU SAIN Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office	Photo  12/06/2019	Finger Print  LTI 12/06/2019	Signature  12/06/2019
25, CHETLA ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No ASBPS7050H, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office				
2	Name Miss VIOLA SAIN Daughter of Late SANTANU SAIN Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office	Photo  12/06/2019	Finger Print  LTI 12/06/2019	Signature  12/06/2019
25, CHETLA ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: LLHPS6039J, Status :Individual, Executed by: Self, Date of Execution: 12/06/2019 , Admitted by: Self, Date of Admission: 12/06/2019 ,Place : Office				



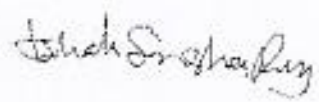
Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	MS PIONEER CONSTRUCTION CO. B/45/H/9, CHETLA ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN 700027 , PAN No. : AWUPS5128D, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr TARAK SINGHA ROY Son of Late PANCHANAN SINGHA ROY Date of Execution - 12/06/2019, , Admitted by: Self, Date of Admission: 12/06/2019, Place of Admission of Execution: Office </td> <td>  Jun 12 2019 4:42PM </td> <td>  LTI 12/06/2019 </td> <td>  12/06/2019 </td> </tr> </tbody> </table> <p>B/45/H/2, CHETLA ROAD, P.O:- ALIPORE, P.S:- Chetla, District-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.: AWUPS5128D Status : Representative, Representative of : MS PIONEER CONSTRUCTION CO. (a: Sole Proprietor)</p>	Name	Photo	Finger Print	Signature	Mr TARAK SINGHA ROY Son of Late PANCHANAN SINGHA ROY Date of Execution - 12/06/2019, , Admitted by: Self, Date of Admission: 12/06/2019, Place of Admission of Execution: Office	 Jun 12 2019 4:42PM	 LTI 12/06/2019	 12/06/2019
Name	Photo	Finger Print	Signature						
Mr TARAK SINGHA ROY Son of Late PANCHANAN SINGHA ROY Date of Execution - 12/06/2019, , Admitted by: Self, Date of Admission: 12/06/2019, Place of Admission of Execution: Office	 Jun 12 2019 4:42PM	 LTI 12/06/2019	 12/06/2019						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BHOLA SINGHA ROY Son of Late PANCHANAN SINGHA ROY 45 CHETLA ROAD, P.O:- ALIPORE, P.S:- Chetla, Kolkata, District- South 24- Parganas, West Bengal, India, PIN - 700027	 12/06/2019	 12/06/2019	 12/06/2019

Identifier Of Smt MAHUYA SAIN, Miss VIOLA SAIN, Mr TARAK SINGHA ROY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MAHUYA SAIN	MS PIONEER CONSTRUCTION CO.-4.84458 Dec
2	Miss VIOLA SAIN	MS PIONEER CONSTRUCTION CO.-4.84458 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt MAHUYA SAIN	MS PIONEER CONSTRUCTION CO.-250.00000000 Sq Ft
2	Miss VIOLA SAIN	MS PIONEER CONSTRUCTION CO.-250.00000000 Sq Ft

Endorsement For Deed Number : I - 160503343 / 2019

On 12-06-2019

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.

Presented for registration at 14:00 hrs on 12-06-2019, at the Office of the A.D.S.R. ALIPORE by Smt MAHUYA SAIN, one of the Executants.

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 3,00,87,036/-

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

Execution is admitted on 12/06/2019 by 1. Smt MAHUYA SAIN, Wife of Late SANTANU SAIN, 25, CHETLA ROAD, P.O: ALIPORE, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 2. Miss VIOLA SAIN, Daughter of Late SANTANU SAIN, 25, CHETLA ROAD, P.O: ALIPOR Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Student

Indetified by Mr BHOLA SINGHA ROY, , , Son of Late PANCHANAN SINGHA ROY, 45 CHETLA ROAD, P.O: ALIPORE, Thana: Chetla, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by ca Hindu, by profession Service

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

Execution is admitted on 12-06-2019 by Mr TARAK SINGHA ROY, Sole Proprietor, MS PIONEER CONSTRUCTIC CO. (Sole Proprietoship), B/45/H/9, CHETLA ROAD, P.O:- ALIPORE, P.S:- Chetla, District:-South 24-Parganas, We Bengal, India, PIN - 700027

Indetified by Mr BHOLA SINGHA ROY, , , Son of Late PANCHANAN SINGHA ROY, 45 CHETLA ROAD, P.O: AL IPORE, Thana: Chetla, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by ca Hindu, by profession Service

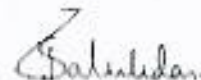
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees pai 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 8567, Amount: Rs.50/-, Date of Purchase: 12/06/2019, Vendor name: Subhan Das



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRA
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 116131 to 116154

being No 160503343 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2019.06.17 18:06:11 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 17/06/2019 18:06:00
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)