

3524/16

I-03954/16



पश्चिम बंगाल 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.

21312

*[Handwritten signature]*

Asst. Dist. Sub-Registrar  
District, South 24 Parganas



Hirendra Kumar Sarkar

08 JUN 2016



*[Handwritten signature]*

**GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENT that we, SRI HIMADRI SARKAR, son of Late Hirendra Kumar Sarkar, by faith - Hindu, by occupation - Retire of 116, Birnagar, P.O.- Baghajatin, P.S. - Patuli, Kolkata - 700 086, SMT. MAITREYI GUHA, daughter of

4001

08/6/16

Sarapan Kr. Karmakar P2  
Alipore K 17

*Das*

Samirah Das  
Stamp Vender  
Alipore Police Court  
South 24 Pgs., Kolt 21



*[Handwritten signature]*

Signature.....  
  
08 JUN  
  
ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

Sarapan Kr. Karmakar  
B/o. Lt. Bijay Krishna Karmakar  
Alipore Criminal Court  
District Bar Association  
Kolt - 27



*Somsukla Ghosh*

2



*Sri Swarup Bardhan*

Late Hirendra Kumar Sarkar, by faith - Hindu, by occupation - Housewife of 117, Birnagar, P.O. - Baghajatin, P.S. - Patuli, Kolkata - 700 086 & **SMT. SOMSUKLA GHOSH**, daughter of Late Hirendra Kumar Sarkar, (wife of Soumya Ghosh), by faith - Hindu, by occupation - Housewife of 117, Birnagar, P.O. - Baghajatin, P.S. - Patuli, Kolkata - 700 086, do hereby nominate constitute & appoint to **SRI SWARUP BARDHAN** son of Sri Swapan Bardhan, by religion - Hindu, by occupation - Business, residing at 84B, Baghajatin Place, P.S. - Jadavpur at present Patuli, Kolkata - 700 086, as my true and lawfully Attorney to do the following acts, deeds and things i.e. to say :

01. To look after our land and structure thereon situated at K.M.C. Premises No.116 Birnagar, 117 Birnagar, Police Station - Jadavpur at present Patuli, Kolkata - 700 086, within the Ward No.101 of the Kolkata Municipal Corporation on our behalf.
02. To pay Taxes & other impositions in respect of our said property before the appropriate authority of the Kolkata Municipal Corporation and all other Governmental Office and other concern on our behalf.
03. To prepare, sign on the building plan or plans or revised plan if any and submit the same before the appropriate authority of the Kolkata Municipal Corporation and to deposit the sanction fees and other requisite fees if any to receive the plan after obtaining sanction in our name and on our behalf, if necessary.



Signature.....

08 JUN

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

04. *To appear before CESC Ltd., Kolkata Municipal Corporation and B.S.N.L. etc. and to sign all papers and documents undertakings, declaration and to apply before the said office for Electric Meters, Water connections and Telephone connection etc. respectively and to pay all charges, fees as demanded by the said Offices.*
05. *To file application for mutation in respect of our said property and sign on the mutation Form and other papers and documents which are to be required for mutation of my said property in our name on our behalf.*
06. *To negotiate with the intending purchaser / purchasers and to enter into an Agreement for Sale and to receive the earnest money and / or full consideration as to be decided by our Attorney in respect of the schedule below property on our behalf.*
07. *To receive advance or advances and balance consideration money from the intending purchasers in respect of all Flats, Offices, Shops, Garage etc. except 2nd floor of Phase-II/Block & @50% of top floor on East-North-West side of Phase-II/Block & @50% of Car parking space of Phase-II/Block of the said proposed multi-storied building.*
08. *To sign in I.G.R. slip, execute, admit and present any conveyance or conveyances or Saf Bikray Kobala or Lease Deed or Gift Deed, and other relevant documents etc. for registration*

*and any other documents, deeds in whatsoever manner or nature in respect of the Flats, Offices, Shops etc, except entire 2nd floor of Phase-II/Block & 50% of the top floor on East-North-West side of Phase-II/Block & @50% of Car parking spaces of Phase-II/Block of the said proposed multi-storied building of the said proposed new multi-storied building and other common benefits, facilities, right etc. of the said proposed new multi-storied building before the respected Registration Officer like as Additional District Sub-Registrar at Alipore and / or District Sub-Registrar – I and / or A.R.A. at Kolkata etc. having authority for the same and to have the said conveyance registered as fully and effectively as we could ourselves if personally presents.*

09. *To commence, prosecute, carry on or defend, answer and oppose all suits, actions / and other proceedings, civil, criminal or revenue in any Court in West Bengal in any manner concerning the Premises in any Court of Criminal, Jurisdiction and to sign and verify all Vokatnama, plaints, written Statements, Petitions, Memorandum of Appeal, Affidavits and all other documents or cause the occasions may require or as the attorney may think bonafide fit and proper and also appoint the Advocate, Pleaders, Solicitors or other Lawyers and such appointment to be revoked as the said Attorney at their discretion.*

10. *To represent us in any matter, settle, adjust and submit to arbitration or components any suit or proceedings any account claim or demand which or hereafter shall be depending between us and any other person or persons in connection with our said land and structure or other affairs as obtaining at present or in future.*
11. *This Power of Attorney shall remain restricted to the said premises, building etc. only.*

*AND GENERALLY to act as our attorney or agent in relation to all matters touching my said land building and on my behalf to do all, instruments, acts, matters, deeds and things as fully and effectually as we could do if we, personally presents, notwithstanding no special power or authority in that particular behalf is contained in these present.*

*AND we, do hereby ratify and confirm and agree or undertake to ratify and confirm all that whatsoever our said attorney or agent appoint under this power in that hereinabove contained shall lawfully do or cause to done in right of or by virtue of these presents.*

*After registration of Joint Venture Agreement for Development dated 8-6-2016, Book No.1, Deed No.03883/16, A.D.S.R., Alipore, South 24 Parganas, this General Power of Attorney is made.*

**THE SCHECULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of land area measuring more or less 7 Kathas 4 Chhataks 15 sq.ft. comprised in Mouza – Chakmasar, Touzi No.151, J.L. No. 30, Khatian No.2, Dag Nos.14 & 75, Police Station – Jadavpur at present Patuli with structure therein being its K.M.C. Premises No.116 Birnagar & 117 Birnagar, Post Office – Baghajatin, Kolkata – 700 086, District – South 24 Parganas within the Ward No.101 of the Kolkata Municipal Corporation and it is butted and bounded in the following manner :-

**ON THE NORTH** : By the another Plot

**ON THE EAST** : By the another Plot

**ON THE SOUTH** : By the 12'-0" wide Road

**ON THE WEST** : By the another Plot

**OR HOWEVER OTHERWISE** the same may be butted and bounded known numbered called described and / or distinguished.

Dated, Kolkata, .....~~3/11~~..... day of June, 2016.



IN WITNESSES WHEREOF the parties hereunto set and subscribed their respected hands and seals on this day, month, and year above written.

Signed, sealed and delivered by the owner & the developer in presence of the following witnesses :

Ratan Das  
Alipore Police Court  
Kot-27.

Tapan Paul  
Alipore Police Court  
Kot-27

✓ Himadri Sarkar

✓ Jaitreyi Guha

✓ Sonshukla Ghosh

SIGNATURE OF THE EXECUTANTS

✓ Sudhansu Ghosh

SIGNATURE OF THE ATTORNEY

Draft drawn as per instruction & materials supplied by the parties.











Swapan Kr. Karmakar  
(Sri Swapan Kr. Karmakar)  
Advocate

Alipore Criminal Court  
District Bar Association  
Kolkata - 700 027  
Enrol. No. WB/460/1984

Computer printed by :











Ashok Kr. Das  
Ashok Kr. Das

Alipore Police Court, Kol - 27

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					











Name... HIMADRI SARKAR

Signature... Himadri Sarkar

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					











Name... MAITREYI GUHA

Signature... Maitreyi Guha

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name... SANSHUKLA GHOSH

Signature... Sanshukla Ghosh

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					



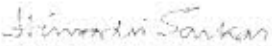
Name... SANJIV BARDHAN

Signature... Sanjiv Bardhan



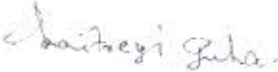


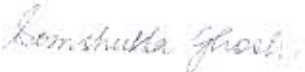
## Seller, Buyer and Property Details




### A. Principal & Attorney Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr SWARUP BARDHAN Son of Mr SWAPAN BARDHAN 84B, BAGHAJATIN PLACE, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086	 08/06/2016 12:58:31 PM	 LTI 08/06/2016 12:58:37 PM
		 08/06/2016 12:58:49 PM	

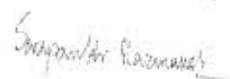
Principal Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr HIMADRI SARKAR Son of Late HIRENDRA KUMAR SARKAR 116, BIRNAGAR, P.O.- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AIVPS9404R,; Status : Individual; Date of Execution : 08/06/2016; Date of Admission : 08/06/2016; Place of Admission of Execution : Office	 08/06/2016 12:57:48 PM	 LTI 08/06/2016 12:57:55 PM
		 08/06/2016 12:58:14 PM	

## Principal Details

SL No.	Name, Address, Photo, Finger print and Signature		
2	<p>Smt MAITREYI GUHA  Wife of Mr RABINDRA NATH GUHA  117, BIRNAGAR, P.O:- BAGHAJATIN, P.S:-  Patuli, Kolkata, District:-South 24-Parganas, West  Bengal, India, PIN - 700086 Sex: Female, By  Caste: Hindu, Occupation: House wife, Citizen of:  India, PAN No. AUXPG7823Q.; Status :  Individual; Date of Execution : 08/06/2016; Date of  Admission : 08/06/2016; Place of Admission of  Execution : Office</p>	 08/06/2016 12:59:05 PM	 LTI 08/06/2016 12:59:11 PM
		 08/06/2016 12:59:32 PM	
3	<p>Smt SOMSUKLA GHOSH  Wife of Mr SOUMYA GHOSH  117, BIRNAGAR, P.O:- BAGHAJATIN, P.S:-  Patuli, Kolkata, District:-South 24-Parganas, West  Bengal, India, PIN - 700086 Sex: Female, By  Caste: Hindu, Occupation: House wife, Citizen of:  India, PAN No. ANIPG9464D.; Status : Individual;  Date of Execution : 08/06/2016; Date of  Admission : 08/06/2016; Place of Admission of  Execution : Office</p>	 08/06/2016 12:59:49 PM	 LTI 08/06/2016 12:59:59 PM
		 08/06/2016 1:00:15 PM	

Attorney Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr SWARUP BARDHAN Son of Mr SWAPAN BARDHAN 84B, BAGHAJATIN PLACE, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APHPB1264R,; Status : Individual; Date of Execution : 08/06/2016; Date of Admission : 08/06/2016; Place of Admission of Execution : Office	 08/06/2016 12:58:31 PM	 LTI 08/06/2016 12:58:37 PM
		 08/06/2016 12:58:49 PM	

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SWAPAN KUMAR KARMAKAR Son of Late BIJAY KRISHNA KARMAKAR ALIPORE CRIMINAL COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Mr HIMADRI SARKAR, Smt MAITREYI GUHA, Smt SOMSUKLA GHOSH, Mr SWARUP BARDHAN	 08/06/2016 1:00:40 PM

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BIRNAGAR, , Premises No 116, Ward No: 101		5 Katha 4 Chatak 15 Sq Ft	1/-	37,02,591/-	Proposed Use: Bastu, Width of Approach Road 12 Ft.,

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BIRNAGAR, , Premises No. 117, Ward No: 101		2 Katha	1/-	14,04,936/-	Proposed Use: Bastu, Width of Approach Road: 12 Ft.

Structure 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	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S2	On Land L2	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	Mr HIMADRI SARKAR	Mr SWARUP BARDHAN	2.89896	33.3333
	Smt MAITREYI GUHA	Mr SWARUP BARDHAN	2.89896	33.3333
	Smt SOMSUKLA GHOSH	Mr SWARUP BARDHAN	2.89896	33.3333
L2	Mr HIMADRI SARKAR	Mr SWARUP BARDHAN	1.1	33.3333
	Smt MAITREYI GUHA	Mr SWARUP BARDHAN	1.1	33.3333
	Smt SOMSUKLA GHOSH	Mr SWARUP BARDHAN	1.1	33.3333

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
S1	Mr HIMADRI SARKAR	Mr SWARUP BARDHAN	33.3333 Sq Ft	33.3333
	Smt MAITREYI GUHA	Mr SWARUP BARDHAN	33.3333 Sq Ft	33.3333
	Smt SOMSUKLA GHOSH	Mr SWARUP BARDHAN	33.3333 Sq Ft	33.3333

**Transfer of Property from Principal to Attorney**

Sl. No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
S2	Mr HIMADRI SARKAR	Mr SWARUP BARDHAN	33.3333 Sq Ft	33.3333
	Smt MAITREYI GUHA	Mr SWARUP BARDHAN	33.3333 Sq Ft	33.3333
	Smt SOMSUKLA GHOSH	Mr SWARUP BARDHAN	33.3333 Sq Ft	33.3333

**Applicant Details**

**Details of the applicant who has submitted the requisition form**

Applicant's Name	SWAPAN KUMAR KARMAKAR
Address	ALIPORE CRIMINAL COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160503954 / 2016

Query No/Year	16051000221312/2016	Serial no/Year	1605004524 / 2016
Deed No/Year	I - 160503954 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr SWARUP BARDHAN	Presented At	Office
Date of Execution	08-06-2016	Date of Presentation	08-06-2016

Remarks

On 08/06/2016

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

Presented for registration at 12:38 hrs on : 08/06/2016, at the Office of the A.D.S.R. ALIPORE by Mr SWARUP BARDHAN ,Claimant.

**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 51,67,527/-

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

Execution is admitted on 08/06/2016 by

Mr HIMADRI SARKAR, Son of Late HIRENDRA KUMAR SARKAR, 116, BIRNAGAR, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession Retired Person

Identified by Mr SWAPAN KUMAR KARMAKAR, Son of Late BIJAY KRISHNA KARMAKAR, ALIPORE CRIMINAL COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 08/06/2016 by

Smt MAITREYI GUHA, Wife of Mr RABINDRA NATH GUHA, 117, BIRNAGAR, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession House wife

Identified by Mr SWAPAN KUMAR KARMAKAR, Son of Late BIJAY KRISHNA KARMAKAR, ALIPORE CRIMINAL COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate

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

Execution is admitted on 08/06/2016 by

Smt SOMSUKLA GHOSH, Wife of Mr SOUMYA GHOSH, 117, BIRNAGAR, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession House wife

Identified by Mr SWAPAN KUMAR KARMAKAR, Son of Late BIJAY KRISHNA KARMAKAR, ALIPORE CRIMINAL COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, By caste Hindu, By Profession Advocate



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

Execution is admitted on 08/06/2016 by

Mr SWARUP BARDHAN, Son of Mr SWAPAN BARDHAN, 84B, BAGHAJATIN PLACE, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, By caste Hindu, By Profession Business

Identified by Mr SWAPAN KUMAR KARMAKAR, Son of Late BIJAY KRISHNA KARMAKAR, ALIPORE CRIMINAL COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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 100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 2830, Purchased on 04/03/2016, Vendor named S Das.



(Amitava Chanda)

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

**On 09/06/2016**

**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.



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
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 1605-2016, Page from 107078 to 107094  
being No 160503954 for the year 2016.



Digitally signed by AMITAVA CHANDA  
Date: 2016.06.13 15:34:53 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 13-06-2016 15:34:52  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)