

POWER OF ATTORNEY

BETWEEN

SRI. ANUKUL CHANDRA

AND

**SMT. MITHU CHAUDHURI
SMT. TUMPI MUKHERJI
SRI PRADIP SAHA
SMT. KAJAL GHOSHAI**

Prodip Kumar Basu

Advocate

*WB/153/1977
Alipore Police Court
Kolkata - 700027.*

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POWER OF ATTORNEY

BETWEEN

SRI. ANUKUL CHANDRA BALA

PRINCIPAL

AND

SMT. MITHU CHAUDHURY

SMT. TUMPI MUKHERJEE

SRI PRADIP SAHA

SMT. KAJAL GHOSHAL

ATTORNIES

Prodip Kumar Basu

Advocate

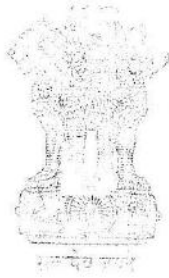
WB/153/1977

Alipore Police Court

Kolkata - 700027.

2-09174/2013

एक सय रुपये
₹. 100



RS. 100
ONE
HUNDRED RUPEES

भारत INDIA

NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 345922
This document is a ~~document~~ registration. the signature sheets and
the endorsement sheets attached with
the document are part of this document

GENERAL POWER OF ATTORNEY



16 DEC 2013

KNOW ALL MEN BY THESE PRESENTS SRI ANUKUL CHANDRA BALA, Son of
Late Atul Chandra Bala, by faith - Hindu, by occupation - Service, of Rajpur Govt.
Colony, P.O. - Dashin Jagaddal, P.S. - Sonarpur, District - South 24-Parganas,
Kolkata-7000146 hereinafter referred to as the Owner, do hereby state as
follows :-

WHEREAS I am the owner of ALL THAT piece and parcel of land
measuring about 1 Cottah 10 Chittak 6 Sq. Ft. along with structures
thereon mentioned hereunder under the heading SCHEDULE - "A" lying

and situated in the District South 24-Parganas. Police Station-Sonarpur Mouza – Harinavii, Touji No-109, R.S No -151, Pargana - Medanmalla . J.L. No. 36, under R.S Khatian No 1373 under R.S Dag No 346,L.R.Khatian No. 2336, Municipal Holding no 37 N. S .Road, within Ward No. 18 (old 17) , P.O- Harinavi,,Kolkata-700148.

WHEREAS the present owner purchased a plot of land measuring about 1 Katha 10 Chittak 06 Sq. Ft. bastu land and the structure measuring about 100 sq ft standing thereon in R.S Plot No. 346 from Sri Samar Roy Chowdhury, son of Late Probodh Kumar Roy Chowdhury and Smt.Tapati Mitra , married daughter of Late Probodh Kumar Roy Chowdhury. The said Deed was duly executed on 9/7/2004 duly registered in the office of the A.D.S.R Sonarpur and recorded in Book No.1, Vol. No. 68, Pages 217 to 224 being Deed No. 3802 for the year 2004.

AND WHEREAS thereafter he mutated his name in the record of B.L.R.O and Municipality and paid the taxes and thus SRI ANUKUL CHANDRA BALA became the and absolute owner, title holder and possessor in respect of 1 Cottah 10 Chittak 6 Sq. Ft. and along with structures thereon mentioned hereunder under the heading SCHEDULE – “A”, written hereunder, which is free from all encumbrances.

AND WHEREAS I entered into a Development agreement with M/S. DREAM HEIGHT CONSTRUCTION, a partnership Firm, having its registered Office at 11C, Naskar Para Road, P.S. Haridevpur, P.O. Paschim Putiary, Kolkata-700041. duly represented by its partners namely (1) SMT. MITHU CHAUDHURY, wife of Kumar Premjit Chaudhury, by faith –Hindu, by occupation –Business of Village and Post Khantura (Vivek Para), Gobardanga, P.S. Habra, Pin – 743273, District North 24-Parganas (2) SMT. TUMPI MUKHERJEE, wife of Sri Prosenjit Mukherjee, by faith –Hindu, by occupation –Business of 79, Nirupama Debi Road, P.O. & P.S. Berhampore, Pin –742101, District Murshidabad, (3) SRI PRADIP SAHA, son of Late Narayan Pada Saha, by faith-Hindu, by occupation –Business of 2035, Mahatma Gandhi Road, P.O. and P.S. Haridevpur, Kolkata –700082, (4) SMT. KAJAL GHOSHAL, wife of Sri Mantu Pada Ghoshal, by faith Hindu, by

occupation –Business, residing at Vill. & P.O. Kamarpukur, P.S. Goghat, District Hooghly, Pin712612 vide Deed no... 9173... for the year 2013 duly registered at the office of DSR-IV, Alipore, South 24-parganas.

Kajal Ghoshal
Partner

AND WHEREAS I could not look after or take care of the said property and for the convenient dealing with the said property mentioned in the schedule A written hereunder and as well as in continuation with the above referred Development agreement I, the Principal herein, do hereby empower, nominate and constitute and appoint (1) SMT. MITHU CHAUDHURY, wife of Kumar Premjit Chaudhury, by faith –Hindu, by occupation –Business of Village and Post Khantura (Vivek Para), Gobardanga, P.S. Habra, Pin – 743273, District North 24-Parganas (2) SRI PRADIP SAHA, son of Late Narayan Pada Saha, by faith-Hindu, by occupation –Business of 2035, Mahatma Gandhi Road, P.O. and P.S. Haridevpur, Kolkata –700082, (3) SMT. KAJAL GHOSHAL, wife of Sri Mantu Pada Ghoshal, by faith Hindu, by occupation –Business, residing at Vill. & P.O. Kamarpukur, P.S. Goghat, District Hooghly, Pin712612, partners of M/S M/S. DREAM HEIGHT CONSTRUCTION, a partnership Firm, having its registered Office at 11C, Naskar Para Road, P.S. Haridevpur, P.O. Paschim Putiary, Kolkata-700041 to be my true and lawful attorney for myself and in my names and on my behalf to do inter-alia amongst other the acts, deeds and things as follows :-

1. On my behalf to look after, work, manage, control and supervise the property which is particularly described in the schedule 'A' hereunder written.
2. On my behalf develop the A schedule property. The attorney shall have exclusive right to build up and to exploit commercially the said plot of land

and to execute deed of exchanges with the owners of adjoining plot of land for amalgamation and to construct the new building upon the 'A' schedule land along with the amalgamated adjoining plot(s) in accordance with the plan to be sanctioned by the local Municipality with or without any amendment and/or modification thereto or caused to be made by the parties thereto.

- 3. On my behalf sign all applications, plans and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authority shall be prepared and submitted by the developer on my behalf at their own costs and expenses and the developer shall pay charges and all fees including Architects fees required to be Paid and deposited for exploitation of the said property provided that the developer shall be exclusively entitled to all refunds or any or all payments and/or deposits made by the developer.*
- 4. That the attorney shall be entitled to engage any contractor/ sub contractor and engineers/masons at her own choice and own cost for the construction and completion of the said building.*
- 5. On my behalf appoint Engineers, Architects and their agent/ agents, contractor, sub- contractor as the said attorney shall think fit and proper and to make all payments in respect of their proportionate fees and charges whatsoever for and on my behalf*
- 6. On my behalf to make, sign and verify all applications in connection with management such as to sell out and/or to lease and/or to keep in mortgage the property which is under Developer's allocation which is morefully mentioned in the schedule C written hereunder.*

7. *On my behalf to appear offices and sign all applications or objections or hearing and swear affidavit relating any other purpose in my name and on my behalf*
8. *On my behalf to appear for and represent me in all the civil, criminal courts i.c.w A schedule property, B schedule property, C schedule property .*
9. *On my behalf develop the A schedule property as per sanction plan of Rajpur Sonarpur Municipality and for that purpose the attorneys hereby empowered to do each and everything*
10. *On my behalf to execute any agreement for sale, Sale Deed, Deed of Mortgage in respect of C Schedule property by putting their signatures and to submit the same in my name and to do all formalities to receive loan by keeping the C Schedule property under mortgage with any recognized organization and execute declaration affidavit, boundary declaration and to present for registration to admit execution to Registry Authority and/or for whatsoever necessary before any competent Authority, to obtain "No Objection Certificate" from the competent authority for which to execute and sign all papers, documents, affidavits whatsoever necessary for the same in our name or on our behalves as I could do personally by myself*
11. *On my behalf to sign on the plan to be sanctioned, submit the said plan before the local municipal AUTHORITY, pay fees for obtaining Sanction Plan to apply to Rajpur-Sonarpur Municipality and/ or any authority concerned for sanction, variation and/ or modification whatsoever in respect of the plan to be sanctioned by the said municipal authority(s), body/ bodies and to take delivery of the same and to obtain such other orders which include "No Objection Certificate" if necessary, from any*

authority in respect of my property mentioned in the A schedule below and to sign, issue and receive all such or relevant applications, maps, papers, writings, drawings, designs, forms and/ or representation(s) too as or may be required by the said attorney at their absolute discretion and whatsoever they shall think fit and proper for and on my behalf and to submit petition/ application to the local Municipality.

12. On my behalf appoint, engage, pleaders, Advocates whenever the said Attorneys shall think proper to do so and to discharge and/or terminate this appointment in respect of the property mentioned in the schedule A below.

13. On my behalf to negotiate on terms for and to agree to sell the property or part thereof i.e. in respect of C Schedule which seized and possessed of now and hereafter belonging to me and mentioned and described in the schedule C below to any purchaser or purchasers at such price which the said attorneys think fit and proper and to engage upon and to enter into any Agreement or Agreements for such sale or sales and/or to cancel and/or repudiate the same in respect of C schedule property

14. On my behalf to receive any amount from the intending purchaser/s for selling B Schedule property and shall issue valid receipt thereof to the intending purchaser/s and also shall receive the consideration in their names or as they thinks fit on my behalf as my true and lawful attorney.

15. On my behalf enter into any Agreement for sale with any person or firm/ company over the said property i.e in respect of C Schedule property and to sign, execute and register the Agreement for Sale in favour of any intending

purchaser/s over the above referred property i.e. the c schedule property and to transfer and to sell the same to any intending purchaser/s and to collect the sale proceeds from the purchaser/s over the said property on my behalf.

16. *On my behalf cause registration of Deed of Conveyance/ Conveyances or any other Deeds including deed of mortgage signing their name on my behalves in all documents and to appear and present for registration of all documents before all Registration office or Registering Authorities in respect of C Schedule property*
17. *To appear before all offices and do each and everything what would be required*
18. *To deliver, hand over and give khas vacant possession of C Schedule property*
19. *To apply for drainage, sewerage, water supply, electric, telephones and any other connection of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and/ or documents and/ or plan and /or drawings and/or designs and/or sketches and/ or undertakings and/ or representations and/ or relevant documents including the papers regarding completion certificate whatsoever that may be thought to be necessary by the said attorneys before various departments of the Rajpur Sonarpur Municipality, W.B.S.E.B and/ or proper authority of various public and/ or private and/ or Government or semi- Government organization and/ or autonomous body.*

And generally to do, execute and perform any other acts, deeds, matters or things whatsoever which in the opinion of my said attorneys ought to be done.

executed and perform in relation to the property mentioned in the schedule ancillary or incidental thereto or my concern, business or affairs and ancillary or incidental thereto as fully as effectually as I, myself could do the same if I am personally present.

AND I do hereby agree to ratify and confirm whatsoever all acts, deeds and things done by my attorneys to all intents and purposes as if I am present.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 1 (one) Cottah 10 (ten) Chittacks 6 (six) Sq. Ft. out of total land measuring 30 Decimal within District - South 24- Parganas, P.S. and S.R. - Sonarpur, Mouja - Harinavi, J.L. No- 36, Pargana - Medanmalla, within C.S. Khatian No105,85 C.S. and R.S. Dag No. 346, R.S. Khatian No Khatian1373, L.R Khatian No 2336, Holding No 37 at present within Rajpur-Sonarpur Municipality, Holding No 129, N.S Road within Ward No. 18 (old 17), butted and bounded by :

ON THE NORTH : Ezmal Road
ON THE SOUTH : House of Anil Roy Chowdhury
ON THE EAST : House of Prakash Roy Chowdhury
ON THE WEST : Netaji Subhas Road

THE SCHEDULE "B" ABOVE REFERRED TO
(OWNER'S ALLOCATION)

31 % of the FAR as per proposed sanction plan to be calculated upon his 1 Cottah 10 Chittack 6 Sq. Ft. of land that is one flat measuring about ^{at least} 1000 square feet and the said flat would be provided at the South Eastern corner on 1st floor of the proposed building and one car parking space measuring about 120 square feet

Signature
Anil Roy Chowdhury

Signature
Anil Roy Chowdhury

...to be made to the Owner together with proportionate right, title, interest, in common areas, facilities and amenities includes the right to the use thereof.

THE SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT remaining area of the building project upon owner's land and / or amalgamated land after providing the Owner's allocation aforementioned with proportionate right, title, interest in common area and facilities including the right to the use thereof

IN WITNESS WHEREOF I , the principal have hereto put my signature at Kolkata on this 16th day of December Two-Thousand Thirteen

SIGNED SEALED AND DELIVERED

In the presence of:

WITNESSES

1. Suman Bala
W/o Anukul Ch Bala,
Tagore Road, Calcutta,
Dist. P. S. Sonarpur
P. O. 24 Pgs (S), W.B.

2. Suman Bala

We Accept the Power

B-8, Sultana Pally
M. G. ROAD
KAL-82

Anukul Chandra Bala
SIGNATURE OF THE EXECUTANT

Mithu Choudhury

for Suman Bala

Rajal Ghoshal

SIGNATURE OF THE ATTORNEY

Drafted by me:

Pradip Kumar Bera

Advocate, High Court

Kolkata - 700027

Enrolment No. WB-153-1977



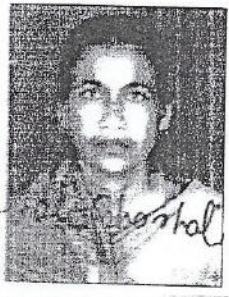
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..... Chanabra Bala
 Chanabra Bala



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 Chandury



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..... Goshal
 Goshal



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hand

right
hand

Name

Signature

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Name

Signature

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Name

Signature

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	right hand					

Construction, 11c Naskar
arganas, WEST BENGAL, II

Registrar
WEST BENGAL
Construction, 11c Naska
arganas, WEST BENGAL, II



Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09174 of 2013
(Serial No. 09419 of 2013 and Query No. 1604L000020445 of 2013)

16/12/2013

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 : 4, 48(g) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Amount of Fees:

Amount By Cash

Rs. 46.00/-, on 16/12/2013

Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 16/12/2013)

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.-6,96,400/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as impressive Rs.- 100/-

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

Presented for registration at 13.54 hrs on :16/12/2013, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt. Kajal Ghoshal , one of the Claimants.

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

Execution is admitted on 16/12/2013 by

Sri Anukul Ch. Bala, son of Lt. Atul Ch. Bala , Rajpur Govt. Colony, Thana:-Sonarpur, P.O. :-Dakshin Jagaddal, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Service

Smt. Mithu Chaudhury

Partner/developer, M/s. Dream Height Construction, 11c Naskar Para Rd. P. S. Haridevpur, P.O. -Paschim Putiary, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041.

By Profession : Business

Sri Pradip Saha

Partner/developer, M/s. Dreamheight Construction, 11c Naskar Para Rd. P. S. Haridevpur, P.O. -Paschim Putiary, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041.

By Profession : Business

Smt. Kajal Ghoshal

Partner/developer, M/s. Dream Height Construction, 11c Naskar Para Rd. P. S. Haridevpur, P.O. -Paschim Putiary, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700041.

By Profession : Business



(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV



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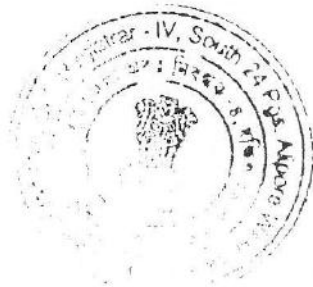


Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 09174 of 2013
(Serial No. 09419 of 2013 and Query No. 1604L000020445 of 2013)

Identified By Swarnali Bala, wife of Anukul Ch. Bala, Rajpur Govt. Colony Chowhati,
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By
Profession: Service.



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV












(Tridip Misra)



Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 09419 / 2013, Deed No. (Book - I , 09174/2013)
of the Presentant

the Presentant	Photo	Finger Print	Signature with date
Rajal Ghoshal Kamarpukur, , Goghat, P.O. Kamarpukur, Hooghly, WEST BENGAL, India, Pin 712612	 16/12/2013	 LTI 16/12/2013	Rajal Ghoshal 16.12.13

Signature of the person(s) admitting the Execution at Office.

Admission of Execution By	Status	Photo	Finger Print	Signature
Anukul Ch. Bala Address -Rajpur Govt. Colony, Thana:-Sonarpur, P.O. Dakshin Jagaddal, District:-South 24-Parganas, WEST BENGAL, India,	Self	 16/12/2013	 LTI 16/12/2013	Anukul Ch. Bala
Mithu Chaudhury Address -Khantura (vivek Para) Gobardanga, Thana:-Habra, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743273	Self	 16/12/2013	 LTI 16/12/2013	Mithu Chaudhury
Pradip Saha Address -2035 M. G. Rd. P. S. Haridevpur, P.O. Haridevpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700082	Self	 16/12/2013	 LTI 16/12/2013	Pradip Saha
Kajal Ghoshal Address -Kamarpukur, , Thana:-Goghat, P.O. Kamarpukur, District:-Hooghly, WEST BENGAL, India, Pin :-712612	Self	 16/12/2013	 LTI 16/12/2013	Kajal Ghoshal

Identifier of above Person(s)

Bala
Govt. Colony Chowhati, Thana:-Sonarpur,
South 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Anukul Ch. Bala
16.12.13




(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 46
Page from 2761 to 2776
being No 09174 for the year 2013.




(Tridip Misra) 18-December-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal