

S-2007

I 1573/15



13/03/15

पश्चिम बंगाल WEST BENGAL

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

T 969575

Dist. Sub Registrar South 24 Parganas

Dist. Sub Registrar  
South 24 Parganas  
13 MAR 2015

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS .WE (1) SRI SUSANTA PATRA, Son of Late Sanat Patra, by caste-Hindu, by occupation-Business, (2) SRI SUKUMAR PATRA, Son of Late Surendra Nath Patra, by caste-Hindu, by occupation-Service, residing at Subhasgram Railgate Janaki Nath Basu Road, P.O-Subhasgram, P.S-Sonarpur, Dist.South 24 Parganas, Kolkata-700147- hereinafter called and referred to " THE EXECUTANTS " SEND GREETINGS.

27 FEB 2015

SL No. 557  
Name: S. Das (190)  
Value: 100/-  
Dist. Stamp Vendor  
SADYASACHI DEB  
Sankarput, A.P. R.O., Cal-150

Principal Const.

Add. Dist. Sub-Registrar  
Sankarput, South 24 Pgs  
14 MAR 2015



Bhabani Biswas  
D/o - Kalipada Biswas  
at - Sonapur  
Kot - 150

WHEREAS, said land owners had jointly purchased a plot of sali at present Danga land measuring 3 kattas 14 chatacks 30 sq. feet regarding R.S. Dag No. 1964, under C.S. & R.S. Khatian No. 55, of Mouza- Kodalia, J.L. No. 35, Dist. 24 Parganas (S) from Sri Krishnapada Das Majumder by way of Registered Sale Deed No. 4577 for the year 2000 (Being Book No. I, Volume No. 78, Page 196 to 203 recorded) which was duly registered at A.D.S.R. Sonarpur. The said land owners recorded their name in the office of Rajpur Sonarpur Municipality of which Holding No. 1173, ward No. 21, situated at J.N. Bose Road. The said land was recorded name in the L.R. Settlement record in the name of said Krishnapada Das Majumder of which L.R. Khatian No. 415, L.R. Dag No. 2093.

For the purpose of development and construction works of the project which will be completed by the said developer and the said executants registered a Development Agreement in favour of Developer, Vide Registered Agreement Deed No.

1572 for the year 2015, which was duly registered at A.D.S.R. Sonarpur. Now the said executants decided to do empower hereby and here under nominate, appoint and / or constitute SMT. DEBIKA CHAKRABORTY, Wife of Sri Ashim Chakraborty, by caste-Hindu, by occupation-Business, residing at Subhasgram Railgate Janaki Nath Basu Road, P.O-Subhasgram, P.S-Sonarpur, Dist.South 24 Parganas, Kolkata-700147 -as their true and lawful attorney, for their name and on their behalf to do and execute all or any of the following acts, deeds and things relating to their property which is fully described in Schedule hereunder written and to execute and perform the following acts, deeds and things interlay as follows:-

Smt. Debi Chakraborty



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1) To hold and defend possession of the Premises and every part thereof and receive and/ or Develop the Schedule property and completed the multistorey building as per sanction building plan on the Schedule property and transfer, Sell, mortgage, exchange and deliver the possession of flats, garage spaces, office space to any person or person occupying the same or desirous of purchasing the same and also to manage, maintain and administer of the said premises and every part thereof.

2) To demand, recover and receive consideration premium and / or rents, means profits, licenses fees, damages, electricity charges, service charges, Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof, any share or shares therein from the Occupants /Licensee /Purchasers of the said Premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover, any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/ licensees/purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipts and discharges therefore which shall fully exonerate the persons paying such money.

3) To pay all rents and taxes, charges, expenses and other out goings whatsoever payable for or any account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and / or other risks as be deemed necessary and/ or desirable by our said Attorneys and to pay all premiums for such insurances.

4) To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and / or for any other purpose whatsoever.

5) To enter upon the said premises and every part thereof as be desired to view the state or repair thereof and to require any occupier/licensees/ purchaser as a result of such view to remedy any want of repair abate any nuisance.



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- 6) To enforce any covenant in any Agreement, lease Deed, Sale Deed, Declaration or any part thereof and if any right to re-enter arises in any manner under each covenants or under notice to quit them to exercise such right, amongst others.
- 7) To warn off and prohibit and if necessary, proceed against in due from of law against all trespassers on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangements with the trespassers.
- 8) To appear before and execute all or any formality or formalities or to submit plan, before the Municipality, in our name and in our favour and to do all formalities on our behalf.
- 9) To pay fees, obtain sanction for Principal Plan and / or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Municipality as be expendent for Sanctioning and / or modification and / or alteration of plans and also to submit and take delivery of title deeds concerning the said premises documents as be required by the necessary authorities. The said Attorney will complete said Multistorey building at her own cost which is morefully described in Schedule hereunder written and hereinafter referred to as the "said property". The said Attorney shall finish the entire building at her own cost by this power of Attorney Deed on our behalf. She will receive all cheques, drafts, managers cheques, Banker's cheques, RTGS or any other documents in our name and on our behalf from any Bank, financial Institution or non financial Institution or, any office, offices, court or courts for the Sale, exchange or transfer of property or which will be issued by Bank Managers and other authority concerned.
- 10) To appoint any Contractor/ Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by them.

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- 11) To apply for and obtain such certificate, permissions from Govt. of West Bengal Apartment Ownership Act, under the Income Tax Act or other Law relating to Revenue and / or land and / or Building both Urban and Registration of any SALE AGREEMENT, SALE DEED, EXCHANGE DEED OR ANY OTHER DEEDS in respect of Developer's Allocation in terms of the Agreement or other documents of transfer concerning the said Premises and also to appear before and sign and submit all papers and Documents and make representations to the necessary authority or authorities for getting such certificate and / or permissions. The said Attorney shall be bound to pay the all income tax or other taxes, duties and charges which will be necessary for the transfer of property in future and the said attorney shall be responsible if any dispute arises in future.
- 12). To negotiate and to sale the Developer's Allocation with proportionate common area of land to any intending purchaser or purchaser's in terms of the Development agreement.
- 13) To collect the maintenance charges, service charges or whatsoever charges from the intending purchaser or purchasers as she thinks fit. The said Attorney shall co-operate and sign the necessary Deeds and documents at the time of Mutation and Registration of Owner's Allocation.
- 14) To agree upon and to enter into any Agreement or Agreements and / or for any party or parties or Firm and company sale or sales of space or spaces with super structures or flats, car parking space, undivided proportionate share of land and / or cancel and repudiate the same with the Intending Purchaser or Purchasers except our allocation's as mentioned in the Development agreement.
- 15) To receive from the Intending Purchaser or Purchasers any booking money and / or earnest money or advance or advances and also the balance of the Purchase money and to give, good valid receipt and discharges for the same which will protect the purchaser or purchasers without seeing the application of the money and receive any cash or cheque on behalf of us from any intending purchaser or purchaser's or their Bank Manager who will issue the Pay order, manager's cheque, Banker's cheque or Draft etc. against their loan account.

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16) To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and / or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land, flat/flats, flat/space, car parking space together with easement right of the common areas as ourself personally could do . The said Attorney shall not transfer or sale, mortgage, gift, exchange the owner's Allocation mentioned in the development agreement. She will transfer or sale, mortgage, gift, exchange the Developer's allocation.

17) To appear before and execute the plan and to submit the same in our name and in our favour and to do all formalities to submit plan, for modification and / or alteration of plan renew and sign execute any gift deed, Declaration, Affidavit, Boundary Declaration, which includes Corporation Gift Deed and to present for Registration to admit execution to any Registration Authority and to have the said documents and / or whatsoever necessary before the Municipality to any Competent Authority to obtain " No Objection Certificate" from the Competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessary in our name and in favour to negotiate in our name and to do whatsoever necessary for the same in our name or on our behalf as we could do personally by ourself.

18 ) All that matter, being, purchase, procure all sorts of building materials, electrical and sanitary, fittings and fixtures and to engage Plan markers, Designers, Architects, Engineers, Artisans, Manso's, Electricians and workmen. To pay and incur all fees, charges and expenses costs in the matter of construction and all other matters concerning and / or arising out of the construction of the said Building from the account of the principal.

19) To appear and to apply for obtaining sanction, permission, clearance and service connection before appropriate authorities (Both Sanitary & Water, electricity) Improvement Trust, Municipality, B.L. & L.R.O, WBSEB, and any local and all Government Offices , Municipal Office, and to sign on our behalf all necessary Forms, application, petitions and documents and apply for obtaining permit, license permanent and temporary supply services as may be required for making the Building or Building habitable.

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- 20) To apply for electricity, water, sewerage, drains and / or connection or any other utility in the said premises. To apply for modification and/ or alterations and / or extended approved/ sanctioned plan and to pay fees and to take delivery of the same and take such other orders or permissions from the necessary authorities which they deem fit and proper. To Sign, any declaration and declare, verify and affirm, plaint, written statement, petitions, consent petitions, Affidavit, Vokatnama, Warrant of Attorney , Memorandum of Appeal or any other document or paper in any proceedings in respect of the said premises or connected with any of the matter aforesaid.
- 21) To receive any payment and / or deposit all monies including court Fees, Stamp Duty, Registration Fees, receive refunds and to receive and grant valid receipts and discharges in respect thereof.
- 22) For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Advocates, and / or debt collecting or other agents.
- 23) To appear before the Municipality and / or other Authorities regarding the Tax Assessment or in any other way relating to the said premises or any portions thereof or an undivided share or shares therein.
- 24) To Develop the Schedule property and to construct the multistorey building on the said land in accordance with the plan Sanctioned and approved by the appropriate authority of Municipality.
- 25) It is further declared that both the executants and constituted attorney shall bound to follow all the terms and conditions of Development Agreement.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any party thereof and for better exercise of the authorities herein contained which we could have lawfully done under our own hands and seals.



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Sonamane, South 24 Pgs.  
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SCHEDULE

(Description of the Land )

All that piece and parcel of sali at present Danga land measuring 3 kattas 14 chatacks 30 sq. feet regarding R.S. Dag No.1964,L.R. Dag No. 2093, under C.S. & R.S. Khatian No.55, L.R.Khatian No.415, of Mouza- Kodalia, J.L.No.35, under Rajpur Sonarpur Municipality ward No.21, Holding No.1173, situated at J.N.Bose Road, Dist. 24 Parganas (S) hereinafter called & referred to as the "said property " . The said Attorney shall finish the said multistorey building on the said land as per sanctioned Plan approved by Municipality .The Attorney shall sale & transfer, exchange the newly proposed G+III Storied building with proportionate share of land and common portion (EXCEPT OWNER'S ALLOCATION mentioned in the Development Agreement ) by this power of Attorney Deed.

The land is butted and bounded by as follows :-

ON THE NORTH: Land of this Dag.

ON THE SOUTH: Road.

ON THE EAST: Land of R.S. Dag No.1963 & 1965.

ON THE WEST: 10 feet wide common passage.












There will be common rights for using the open roof of the top floor, stair case, common passage from ground to top floor of the multistoried building by the said executants and the said attorney or their legal heirs and customers.

Aditi 27th Feb Register  
Singapore South 29 Yes  
13 MAR 2015
















*EXECUTANT*

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










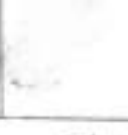

NAME SUSANTA PATRA SIGNATURE Susanta Patra

*EXECUTANT*

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

NAME SUKUMAR PATRA SIGNATURE Sukumar Patra

*ENVELOPE/TORNEY*

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

NAME DEBIKA CHAKRABORTY SIGNATURE Debika Chakraborty

PRESENTANT/		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
EXECUTANT	RIGHT HAND					
	LEFT HAND					

Add. Title Sub-Register  
Sunderland, South 24 Pgs.  
13 MAR 2015





**Government of West Bengal**

**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**

**Office of the A.D.S.R. SONARPUR, District- South 24-Parganas**

**Signature / LTI Sheet of Serial No. 02007 / 2015, Deed No. (Book - I , 01573/2015)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Susanta Patra Subhasgram Railgate Janakinath Basu Road, Thana:-Sonarpur, P.O. :-Subhasgram, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700147	 13/03/2015	 LTI 13/03/2015	Susanta Patra 13/3/15

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Susanta Patra Address -Subhasgram Railgate Janakinath Basu Road, Thana:-Sonarpur, P.O. :-Subhasgram, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700147	Self	 13/03/2015	 LTI 13/03/2015	Susanta Patra
2	Sukumar Patra Address -Subhasgram Railgate Janakinath Basu Road, Thana:-Sonarpur, P.O. :-Subhasgram, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700147	Self	 13/03/2015	 LTI 13/03/2015	Sukumar Patra
3	Debika Chakaborty Address -Janakinath Basu Road ( Purbayan ), Thana:-Sonarpur, P.O. :-Subhasgram, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700147	Self	 13/03/2015	 LTI 13/03/2015	Debika Chakaborty

**Name of Identifier of above Person(s)**

Bhabani Biswas  
Sonarpur, Thana:-Sonarpur, District:-South  
Parganas, WEST BENGAL, India

**Signature of Identifier with Date**

Bhabani Biswas  
13/3/15

  
(Biswajit Dey)

**ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR**



Addl. Dist Sub-Registrar  
Chennai, South 24 Pgs.  
13 MAR 2015



Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 01573 of 2015  
(Serial No. 02007 of 2015 and Query No. 1608L000003135 of 2015)

On 13/03/2015

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1/ Article number : 4, 48(g) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reform Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount By Cash

Rs. 21.00/-, on 13/03/2015

( Under Article : E= 21/- on 13/03/2015 )

**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.-15,07,915/-

Certified that the required stamp duty of this document is Rs.- 70 /- and the Stamp duty paid as Impresive Rs.- 1000/-

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

Presented for registration at 13.19 hrs on :13/03/2015, at the Office of the A.D.S.R. SONARPUR by Susanta Patra , one of the Executants.

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

Execution is admitted on 13/03/2015 by

1. Susanta Patra, son of Lt. Sanat Patra , Subhasgram Railgate Janakinath Basu Road, Thana:-Sonarpur, P.O. :-Subhasgram, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700147, By Caste Hindu, By Profession : Business
2. Sukumar Patra, son of Lt. Surendra Nath Patra , Subhasgram Railgate Janakinath Basu Road, Thana:-Sonarpur, P.O. :-Subhasgram, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700147, By Caste Hindu, By Profession : Service
3. Debika Chakaborty, wife of Ashim Chakraborty , Janakinath Basu Road ( Purbayan ), Thana:-Sonarpur, P.O. :-Subhasgram, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700147, By Caste Hindu, By Profession : Business

Identified By Bhabani Biswas, son of Kalipada Biswas, Sonarpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

( Biswajit Dey )

ADDITIONAL DISTRICT SUB-REGISTRAR

  
( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Advt. for Sub-Registrar  
Sonarosey, South 24 Pgs.  
13 MAR 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 5691 to 5704  
being No 01573 for the year 2015.



(Biswajit Dey) 13-March-2015  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal.