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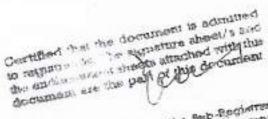
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Addi Dist. Sab-Registres Nepoze, South 24 Pergana

0 6 JUL 2015

-:: GENERAL POWER OF ATTORNEY AFTER

REGISTERED DEVELOPMENT AGREEMENT ::-

KNOW ALL MEN BY THESE PRESENCE THAT We,

1. SRI CHANDAN SARKAR, son of Late Kumud Ranjan Sarkar, having his PAN AKLPS 4415L, Faith-Hindu, by Occupation-Business, residing at C/14, Rabindra Pally, P.O. Brahmapur, P.S. previously Regent Park now Bansdroni, Kolkata-700096, 2.SK. HAFIZUL ISLAM, son of Sk. Hossain Ali, having his PAN ACIPI 1370H, by Faith-Islam, by Occupation-Business, residing at 948,

Sold to Chendral Serk or on ork

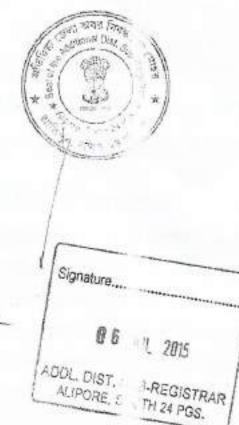
of C 1/4 Rockethall Park or of 96

Samiran Das

Stemp Vendor

Alipore Police Court

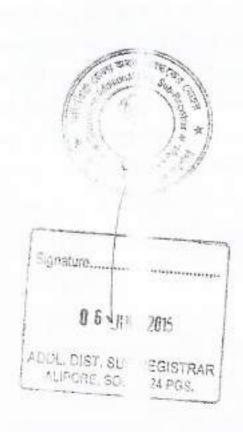
South 24 Pgs. Kol.?



Bhashor mosunder Sto. Newlil Mayumber Alifon police count. P-0+25- Alifons La -27 Brahmapur, Badamtala, P.O. Brahmapur, P.S - previously Regent Park now Bansdroni, Kolkata-700096, do hereby state as follows:-

WHEREAS We are the absolute lawful owner of ALL THAT piece and parcel of the land more or less an area of 5 (Five) Cottahs 00(zero) Chittak 10(Ten) Sq.ft., TOGETHER WITH brick built tile shed structure having an area more or less 200 Sq.ft. now standing thereon, lying and situated at Mouza -Brahmapur, J.L. No.48, District Collectorate Touzi No.60,32e Pargana- Magura, appertaining to Khatian No. 587, Comprising Dag No. 1149, under Police Station - Regent Park now Bansdroni, within the limits of Ward No.111 of the Kolkata Municipal Corporation, being K.M.C. Premises No. 2024, Brahmapur, P.S. Bansdroni, Kolkata-700084, vide Assessee No.31-111-06-2557-5, in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R.- I at Alipore, by virtue of a registered Deed of Sale, duly registered in the office of A.D.S.R., at Alipore, recorded in Book No.I, CD Volume No.5, Page from 245 to 259, Being No.00955, for the year 2015.

AND WHEREAS We have entered into a Development Agreement which is executed and registered on 06/07/2015, with SRIJITA CONSTRUCTION, a Proprietorship Firm, having its office at 8, Bhuban Chatterjee Lane, P.O. Beadon Street, P.S. Girish Park,



Kolkata- 700006, represented by its Proprietor namely SRI.
SWAPAN PAUL, son of Late Bankim Chandra Paul, having PAN
AQVPP0995J, by Faith-Hindu, by Occupation- Business, by
Nationality-Indian, residing at 8, Bhuban Chatterjee Lane,
P.O.Beadon Street, P.S. Girish Park, Kolkata- 700006, with certain
terms and conditions, mentioned therein, and accordingly the said
Development Agreement, duly registered in the office of A.D.S.R. at
Alipore, recorded in Book No.I, Being No. 45 7 (), for the year
2015 and the Executant hereto thus became entitled to the absolute
sixteen annas owner of the schedule property and the Executant
has been enjoying all rights, title and interest free from all sorts of
encumbrances.

AND WHEREAS due to our personal difficulties and inconvenience and also not in a position to look after, manage, control, supervise, maintain our aforesaid property which has been mentioned and written in the Schedule below hence it has become expedient and necessary for us to appoint and engage an ATTORNEY in connection with the Schedule mentioned property, who will property look after, manage, control, supervise and proper administer our such property on our behalf.

NOW ALL MEN BY THESE PRESENTS THAT We, the above named Executant herein hereby appoint, nominate and constitute

SRIJITA CONSTRUCTION, a Proprietorship Firm, having its office at 8, Bhuban Chatterjee Lane, P.O. Beadon Street, P.S. Girish Park, Kolkata-700006, represented by its Proprietor namely SRI.

SWAPAN PAUL, son of Late Bankim Chandra Paul, having PAN AQVPP0995J, by Faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at 8, Bhuban Chatterjee Lane, P.O.Beadon Street, P.S. Girish Park, Kolkata-700006, as our true and lawful attorney to do the following acts, deeds, things and matter on our behalf in connection with the Schedule below "A" property, as described above i.e.interalia to say:-

- To lookafter, manage and control, maintain and supervise the aforesaid schedule below "A" property as mentioned hereunder and hereinafter reffered to as the said property on our behalf.
- 2) To represent us before all the office/offices concerned and also before the Kolkata Municipal Corporation and to sign all papers, forms, applications and documents on our behalf for mutation of our name in respect of the relevant papers to the Kolkata Municipal Corporation and to appear in all hearing before the authorities of the Kolkata Municipal Corporation. for such mutation, dealing objections and/or appeals on our behalf against the excess valuation assessed by the Kolkata Municipal Corporation and also to prefer appeal before the

appropriate authorities and represent us at the time of hearing of such objection of appeal on our behalf and also to sign building plan or plans thereof.

- 3) To prepare and sign and/or submit proposed building plan or any revision plan or altered building plan by the said Attorney on our behalf in respect of our proposed plan upon the said property for residential purpose and others purposes and obtain such sanction plan thereof from the Kolkata Municipal Corporation.
- 4) To prepare and sign and/or submit the plan or any revision plan or altered building plan by the said Attorney on our behalf in respect of our said Premises.
- To apply and sign for and obtain all necessary sanction clearance, in respect of the said Premises for our and on our behalf.
- To appear for and represent us before any competent authority, tribunal authority, arbitrator or revenue, administration Civil and Criminal, Jurisdiction relating to any matters concerning the said property as mentioned and written in the Schedule below on my behalf.

- 7) To institute any case or defend any suit, procedings, appeals, revision, injunction, caveat, procedings, enquiry, claims etc.relating to the said property on our behalf.
- 8) To appoint and/or engage any legal practioner, Solicitors, Auditor, Valuer, Assessor, Arbitrators and/or any Advocate or Advocates other person or persons and to sign, execute and deliver all vakalatnamas, Ekrarnamas, show causes petition etc. for the aforesaid purposes on our behalf.
- 9) To sign, execute, submit or deliver all plaints, written statement objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exihibits for the aforesaid purposes on our behalf.
- 10) To appear and sign to represent us before all the West Bengal Govt. Office or Offices concerned and /or central Govt. Office, Thika Tenancy Office or Offices and all other offices concerned for smooth management of our said property as stated and written in the Schedule hereunder on our behalf.
- To apply and sign for and to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on account of

the said property or any part thereof and similarly to receive any such money and discharge receipt as income, rents, awards, compensations etc.receivable for and of account of the said property as mentioned and written in the Schedule below.

- 12) To apply and sign for and obtain electricity, gas, water, sewerage/drainage or any other civil commotion/amenities, telephone and other utilities in the said property and/or make alterations thereof and to close down or to disconnect the same on our behalf to the authority of W.B.S.E.D.C.L, K.M.C. as well as any competent authority.
- 13) To sign and execute or enter into an agreement for sale of the flats and spaces or spaces from Developer's Allocation upon receipt of the earnest money from the intending buyer or buyers all other deeds, instruments, assurances, which will be necessary and to enter into and/or agree to such covenants and documents conditions as may be required for fully and effectually conveyance several properties upon the said premises on our behalf.
- 14) To execute and make any Deed of Conveyance or Conveyances, or other documets as well as any kind of Declaration, Deed of Lease, any type of Declaration to KMC, Deed of Gift or Splayed Corner in favour of KMC which may required, 1st Class

Magistrate Affidavit and/ or other documents for registration when to be executed by our said Attorney and to admit, execution and registration thereof before the registering authority or authorities concerned such as Additional Registrar of Assurance Kolkata, District Sub-Registrar-I, at Alipore, A.D.S.R. at Alipore or like any such other registering office or offices concerned on our behalf, in our name, and to make and present any mutation of B.L. & L.R.O. as well as conversion of Classification in respect of the schedule landed property on behalf of us.

- 15) To construct a G+IV storied building over the Schedule landed property, at its costs, expenses and efforts in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation on behalf of our.
- 16) To obtain our signature or signatures into the relevant documents, papers regarding to the Deed of Conveyance prior and/or in future for handing over the lawful physical possession of the Owners' allocation whenever necessary.
- 17) To make any kind of agreement or agreements with any purchaser or purchasers in respect of the Developer's Allocation on our behalf and to register the Deed of conveyance on our behalf in favour of such intending purchaser or Purchasers, name or names and to received consideration money under

allocation of the Developer's and the same shall be deposited into Developer's Bank Account.

- 18) To book the unit/flat of the said proposed building under Developer's Allocation on our behalf and in that regard the attorney shall be entitled to enter into an agreement for sale in any manner whatsoever save and except of Owner's Allocation and Developer shall deposited the booking amount in to the Developer's Account.
- 19) To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser or purchasers in respect of the Developer's Allocation and also to hand over the same to such intending purchaser or purchasers on our behalf.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time our said Attorney in her absolute discretion and sign, which she may deem fit and proper, think necessary to do so or perform for the aforesaid property purposes.

.AND I do hereby agree and undertakes to ratify and confirm all such acts, deeds and things which our said Attorney shall lawfully do execute and caused to be done, performed by virtue of this General Power Attorney.

THE SCHEDULE "A" PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of the land more or less an area of 5 (Five) Cottahs 00(zero) Chittak 10(Ten) Sq.ft., TOGETHER WITH brick built tile shed structure having an area more or less 200 Sq.ft. now standing thereon, lying and situated at Mouza · Brahmapur, J.L. No.48, District Collectorate Touzi No.60,32e Pargana- Magura, appertaining to Khatian No. 587, Comprising Dag No.1149, under Police Station · Regent Park now Bansdroni, within the limits of Ward No.111 of the Kolkata Municipal Corporation, being K.M.C. Premises No.2024, Brahmapur, P.S. Bansdroni, Kolkata-700084, vide Assessee No.31-111-06-2557:5; in the District South 24 Parganas, A.D.S.R. at Alipore, D.S.R.-1 at Alipore and the same is butted and bounded in the manner follows:-

ON THE NORTH : 17'-06" wide Road.

ON THE SOUTH : Land under Part of R.S. Dag

No.1148.

ON THE EAST : Land under Part of R.S. Dag

No.1148.

ON THE WEST : Land under Part of R.S. Dag

No.1149.

THE SCHEDULE "B"ABOVE REFERRED TO

(OWNERS' ALLOCATION)

The Owners Allocation shall mean Entire First Floor Flat and Entire Third Floor Flat and 4(Four) Nos. of Roof Covered Car Parking Space, having an area of 120 Sq.ft. each, on the Ground Floor, of the proposed G+IV storied building, as per sanction plan, to be sanctioned by the Kolkata Municipal Corporation.

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

The Developer Allocation shall mean remaining Flats on the different Floors, Open Car Parking Space and Spaces on the Ground Floor, of the Proposed G+IV storied building, as per sanction Building Plan to be sanctioned by the Kolkata Municipal Corporation out side the Owner's Allocation.

IN WITNESS WHEREOF We, the Principals hereby subscribed our signature this the 6th day of Two Thousand and Fifteen (2015).

SIGNED, SEALED AND DELIVERED

In the Presence of :-

WITNESSES:

1. Aging Dulle 7. 172. Subkas pelly. Garia KNIKAGO- 70006A

Chamilton Same

2. Syman hist Burgo, organicans Sources - Su

St. Holim Islam

SIGNATURE OF THE PRINCIPALS

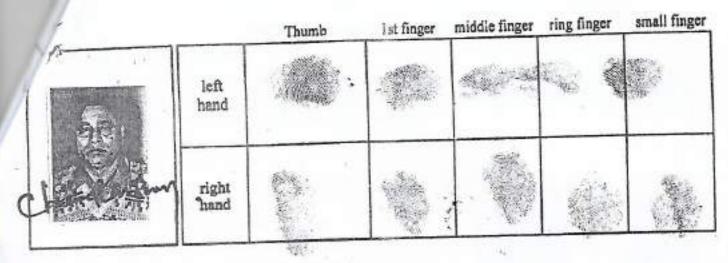
Drafted & prepared by me :

1 chiernes -

BHASKAR MOZUMDER Advocate

Alipore Police Court Kolkata - 700027. SRIJITA CONSTRUCTION
Swapan Taul

SIGNATURE OF THE ATTORNEY



Name Signature Champion Surta

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	left hand		F	1		
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Name SWAPAN PAUL Signature Swapan Paul

Seller, Buyer and Property Details

Principal & Attorney Details

SL No.	Name, Address, Photo, Finger pri	int and Signature	
1	Mr CHANDAN SARKAR Son of Late KUMUD RANJAN SARKAR C/14, RABINDRA PALLY, P.O:- BRAHMAPUR, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKLPS4415L, Status: Self Date of Execution: 06/07/2015	7/6/2015 1:15:03 PM hrs	LTI 7/6/2015 1:15:10 PM hrs
	Date of Admission of Execution : Office	Chemdren. 7/6/2015 1:1	Sanuag 5:29 PM hrs
2	Sk. HAFIZUL ISLAM Son of Sk. HOSSAIN ALI 948, BRAHMAPUR, BADAMTALA, P.O BRAHMAPUR, P.S Bensdroni, Kolkata, District:-South 24-Pargenas, West Bengal, India, PIN - 700096 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. ACIPI1370H, Status: Self	7/6/2015 1:16:23 PM hrs	LTI 7/6/2015 1:16:32 PM hrs
	Date of Execution : 06/07/2015 Date of Admission : 06/07/2015 Place of Admission of Execution : Office	Sk Hof End g 7/6/2015 1:1	elom_ 16:48 PM hrs

SL No.	Name, Address, Photo, Finger print and Signature			
1	SRIJITA CONSTRUCTION 8, BHUBAN CHATTERJEE LANE, P.O BEADON STREET, West Bengal, India, PIN - 700006 Status: Organization Represented by representative as given below:-	P.S:- Girish Park, Kolka	ta, District:-Kolkata,	
1(1)	Mr SWAPAN PAUL Son of Late BANKIM CHANDRA PAUL 8, BHUBAN CHATTERJEE LANE, P.O BEADON STREET, P.S Girish Park, Kolkata, District: Kolkata, West Bengal; India, PIN - 700006 Sex: Male: By Caste: Hindu, Occupation: Business, Citizen, of: India, PAN No. AQVPP0995J, Status: Representative Date of Execution: 06/07/2015 Date of Admission: 06/07/2015 Place of Admission of Execution: Office	7/6/2015 1:15:46 PM: hrs	LTI 7/6/2015 1:15:59 PM	

B. Identifire Details

SL No.	Identifier Name & Address	Identifier of	Signature
	Mr BHASKAR MOZUMDER Son of Mr NIKHIL MAJUMDER ALIPORE POLICE 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 CHANDAN SARKAR, Sk. HAFIZUL ISLAM, Mr SWAPAN PAUL	Bhrolau Maumby 7/6/2015 1:17:06 PM hrs

C. Transacted Property Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)		Other Details
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sh No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District: South 24-Parganas, P.S:- Regent Park, Corporation; KOLKATA MUNICIPAL CORPORATION, Road; Brahmapur, , Premises No. 2024, Ward No: 111		5 Katha 10 Sq Ft	1/-		Proposed Use: Bastu, Width of Approach Road: 17 Ft.,

Sch No.	Structure Location	Area of Structure	Setforth Value(in	Market Value(In. Rs:)	Other Details
S1	On Land L1	200 Sq.Et.	1/-	60,000/-	Structure Type: Structure
F0	Gr. Floor	200 Sq Ft ₁	0/-	. C	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

114 1774	Transfer	of Property from Principal to At	torney	POTANO C
Sch No.	Name of the Principal	Name of the Attorney	Transferred*	Transferred Area
L1	Mr CHANDAN SARKAR	SRIJITA CONSTRUCTION	4.13646	50
	Sk. HAFIZUL ISLAM	SRIJITA CONSTRUCTION	4.13646	50

17.7	Transfe	r of Property from Principal to Atto	rney	B. Sagara
Sch No.		Name of the Attorney	Transferred Area	Transferred Area in(%)
S1	Mr CHANDAN SARKAR	SRIJITA CONSTRUCTION	100 Sq Ft	50
	Sk. HAFIZUL ISLAM	SRIJITA CONSTRUCTION	100 Sq Ft	50

D. Applicant Details

De	tails of the applicant who has submitted the requsition form
Applicant's Name	Bhaskar Mozumder
Address	Alipore Police Court, Thana: Alipore, District: South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

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

Endorsement For Deed Number: 1 - 160505382 / 2015

Query No/Year

16051000156284/2015

Serial no/Year

1605005495 / 2015

Deed No/Year

1 - 160505382 / 2015

Transaction

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

Agreement

Name of Presentant

Sk. HAFIZUL ISLAM

Presented At

Office

Date of Execution

06-07-2015

Date of Presentation

06-07-2015

Remarks

On 06/07/2015

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

Presented for registration at 12:53 hrs. on: 06/07/2015, at the Office of the A.D.S.R. ALIPORE by Sk. HAFIZUL ISLAM, 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 35.68.094/-

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

Execution is admitted on 06/07/2015 by

Mr CHANDAN SARKAR, Son of Late KUMUD RANJAN SARKAR, C/14, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700096, By caste Hindu, By Profession Business

Indetified by Mr BHASKAR MOZUMDER, Son of Mr NIKHIL MAJUMDER, ALIPORE POLICE 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 06/07/2015 by

Sk. HAFIZUL ISLAM, Son of Sk. HOSSAIN ALI, 948, BRAHMAPUR, BADAMTALA, P.O: BRAHMAPUR, Thana: Bansdroni, , City/Town; KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700096, By caste Muslim, By Profession Business

Indetified by Mr BHASKAR MOZUMDER, Son of Mr NIKHIL MAJUMDER, ALIPORE POLICE 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) [Representative]

Execution is admitted on 06/07/2015 by

Mr SWAPAN PAUL, , SRIJITA CONSTRUCTION , 8, BHUBAN CHATTERJEE LANE, P.O: BEADON STREET, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006 Indetified by Mr BHASKAR MOZUMDER, Son of Mr NIKHIL MAJUMDER, ALIPORE POLICE 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

Certifled 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

 Rs 100/- is paid on Impressed type of Stamp, Serial no 2313, Purchased on 06/07/2015, Vendor named S K Dey.

(Arnab Basu):

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

South 24-Parganas, West Bengal

On 07/07/2015

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 0/-

DELINEOR PHOTOGRA

(ABHISEK BANERJEE)

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

On 07/08/2014

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.

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 0/-

(Amitava Chanda)

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 1605-2015, Page from 43998 to 44019 being No 160505382 for the year 2015.



Digitally signed by AMITAVA CHANDA Date: 2015.08.12 00:34:11 +05:30 Reason: Digital Signing of Deed.

(Amitava Chanda) 12/08/2015 00:34:10

OFFICE OF THE A.D.S.R. ALIPORE West Bengal.

(This document is digitally signed.)