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অফিস ব্যবস্থা পরিচালনা বঙ্গাল WEST BENGAL

15AA 236922

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

*(Signature)*

A.D.S.R Howrah

25 JUL 2013

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Registered General Power of Attorney after Execution of  
Registered Development Agreement

BY THIS GENERAL POWER OF ATTORNEY, I, SRI ATUL CHANDRA GHOSH, director of M/S. SUMERU SUPPLIERS AND TRADERS PVT. LTD., son of Late Abhay Charan Ghosh, by faith Hindu, by occupation Business, having its office



अशिमवर्षा परिचम बंगाल WEST BENGAL

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at 68, Shibpur Road, P.S. Shibpur, Dist: Howrah, do hereby nominate, constitute and appoint my known person **AVIJIT GHOSH**, son of Late Gopal Chandra Ghosh, by faith Hindu, by occupation - Business, being the director of M/S. **MANGLA GAURI CONSULTANTS PVT. LTD.**, having its office at 46A/33/3, Shibpur Road, P.S. Shibpur, Dist: Howrah, hereinafter referred to as my true and lawful "**ATTORNEY**" to



पश्चिम बंगाल WEST BENGAL

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do all acts, deeds, things and to perform, execute and cause to be done, executed and performed relating to the development of the schedule mentioned property and also relating to other allied jobs and activities as mentioned below in respect of the said Development work in my name and on my behalf including all legal and court related matters which will be dealt with by me alone:-

1. To look after and manage my interests in the property known as mokrari mourasi homestead land together with structure standing thereon comprised in 37, Kshetra Banerjee Lane, P.S. Shibpur, Dist: Howrah measuring altogether 6 kathas 5 chittaks 1 square feet be the same a little more or less under the jurisdiction of District Registry and Sub-registry Howrah with all easements and other rights and all appurtenances thereto.
2. To develop the said property by construction of new buildings or building thereon for that purpose to do the soil testing, execution and to do all other works as may be deemed expedient.
3. To prepare plans for the construction of the new building or buildings on the said property and to appoint Architect or Architects for that purpose.
4. To submit such plans to the Howrah Municipal Corporation or any other local or statutory body or bodies for approval and fresh sanction or renewals or amendments of the plans for construction of the building or buildings on the said property or any part thereof.
5. To approach all the concerned authorities under the Urban Land (Ceiling and Regulation) Act, 1976, for the purpose of obtaining exemption under Section 20 of the said Act in respect of the said property for the purpose of the development and/or redevelopment of the said property and for that purpose to sign all such applications, papers, writings, undertakings, affidavits etc. as may be necessary and to carry out all such correspondences with the authorities under the said Act and also prefer appeals from any order of the Competent Authority and/or any other authority made under the said Act in connection with the said property.

6. To supervise the development work in respect of the construction on the said property and to carry out or get carried out through contractors or sub contractors, departmentally or in any such manner as the Attorney may deem fit proper and convenient, the constructions of structures on the said property in accordance with the plans and specifications as sanctioned by the Howrah Municipal Corporation and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West Bengal, Howrah Municipal Corporation, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities, in that behalf for the time being.
7. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in its entire Department and other concerned authorities in connection with the development of the said property.
8. To appear and represent me before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
9. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen to carrying out the development of the said property as also construction of buildings thereon and to pay their fees, consideration moneys salaries and/or wages.
10. To pay various deposits to the Howrah Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the Development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by me and to give valid and effectual receipts in my name and on my behalf in connection with the refund of such deposits.

11. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Howrah Municipal Corporation for the purpose of obtaining various permissions and other services connections including water connection for carrying out and completion of the development of the said property and construction of building(s) thereon and also to obtain water connection and service connection to the building(s) constructed.

12. To make necessary applications to the CESC Limited and other concerned authorities for obtaining electric power for the said property and the new building(s) constructed thereon.

13. To make necessary representations including filing of complaints, appeals etc. before the Assessor and Collectors of Howrah Municipal Corporation and other concerned Authorities in regard to the fixation of ratable value in respect of the building(s) on the said property and/or any portion thereof by the Assessor and the Collector of Howrah Municipal Corporation.

14. To apply from time to time for modifications of the building plans in respect of the buildings to be constructed on the said property.

15. To give such letters and writings and/or undertakings as may be required from time to time by the Howrah Municipal Corporation and/or other concerned authorities for the purpose of carrying out the development works in respect of the property as also in respect of the construction work of the building(s) thereon and also for obtaining Occupation and/or Completion Certificates in respect of the said building(s) or any part(s) thereof.

16. To give such letters and writings and/or undertakings as may be required from time to time by the Howrah Municipal Corporation and the Fire Brigade Department for occupying the said building(s) and/or obtaining necessary No Objection Certificate (N.O.C.) from the Department in respect of the said building(s).

17. To approach the Government of West Bengal in all its Departments as also the Howrah Municipal Corporation and in all other concerned Authorities for the purpose of obtaining necessary N.O.C. and/or permission and/or sanction in regard to the carrying out the constructions of the said building(s) and completion thereof and for obtaining Occupation and/or Completion Certificates in respect of the said building(s) in connection with running and establishing units thereon.

18. To do all other, acts, matters and things in respect of the said property including to represent before and correspond with the Howrah Municipal Corporation and/or other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the Floor Space Index (F.S.I.) for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.

19. To make applications and submit the amended or new building plans to the Howrah Municipal Corporation including all its Departments and/or other concerned authorities for the purpose of getting the building plans, I.O.D. and Commencement Certificates sanctioned and/or revalidated and to give such other applications, writings and undertakings as may be required for the purpose of the development of the said property.

20. To enter into agreements with Purchasers or any other persons except the Owners' Allocations on such terms as may be deemed fit by the Attorney and to receive

Earnest Money and/or the Consideration or any part payment of the Consideration and also to fulfill and enforce the mutual obligations thereunder, and my said Attorney shall be account for all such amounts received as Earnest Money and/or the Consideration to me.

21. To join in documents for agreements for sale and Sale of flats and and/or undivided share in land in the said property as Vendor or Confirming Party or otherwise and to execute the same and admit execution before any competent Registrar, on my behalf, including those documents which my Attorney may sign as the Developer of the said property and to represent me before the Registering Authority.

22. To sign, execute, enter into, modify, cancel, alter, approve, present for registration and admit execution of the Agreement for Sale or Deed of Sale and any other document for transfer and assignment on my behalf for proper and effective sale of the proposed new building to any party(s) except the Owners' Allocations and thus to appear before any Registrar of Assurance, District Registrar, Sub Registrar, Metropolitan Magistrate, Notary Public and other Offices or authority(s) having its respective jurisdiction and to acknowledge and present for Registration and to have all the conveyances, deeds, agreements registered fully and effectually in all respects on my behalf and in the manner as I could do the same and also registered and perfected all the said Deeds, Documents, Instruments and Writings for sale executed, signed and made by the attorney by virtue of the Power herein conferred.

23. That after the sale of flat(s) my Constituted Attorney shall account for the money realized.



24. To insure the said property against damage, fire, tempest, riots, civil commotion, floods, earthquakes or otherwise as my said Attorney may think fit and proper.

25. To receive every sum of money whatsoever which may become due and payable to me upon or by virtue of any agreement, changes or other securities and on receipt thereof to make signature, execute and give sufficient releases or other discharges for the same.

26. To accept for me in my name the service of any writ of summons or other legal process and to appear in any court of and before all courts, Magistrates or Judicial Authorities or other Officer whatsoever as the said attorney shall deem advisable and to commence any action or other proceedings in any Court of Law and to proceed with such actions and to prosecute or discontinue or become non-suited as the said Attorney shall think fit if the said Attorney shall show cause whenever required and shall also take such other lawful steps and means for the recovery and getting in any such money or other things whatsoever which shall by the said Attorney be conceived to be due, owing or belonging to me by any person, firm or body corporate and also to appoint any solicitor and/or Advocate or lawyer to prosecute or defend in the promises aforesaid or any of them as occasion may arise either in my name or in the name of the said Attorney.

27. To appoint Pleaders, Solicitors, Advocates, Attorney or Lawyers to appear and act in any Court of Law or other offices of any State or Local Authority and to revoke such appointments.

28. To sign, verify and execute, Plaints, Written Statements, Counter Claims, Appeals, Reviews, Applications, Affidavits, Authorizations and papers of every

descriptions that may be necessary to be signed, verified and executed for the purpose of any suit, action, appeal or proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful authority and to do all acts and appearances and applications in any such Court or Courts as aforesaid in any such suit, action, appeal or proceedings brought or commenced and to defend, answer or oppose the same or suffer judgments or Decree to be had, given, taken or pronounced in any such suit, action, appeal or proceedings and to execute decree as the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my behalf under the powers reserved to me under any Mortgage or Charge or by any Court or any Officer thereof and to purchase any land, hereditaments or and premises at such Auction Sales and to sign, verify and execute any application, affidavit, agreement or other document.

29. To receive from any Court or any Officer thereof or from any person, firm or body corporate amounts due and payable to me or jointly with others on any account whatsoever including under any Deed of Mortgage or deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to sign and execute all papers, receipts, releases and discharges for the same.

30. To settle and compound all disputes with all persons on and from the execution of these presents.

31. To do all other acts, deeds, things and matters that may be necessary to be done for rendering these presents valid and effectual to all intents and purposes according to Laws and Customs of India and particularly of West Bengal.

32. To keep me indemnified from all sorts of financial burden and from all sorts of hazards from misappropriations.

33. Overall to protect my interest and my property as mentioned herein with all and the best effort of the Attorneys.

**AND GENERALLY** to do and perform all and every such further and other act, deed and thing concerning and relating to the acts, deeds and things mentioned above and necessary to do them fully and effectively, as I could have done the same personally.

**AND WE HEREBY DECLARE** that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him.

**AND I HEREBY DECLARE** that the Powers and Authorities hereby granted are irrevocable till the said property is fully and properly developed as per Rules and Regulations of the Howrah Municipal Corporation and except the Owners' Allocation that the transfer and/or conveyance of the said land with building(s) are conveyed and/or transferred in favour of the ultimate transferee i.e. intending purchaser(s).

**AND I DO HEREBY** ratify and confirm all whatever my said **ATTORNEY** shall lawfully do or cause to be done in my name and on my behalf by virtue of this instrument **AND I HEREBY DECLARE** that I shall not do anything inconsistent with this Power of Attorney. \_\_\_\_\_

SCHEDULE

ALL THAT the piece and parcel of mokorari mourashi homestead land measuring about **6 Kathas 5 chittaks 1 square feet** being the undivided share along with **partly pucca structure measuring 200 square feet in the ground floor and partly R.T Shed measuring 70 square feet** in the ground floor situated at Howrah Municipal Corporation Ward No. 37, holding no. 37, **Kshetra Banerjee Lane, Shibpur, Howrah-2** corresponding to Dag no. 351, 347 and 40 under Khatian no. 201 and 289 within Sheet no. 98 and 97 of Mouza Shibpur as shown in colour **RED** in the plan annexed within the jurisdiction of District Registrar and Sub-registrar Howrah, with all easements and other rights and all appurtenances, being butted and bounded by as follows:

**On The North :** 31, 32 and 36 Kshetra Banerjee Lane and then H.R.B.C. approach Road.

**On The South :** 37/1, Kshetra Banerjee Lane.

**On The East :** Kshetra Banerjee Lane.

**On The West :** 37/1/2 and 39 Kshetra Banerjee Lane.



Government Of West Bengal  
Office Of the A.D.S.R. HOWRAH  
District:-Howrah

Endorsement For Deed Number : I - 06191 of 2013  
(Serial No. 06751 of 2013 and Query No. 0502L000011168 of 2013)

On 25/07/2013

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

Presented for registration at 17.00 hrs on :25/07/2013, at the Private residence by Atul Chandra Ghosh, Executant.

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

Execution is admitted on 25/07/2013 by

1. Atul Chandra Ghosh  
Director, M/s . Sumneru Suppliers And Traders Pvt. Ltd ., 68 , Shibpur Road, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, .  
, By Profession : Business
2. Avijit Ghosh  
Director, M/s . Mangla Gauri Consultants Private Limited, 46a/33/3, Shibpur Road, Thana:-Shibpur, District:-Howrah, WEST BENGAL, India, .  
, By Profession : Business  
Identified By Santi Ranjan Jana, son of ....., Howrah Court, District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Law Clerk.

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 26/07/2013

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 : 48(G), 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 14.00/-, on 26/07/2013

( Under Article : ,E = 14/- on 26/07/2013 )

Certificate of Market Value(WB PUVT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-56,14,561/-

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

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



**Government Of West Bengal**  
**Office Of the A.D.S.R. HOWRAH**  
**District:-Howrah**

**Endorsement For Deed Number : I - 06191 of 2013**

**(Serial No. 06751 of 2013 and Query No. 0502L000011168 of 2013)**

**( Amal Kumar Naskar )**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**



Amal Kumar Naskar  
Additional District Sub-Registrar

26/07/2013 14:07:00

FORM FOR TEN FINGER IMPRESSION

Page No. \_\_\_\_\_

Sl. No.

Picture & Signature of Exacusnts

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*Mr. Anshu Grover*



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Middle (Left Hand)

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Signature of

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Middle (Right Hand)

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*Avishk Ghosh*



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Middle Left Hand

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Signature of

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IN WITNESS WHEREOF I have put my signature on this instrument on this  
the 25<sup>th</sup> day of July 2013.

Signed and delivered in presence of  
the following

WITNESSES:

*D. Anandakrishna*  
*D. Skanda Kumar Pal Lane,*  
*Sikapur. Howrah - 711102.*  
*Santa Rajkumar Seno*  
*Law Clerk,*  
*Howrah Court.*

**SUMERU SUPPLIERS & TRADERS PVT. LTD.**  
*Atul Chandra Ghosh*  
Director.

**EXECUTANT**

*Amit Ghosh*  
For Mangla Gauri Consultants Pvt. Ltd.  
Director

Prepared in my office and read over and explained  
to the Executant in Bengali by me and admitted by  
him to be correct.

*Subrata Mukerji*  
Advocate.

*Typpo Roy :- Sumit*



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 13

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being No 06191 for the year 2013.



(Amal Kumar Naskar) 26-July-2013

ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the A.D.S.R. HOWRAH

West Bengal