

KDA 168/13

F-3416/13




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12.24

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 612676

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

  
District Sub-Registrar-I  
Alipore South 24

**GENERAL POWER-OF-ATTORNEY**

14 AUG 2013

We (1) **SRI MOHAN LAL MANNA**, son of Late Sudhir Chandra Manna, by faith-Hindu, by occupation Business, by Nationality Indian, residing at 19/1, Kendua Main Road, P.S. Patuli, Kolkata 700084 and (2) **SRI ANIL KUMAR MANNA**, son of Late Gourhari Manna, by faith-Hindu, by occupation-Business, by Nationality Indian, residing at 19/3, Kendua Main Road, P.S. Patuli, Kolkata 700084, **SEND GREETING :-**

That we are undivided joint owners in respect of **ALL THAT** the piece or parcel of Bastu land, measuring about 1 (one) cottah 10 (ten) Chittacks 0 (zero) Sq. Ft. be the same a little more or less together with 30 years old one storied tile shed residential house measuring about 450 Sq. Ft. covered area more or less standing thereon lying and situated at Mouza-Baishnabghata, J.L. No.28, Touzi No.151 & 56, under Khatian No.277, Dag No.673, being Kolkata Municipal Corporation Premises No.251, Kendua Main Road, Ward No.110, Assessee No. 31-110-08-0251-3, Police Station formerly Jadavpur, at present Police Station - Patuli, Kolkata-700084, District-24 Parganas (South) and **ALL THAT** the piece or parcel of Bastu land, measuring about 5 (five) cottahs 5 (five) Chittacks 0 (zero) Sq. Ft. be the same a little more or less together with 40 years old one storied tile shed residential house measuring about 520 Sq. Ft. covered area more or less standing thereon lying and situated at Mouza-Baishnabghata, J.L. No.28, Touzi No.151 & 56, under Khatian No.277, Dag No.672 & 673, being Kolkata Municipal Corporation Premises No.249, Kendua Main Road, Ward No.110, Assessee No. 31-110-08-0249-5, Police Station formerly Jadavpur, at present Police Station - Patuli, Kolkata-700084, District-24 Parganas (South) and **ALL THAT** the piece or parcel of Bastu land, measuring about 6 (six) cottahs 2 (two) Chittacks 0 (zero) Sq. Ft. be the same a little more or less together with 20 years old one storied tile shed residential house measuring about 520 Sq. Ft. covered area more or less standing



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Anil Kumar Maona

thereon lying and situated at Mouza-Baishnabghata, J.L. No.28, Touzi No.151 & 56, under Khatian No.277, Dag No.672, being Kolkata Municipal Corporation Premises No.119, Garia Park, Ward No.110, Assessee No. 31-110-06-0119-2, Police Station formerly Jadavpur, at present Police Station - Patuli, Kolkata-700084, District-24 Parganas (South), respectively hereinafter referred to as the "SAID PROPERTY" morefully particularly described in the **PART I, II & III** of the **SCHEDULE** hereunder written; That on 14<sup>th</sup> day of August, 2013. We have entered into Development Agreement with **M/S. TIRUPATI ENTERPRISE**, a Proprietorship Firm, having its office at 22B, Baishnabghata Bye Lane, Police Station - Patuli, Kolkata-700047, represented by its sole proprietor **Sri Shambhu Saran Singh**, son of Late Ramayan Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 22B, Baishnabghata Bye Lane, Police Station - Patuli, Kolkata-700047 and for the terms and conditions contained therein and the said Development Agreement was duly registered at District Sub Registrar-I, Alipore, District-24 Parganas (South) and recorded in Being/Deed. No.3415 for the year 2013. That in pursuance of the above-mentioned registered development Agreement dated 14<sup>th</sup> day of August, 2013 we do not look after the construction works of the new proposed multistoried building and unable to appear before the registering office and concern Govt. office Kolkata Municipal Corporation due to our old age and engage in different place of work it will not be possible for us to

Mohan Lal Maung.  
Anil Kumar Maona

look after our said property being personally present and as such we hereby appoint, nominate and constitute to **SRI SHAMBHU SARAN SINGH**, son of Late Ramayan Singh, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 22B, Baishnabghata Bye Lane, Police Station - Patuli, Kolkata-700047, as our true and lawful Attorney to do the following acts, deed, things and matters in our name and on our behalf i.e. to say :-

1. To look after, supervise, manager and control all the affairs in respect of our said property, more fully and particularly described in **PART I, II & III** of the **SCHEDULE** below in our name and on our behalf.
2. To apply for mutation of our name and assessment thereof in respect of the said property under Kolkata Municipal Corporation upon payment of all rates, rents and taxes and to represent us in all hearings in the said office with regard to such mutation or that of Annual Assessment or General Re-valuation and to submit all applications, petitions or objection and all sorts of complaints and accept or receive and take delivery of the orders/s and approval of the same upon deposit of requisite fees and charges and also to prefer appeal before the tribunal by appointing Advocate's in our name and on our behalf.
3. To settle all disputes, if any, with "**LOCAL AUTHORITY**" or any other local or statutory authority including Police Station, Fire



Brigade also to bring electric connection from Calcutta Electric Supply Corporation water, drainage and sewerage connections from the office of the Kolkata Municipal Corporation for our said premises/ morefully and particularly described in the **PART I, II & III** of the **SCHEDULE** below upon deposit of requisite fees in our name and on our behalf.

4. To enter into Agreement/s for Sale with the interested, party /parties in respect of the said property and/or developer's allocation as mentioned in the Development Agreement or any part thereof upon receipt of the entire consideration or part thereof.
5. To sign and execute any Deed of Conveyance/s in respect of Developer's allocation whatsoever and present the same for registration upon receipt of the entire consideration amount/price whatsoever from the Purchaser/s and for that purpose to appear before the concern Registrar on our behalf. Sale proceeds should be deposited in the Developers Bank Account and the executants principals have no concern therewith.
6. To execute and present for registration all deed of documents in respect of Developer's allocation and gift any land or part of any land of from the schedule property in favour of the Kolkata Municipal Corporation in our name and on our behalf.

7. That our said attorney amalgamated the Schedule property with the adjacent plot of land in accordance with law and mutated the aforesaid schedule property before the Kolkata Municipal Corporation B.L. & L.R.O. Govt. of West Bengal and obtaining the necessary clearance certificate from the department of Urban land Ceiling office in accordance with law on our behalf.
8. To sign and apply for and obtain the Sanction Building plan and further alteration and addition or modifications said proposed building from Kolkata Municipal Corporation Building Department as our said Attorney may require in accordance with law.
9. To appear before every legal proceedings which may be initiated by or against us and to sign all complaints, petitions, applications, verifications, swear affidavits, written statements, objection, memo of appeal and adduce evidence in every Court of Law and to submit and withdraw all documents and to receive awards/compensation on our behalf and to appoint Advocate/s or Agent/s on our behalf by signing Vakalatnama.
10. To deal with the correspondence with the C.E.S.C. for obtaining the connection and other incidental requirements which may be required for the purpose of the aforesaid property and in that event our said Attorney shall have absolute right to sign all letters, applications undertakings terms and conditions may be time to time to through necessary or as may be required by the concerned authority.

11. To represent us in every Private, Public or Undertakings Offices including the office of the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Registration Officers, Police Stations, Income Tax, etc. and to submit all application by signing the same on our behalf.

12. Be it expressly stated that this Power of Attorney create, constitute, assure all kind of transfer or employment or making profit in favour of the Attorney.

To appoint agents, staff, building contractor, Mistry settle remuneration and other terms of office and to dismiss/discharge or suspend them on our behalf.

13. Construction of Multi-storied building in accordance with the Sanction Building Plan shall be done by our Attorney in the Schedule below property on our behalf.

14. **AND GENERALLY** to do all other acts, deeds and things in respect of our said property, more fully and particularly described in **PART I, II & III** of the **SCHEDULE** below in our name and on our behalf.

**AND** we hereby ratify and confirm and agree to ratify and confirm the acts to be done by our said Attorney and same shall be construed as the acts done by us being personally present.



**THE SCHEDULE ABOVE REFERRED TO:****(Description of the said Property)****PART-I**

**ALL THAT** the piece or parcel of Bastu land, measuring about 1 (one) cottah 10 (ten) Chittacks 0 (zero) Sq. Ft. be the same a little more or less together with 30 years old one storied tile shed residential house measuring about 450 Sq. Ft. covered area more or less standing thereon lying and situated at Mouza-Baishnabghata, J.L. No.28, Touzi No.151 & 56, under Khatian No.277, Dag No.673, being Kolkata Municipal Corporation Premises No.251, Kendua Main Road, Ward No.110, Assessee No. 31-110-08-0251-3, Police Station formerly Jadavpur, at present Police Station - Patuli, Kolkata-700084, District-24 Parganas (South) and butted and bounded in the following manner:

**ON THE SOUTH** : By C.S. Dag No.674 (Part).

**ON THE NORTH** : By C.S. Dag No.673 (Part) and 6' wide common passage.

**ON THE EAST** : By C.S. Dag No.673 (Part).

**ON THE WEST** : By C.S. Dag No.675 (Part).

**PART-II**

**ALL THAT** the piece or parcel of Bastu land, measuring about 5 (five) cottahs 5 (five) Chittacks 0 (zero) Sq. Ft. be the same a little more or less together with 40 years old one storied tile shed residential house measuring about 520 Sq. Ft. covered area more or less standing thereon lying and situated at Mouza-Baishnabghata, J.L. No.28, Touzi No.151 & 56, under Khatian



No.277, Dag No.672 & 673, being Kolkata Municipal Corporation Premises No.249, Kendua Main Road, Ward No.110, Assessee No. 31-110-08-0249-5, Police Station formerly Jadavpur, at present Police Station - Patuli, Kolkata-700084, District-24 Parganas (South) and butted and bounded in the following manner:

- ON THE SOUTH** : By C.S. Dag No.673 (Part).  
**ON THE NORTH** : By 12' feet wide Kendua Main Road.  
**ON THE EAST** : By C.S. Dag No.672 (Part).  
**ON THE WEST** : By C.S. Dag No.675 (Part).

**AND**

**PART-III**

**ALL THAT** the piece or parcel of Bastu land, measuring about 6 (six) cottahs 2 (two) Chittacks 0 (zero) Sq. Ft. be the same a little more or less together with 20 years old one storied tile shed residential house measuring about 520 Sq. Ft. covered area more or less standing thereon lying and situated at Mouza-Baishnabghata, J.L. No.28, Touzi No.151 & 56, under Khatian No.277, Dag No.672, being Kolkata Municipal Corporation Premises No.119, Garia Park, Ward No.110, Assessee No. 31-110-06-0119-2, Police Station formerly Jadavpur, at present Police Station - Patuli, Kolkata-700084, District-24 Parganas (South) and butted and bounded in the following manner:

- ON THE SOUTH** : By 12' feet wide common passage.  
**ON THE NORTH** : By C.S. Dag No.672 (Part).  
**ON THE EAST** : By C.S. Dag No.669 (Part).  
**ON THE WEST** : By C.S. Dag No.672 (Part).

IN WITNESS WHEREOF We, the Principal herein put our signature on this the 14<sup>th</sup> day of August 2013 (Two thousand Thirteen).

**SIGNED, SEALED AND DELIVERED**  
by the within named parties at  
Kolkata in the presence of :-

**WITNESSES :-**

1. *Partick Manne*  
S/O L.T. Gaur Hari Manne  
19/B Kendua Main Road.  
Kolkata - 84
2. *Biswajit Mauna*  
S/O - Mohan Lal Mauna  
19/1, Kendua Main Road.  
Kolkata - 84.

1. *Mohan Lal Manna.*

2. *Anil Kumar Manna.*

**SIGNATURE OF THE EXECUTANTS**

Accepted the Power with full  
Satisfaction

*Shambhu Saran Singh*

**SIGNATURE OF THE ATTORNEY**

Drafted by me :-

*Rajeev Banerji*

Advocate  
High Court, Kolkata.



**SPECIMEN FORM FOR TEN FINGERPRINT**



Left Hand

Name MOHON LAL MANNIA  
Signature Mohon Lal Mannia

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Name ANIL KUMAR MANNIA  
Signature Anil Kumar Mannia

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Name SHAMBHU SARAN SINGH  
Signature Shambhu Saran Singh

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger



Left Hand

Name \_\_\_\_\_  
Signature \_\_\_\_\_

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger





Government Of West Bengal  
Office Of the D.S.R. - I SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03416 of 2013  
(Serial No. 04168 of 2013 and Query No. 1601L000006467 of 2013)

On 14/08/2013

**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) of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 39.00/-, on 14/08/2013

( Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 14/08/2013 )

**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.-1,02,29,342/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 50/-

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

Presented for registration at 12.50 hrs on :14/08/2013, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shambhu Saran Singh ,Claimant.

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

Execution is admitted on 14/08/2013 by

1. Mohan Lal Manna, son of Late Sudhir Chandra Manna , 19/1 , Kendua Main Road, P.s- Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
2. Anil Kumar Manna, son of Late Sudhir Chandra Manna , 19/3 , Kendua Main Road, P.s- Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
3. Shambhu Saran Singh  
Proprietor, M/s Tirupati Enterprise, 22 B , Baishnabghatabye Lane, P.s- Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047.  
, By Profession : Business

Identified By Rajas Barua, son of . . . , High Court, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

( Humayun Ali )  
DISTRICT SUB-REGISTRAR-I









**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. - I SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 04168 / 2013, Deed No. (Book - I , 03416/2013)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Shambhu Saran Singh 22 B , Baishnabgahat Bye Lane, P.s- Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047	 14/08/2013	 LTI 14/08/2013	<i>Shambhu Saran Singh</i> 14.8.2013

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mohan Lal Manna Address -19/1 , Kendua Main Road, P.s- Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 14/08/2013	 LTI 14/08/2013	<i>Mohan Lal Manna</i>
2	Anil Kumar Manna Address -19/3 , Kendua Main Road, P.s- Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084	Self	 14/08/2013	 LTI 14/08/2013	<i>Anil Kumar Manna.</i>
3	Shambhu Saran Singh Address -22 B , Baishnabgahat Bye Lane, P.s- Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700047	Self	 14/08/2013	 LTI 14/08/2013	<i>Shambhu Saran Singh</i>

Name of Identifier of above Person(s)

Rajas Barua  
High Court, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date

*Rajas Barua,*  
*Advocate*  
*14/8/2013*



*(Humayun Ali)*

**DISTRICT SUB-REGISTRAR-I**  
Office of the D.S.R. - I SOUTH 24-PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 2254 to 2268  
being No 03416 for the year 2013.



  
(Smritikana Panda) 16-August-2013  
DISTRICT SUB-REGISTRAR-I  
Office of the D.S.R. - I SOUTH 24-PARGANAS  
West Bengal