661/16

I- 50621



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached with this Document are the part of this Document.

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0-36642/16 2011/16 0x 12:10

Additional District Sub-Registral
Baraset, North 24 Paragrass

3 8 JAN 2016

DEVELOPMENT POWER OF ATTORNEY

MINISTER INCH

KNOW ALL MEN BY THESE PRESENTS THAT We, MR SEKHAR KAR (PAN – AEWPK5944H), MR SISIR KAR (PAN- AFGPK3684K), MR SAMIR KAR (PA-CLCPK9529B) & MR SAMAR KAR (FORM- 60), all being sons of Late Sankar Kar, by faith Hindu, by occupation – Business, by Nationality Indian, residing at Udayrajpur, Hemanta Basu Sarani, P.O. & P.S. Madhyamgram, District North 24 Parganas, Kolkata-700129, hereinafter referred to and called as the PRINCIPALS do hereby declare as follows:

3 S JAN 2016

115390

SL No Sold To..... P. K. DAS 'Govt) LICENSED STAMF VFNOOR 11A, Mirza Ghalib Street, Kul-87 L. No-285, RS...... 1012 .. Sign

Sitangsu Dasgupta Advocate High Court, Calcutta

2 8 JAH 201

Addisonal Districe

(3684K), MR SAMIR KAR (2A f, all peing sons of Late Sankar Kar,

Sitanger Dasgufta

Advocate F 342 305 | a013 Additional District Sub-Registrar

Barasat, North 24 Parganas

3/0 date Pramode Ranjan Dasgupts.

29 JAN 2016

WHEREAS we, the Principals herein are the absolute lawful owners of ALL THAT piece and parcel of Bastu land measuring 4 Katha 14 Chatak 31 Sft be the same little more or less together with R.T.Shed measuring about 100 Sft along with all rights of easement thereon at 173, Hemanta Basu Sarani, and P.S. & P.O. Madhyamgram, Mouza - Udayrajpur, under jurisdiction of Madhyamgram Municipality, Ward No -12, Kolkata-700129 within the limits Additional District Sub-Registrar Office. Barasat.

AND WHEREAS with a view to develop the said property we entered into a Development Agreement with M/S SUDHA ENCLAVE (PAN NO – ACYFS7818J), a Partnership Firm having its registered Office and principal place of business at 10F, Seven Tanks Lane, P.S. Sinthi, P.O. Ghugudanga, Kolkata-700030, District — North 24 Parganas, being represented by its Partner 1) MR GOPINATH GANGULY (PAN NO - ADZPG2922M), son of Late Gopal Chandra Ganguly, by faith Hindu, by occupation Business, by Nationality Indian, residing at 10F, Seven Tanks Lane. P.S. Sinthi, P.O. Ghugudanga Kolkata-700030 and MR ASHOKE ROY (PAN NO – AIDPR8899M) son of Mr Joydeb Chandra Roy, by faith Hindu, by occupation Business, by Nationality Indian residing at 33/1A, Bose Para Lane. P.O. Bagbazar, P.S. Shyampukur, Kolkata- 700003 and the said agreement was executed on 29 -01-2016 in the Office of the A.D.S.R. Barasat and recorded in Book No- Being No 1-150300 6 13 AD16, for the year 2016.

NOW KNOW ALL MEN BY THESE PRESENTS we do hereby nominate, appoint, constitute and authorize MR GOPINATH GANGULY, & MR ASHOKE ROY, both by faith Hindu, by occupation Business, by Nationality Indian, as our true and lawful attorneys to do execute and perform or cause to done execute and performed in our names and on our behalf jointly in our place and stead the following acts, matters, deeds, and things in respect of our property more fully mentioned in the schedule below:

 To look after and manage and control and supervise and administer and construction on our said property on our behalf and to take any steps in respect of the said property.

- 2) To sign execute and admit any documents ,statements, papers, undertaking declaration etc as may be required for necessary permission for construction of the building on the said property from Madhyamgram Municipality and other appropriate authorities.
- 3) To enter into agreement for sale/lease with prospective buyer or buyers on our behalf and to receive earnest money or part payments and full consideration money from the prospective buyers. To receive from the intending purchasers any earnest money and/or advance and also the balance consideration money and to give good valid receipt and discharge for the same which will protect the right and interest of the purchasers in all respects without seeing the application of the money except the portion of the land owners MR SEKHAR KAR, MR SISIR KAR, MR SAMIR KAR, MR SAMAR KAR who will jointly get Two flats in the First Floor Front portion, One Flat in the 3rd Floor Front portion & One Flat in the 3rd Floor Back portion and proportionate area of car Parking in the Ground Floor as per plan as detailed in the Development Agreement executed in between the owners and the Developer for the said premises.
- 4. To file and receive back any documents to deposit money against claim or receipt and to withdraw money from any Government office and the Kolkata Municipal Corporation.
- 5. To sign and execute all other deeds, instrument and assurances which shall consider necessary and to enter into and/or agree to such covenants/lease and condition as may be required for fully and effectually conveying the flats of the said property as we could do ourselves, if personally present.

- 6. To present any such conveyance for registration or lease deed and to admit execution and receipt of consideration before Additional District Sub Registrar and Registrar having authority for and to have the said conveyance registered according to the law and to do all acts, deed and things which our said Attorney shall consider necessary for conveying the said property to the said purchasers/lessee as fully and effectually in all respects as We could do ourselves.
- To represent us before the Madhyamgram Municipality and sign all necessary paper, Plan, addition, alteration and renovation plan & paper and submit before the Madhyamgram Municipality for construction of the building on the said property.
- 8. To pay fees, obtain sanction and such other orders and permission from the authorities in our names as may be expedient for sanction, modification and /or alteration of any papers and documents as may be required by the competent authorities.
- 9. To apply and obtain the connection relating to electricity, water, sewerage, drainage, telephone or any other service which will be considered necessary to the said proposed newly constructed building and or connect or disconnect the same and for those purpose to sign execute and submit all papers, applications, documents before the concerned authorities and to do all other acts deeds and things as may be deemed fit and proper by the said attorneys.

- 10. To effect mutation of holding in the office of the collector and/or Madhyamgram Municipality and obtain any essential service and to all other acts and things.
- 11. To compromise suits, appeals or other legal proceedings in any court, tribunal authority whatsoever and sign and verify applications thereof for the said property.
- 12. To execute, carry into effect and perform all agreements and contracts entered into by us with any other persons as on our own act and deed as per terms and conditions of the Development Agreement.
- 13. To appoint any Mason, Engineer, Architect, Planner, Revenue Agent or any legal practitioner relating to our said property on behalf of us and construct a building on our said property and sell the same to anybody except the portion of the land owners MR SEKHAR KAR, MR SISIR KAR, MR SAMIR KAR, MR SAMAR KAR and the Developer will be the sole owners of the other balance portions of the proposed newly constructed building as per terms of Development Agreement.
- 14. To let out lease and /or otherwise settle the said property or parts thereof belonging to us and to realize all rents and salami and to accept surrender of lease and tenancies.

We do hereby agree to ratify and confirm all and whatsoever other act which our said attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with construction and the sale of the said property and under which by virtue of this deed notwithstanding no express power in that behalf is hereunder provided

Which is part of this Power of Attorney for construction and sale of the said property.

AND GENERALLY to do all acts, deeds and things and perform any other act or acts deed matter or thing whatsoever which in the opinion of said attorney ought to be done, executed and performed in relation to our personal affairs, engagements ancillary or incidental thereto as fully effectually as We do the same if We were personally present.

THE SCHEDULE ABOVE REFERRED TO

DESCRIPTION OF THE ENTIRE PROPERTY:

ALL THAT piece and parcel of Bastu land measuring about 4 Katha 14 Chatak 31 Square Feet be the same a little more or less along with R.T. Shed standing thereon measuring about 100 Square Feet at 173, Hemanta Basu Sarani, in Ward No 12, Holding No-6, R.S. Dag No 836, (L.R. Dag No 2238) and .L.R. Khatian No 3013 to 3016 J.L. No 43, Mouza Udayrajpur, under Madhyamgram Municipality. P.S. & P.O. Madhyamgram, Kolkata-700129 within the jurisdiction of the Office of A.D.S.R. Barasat. District- 24 Parganas (North) which is butted and bounded as follows:

North: - By Premises of Manik Bishnu.

South: - 18 Feet wide Road.

East: By Premises of Nishikanta Saha.

West: - 10 Feet wide Road.

IN WITNESS WHERE OF we have signed this Power of Attorney on this 29th Day of January'2016

Witness:

1. Malay Chakreworty Jyangrea Baguich: Kalkata. 700059. 1) Sexhaz Kaz 2) Sisis Kas 3) Samue Kun 4) Somishel

2. Sitangen Dasgiples
Advocate

SIGNATURE OF PRINCIPALS.

SIGNATURE OF ATTORNEYS

Drafted by.

Sitangsu Dasgupta.

Advocate, F | 342 | 305 | 2013

High Court. Calcutta.

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Seller, Buyer and Property Details

A. Principal & Attorney Details

	Presentant Details						
SL No.	Name, Address, Photo, Fing	er print and Signature of Prese	entant				
1	Shri Ashoke Roy 33/1 A Bose Para Lane, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003	29/01/2016 12:40:03 PM	LTI 29/01/2016 12:40:09 PM				
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	Principal D	etails				
SL No.	Name, Address, Photo, Finger print and Signature					
1	Mr Sekhar Kar Son of Late Sankar Kar Udayrajpur, Hemanta Basu Sarani, P.O:- Madhyamgram, P.S:- Madhyamgram, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	29/01/2016 12:38:58 PM	LTI 29/01/2016 12:39:06 PM			
	PAN No. AEWPK5944H,; Status : Individual; Date of Execution : 29/01/2016; Date of Admission : 29/01/2016; Place of Admission of Execution : Office	Sexhal &	2 <u>)</u> 12:39:17 PM			

	Principal D	etails		
SE No.	Name, Address, Photo,	Finger print and Signature	191	
2	Mr Sisir Kar Son of Late Sankar Kar Udayrajpur, Hemanta Basu Sarani, P.O:- Madhyamgram, P.S:- Madhyamgram, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	29/01/2016 12:39:28 PM	LTI 29/01/2016 12:39:35 PM	
	PAN No. AFGPK3684K,; Status : Individual; Date of Execution : 29/01/2016; Date of Admission : 29/01/2016; Place of Admission of Execution : Office	Sisin 1207.		
3	Mr Samir Kar Son of Late Sankar Kar Udayrajpur, Hemanta Basu Road, P.O:- Madhyamgram, P.S:- Madhyamgram, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	29/01/2016 12:38:26 PM	LTI 29/01/2016 12:38:31 PM	
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4	Mr Samar Kar Son of Late Sankar Kar Udayrajpur, Hemanta Basu Road, P.O:- Madhyamgram, P.S:- Madhyamgram, Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,;	29/01/2016 12:37:57 PM	LTI 29/01/2016 12:38:05 PM	
	Status: Individual; Date of Execution: 29/01/2016; Date of Admission: 29/01/2016; Place of Admission of Execution: Office	Scom (12) 1.	12:38:17 PM	

Attorney Details						
Name, Address, Photo,	, Finger print and Signature					
udha Enclave Seven Tanks Lane, P.O:- Ghughudanga, P.S:- Bengal, India, PIN - 700030 PAN No. ACYFS7 sentative as given below:-	Dum Dum, Dum Dum, Distric 818J,; Status : Organization;	ct:-North 24-Parganas, Represented by				
Sopinath Ganguly Seven Tanks Lane, P.O:- Ghughudanga, Sinthi, Dum Dum, District:-North 24- anas, West Bengal, India, PIN - 700030 Sex: By Caste: Hindu, Occupation: Business, of: India, PAN No. ADZPG2922M,; Status resentative; Date of Execution: 29/01/2016; of Admission: 29/01/2016; Place of ession of Execution: Office	29/01/2016 12:40:27 PM Gorionth Janes 29/01/2016:	LTI 29/01/2016 12:40:32 PM				
Ashoke Roy A Bose Para Lane, P.O:- Bagbazar, P.S:- mpukur, Kolkata, District:-Kolkata, West al, India, PIN - 700003 Sex: Male, By Caste: u, Occupation: Business, Citizen of: India, No. AIDPR8899M,; Status: Representative; of Execution: 29/01/2016; Date of assion: 29/01/2016; Place of Admission of cution: Office	29/01/2016 12:40:03 PM					
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B. Identifire Details

01.11-	Identifier Name & Address	Identifier of	Signature
SL No.	Identifier Name & Address	Tuomine of	

		Identifier Details	
SL No.	Identifier Name & Address	Identifier of	Signature
1	Son of Late Pramode Ranjan		53 Jungse Disguelle 29/01/2016 12:41:29 PM

C. Transacted Property Details

		Land De	tails			
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	Barasat, Municipality: MADHYAMGRAM, Road: Hemanta Basu Road, Mouza: Udayrajpur	2238(Corresp	1 Katha 5 Chatak 31 Sq Ft	2,50,000/-	12,20,001/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	District. North 24-1 digardo, 1.0.	LR Plot No:- 2238(Corresp onding RS Plot No:- 836) , LR Khatian No:- 3014	1 Katha 3 Chatak	2,50,000/-	10,68,751/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L3	District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Hemanta Basu Road, Mouza: Udayrajpur	LR Plot No:- 2238(Corresp onding RS Plot No:- 836) , LR Khatian No:- 3015	1 Katha 3 Chatak	2,50,000/-	10,68,751/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 18 Ft. Adjacent to Metal Road,

	A STATE OF THE STA	Land De	etails			
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L4	District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Hemanta Basu Road, Mouza: Udayrajpur	LR Plot No:- 2238(Corresp onding RS Plot No:- 836) , LR Khatian No:- 3016	1 Katha 3 Chatak	2,49,999/-	10,68,751/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 18 Ft., Adjacent to Metal Road,

			Structur	e Details	
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1, L2, L3, L4	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure

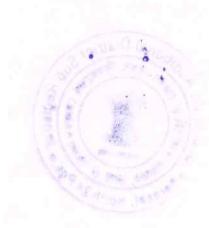
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Mr Samar Kar	M/s Sudha Enclave	0.559167	25
	Mr Samir Kar	M/s Sudha Enclave	0.559167	25
	Mr Sekhar Kar	Sekhar Kar M/s Sudha Enclave		25
	Mr Sisir Kar	M/s Sudha Enclave	0.559167	25
L2	Mr Samar Kar	M/s Sudha Enclave	0.489844	25
	Mr Samir Kar	M/s Sudha Enclave	0.489844	25
	Mr Sekhar Kar	M/s Sudha Enclave	0.489844	25
	Mr Sisir Kar	M/s Sudha Enclave	0.489844	25
L3	Mr Samar Kar	M/s Sudha Enclave	0.489844	25
	Mr Samir Kar	M/s Sudha Enclave	0.489844	25
	Mr Sekhar Kar	M/s Sudha Enclave	0.489844	25
	Mr Sisir Kar	M/s Sudha Enclave	0.489844	25

Transfer of Property from Principal to Attorney						
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)		
L4	Mr Samar Kar	M/s Sudha Enclave	0.489844	25		
	Mr Samir Kar	M/s Sudha Enclave	0.489844	25		
	Mr Sekhar Kar	M/s Sudha Enclave	0.489844	25		
	Mr Sisir Kar	M/s Sudha Enclave	0.489844	25		

Transfer of Property from Principal to Attorney						
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)		
S1	Mr Samar Kar	M/s Sudha Enclave	25 Sq Ft	25		
	Mr Samir Kar	M/s Sudha Enclave	25 Sq Ft	25		
	Mr Sekhar Kar	M/s Sudha Enclave	25 Sq Ft	25		
	Mr Sisir Kar	M/s Sudha Enclave	25 Sq Ft	25		

D. Applicant Details

Det	alls of the applicant who has submitted the requsition form
Applicant's Name	S DASGUPTA
Address	DUMDUM, Thana: Dum Dum, District: North 24-Parganas, WEST BENGAL, PIN - 700055
Applicant's Status	Advocate



Office of the A.D.S.R. BARASAT, District: North 24-Parganas

Endorsement For Deed Number: I - 150300621 / 2016

Query No/Year

15031000036642/2016

Serial no/Year

1503000661 / 2016

Deed No/Year

1 - 150300621 / 2016

Transaction

[0138] Sale, Development Power of Attorney after Registered Development

Agreement

Name of Presentant

Shri Ashoke Roy

Presented At

Office

Date of Execution

29-01-2016

Date of Presentation

29-01-2016

Remarks

On 29/01/2016

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 12:10 hrs on: 29/01/2016, at the Office of the A.D.S.R. BARASAT by Shri Ashoke Roy ...

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 44.56,254/-

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

Execution is admitted on 29/01/2016 by

Mr Sekhar Kar, Son of Late Sankar Kar, Udayrajpur, Hemanta Basu Sarani, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, By caste Hindu, By Profession Business

Indetified by Mr SITANGSHU Dasgupta, Son of Late Pramode Ranjan Dasgupta, 60 RAK ROAD, P.O: Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Advocate

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

Execution is admitted on 29/01/2016 by

Mr Sisir Kar, Son of Late Sankar Kar, Udayrajpur, Hemanta Basu Sarani, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, By caste Hindu, By Profession Business

Indetified by Mr SITANGSHU Dasgupta, Son of Late Pramode Ranjan Dasgupta, 60 RAK ROAD, P.O. Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Advocate

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

Execution is admitted on 29/01/2016 by

Mr Samir Kar, Son of Late Sankar Kar, Udayrajpur, Hemanta Basu Road, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, By caste Hindu, By Profession Business

Indetified by Mr SITANGSHU Dasgupta, Son of Late Pramode Ranjan Dasgupta, 60 RAK ROAD, P.O. Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Advocate

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

Execution is admitted on 29/01/2016 by

Mr Samar Kar, Son of Late Sankar Kar, Udayrajpur, Hemanta Basu Road, P.O: Madhyamgram, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, By caste Hindu, By Profession Business

Indetified by Mr SITANGSHU Dasgupta, Son of Late Pramode Ranjan Dasgupta, 60 RAK ROAD, P.O: Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Advocate

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

Execution is admitted on 29/01/2016 by

Shri Gopinath Ganguly

Indetified by Mr SITANGSHU Dasgupta, Son of Late Pramode Ranjan Dasgupta, 60 RAK ROAD, P.O: Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Advocate

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

Execution is admitted on 29/01/2016 by

Shri Ashoke Roy

Indetified by Mr SITANGSHU Dasgupta, Son of Late Pramode Ranjan Dasgupta, 60 RAK ROAD, P.O: Bangur, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 115390, Purchased on 08/10/2015, Vendor named P K Das.

Q ._____ 8

(Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARASAT

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I Volume number 1503-2016, Page from 16010 to 16040 being No 150300621 for the year 2016.



Digitally signed by JOYJIT CHANDA Date: 2016.01.29 17:28:00 +05:30 Reason: Digital Signing of Deed.

3

(Joyjit Chanda) 1/29/2016 5:28:00 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BARASAT West Bengal.

(This document is digitally signed.)