

09026

1-9028/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 095563

certified that the document is genuine
• registration, the signature sheets and
the endorsement sheets attached with
this document are part of this document

600
S. No. 19475/12
V.C. No. 2004/12
19/11/12

19 NOV 2012

16 NOV 2012

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENTS, we 1) ANIL KUMAR
 CHAKRABORTY 2) CHANCHAL ^{KUMAR} CHAKRABORTY 3) BARUN
 KUMAR CHAKRABORTY, all Sons of Late Keshab Lal Chakraborty,
 4) PRATIMA CHAKRABORTY , Wife of Late Sunil Chakraborty 4A)
 AMIYA CHAKRABORTY, Son of Late Sunil Chakraborty 4B) SONALI
 MUKHOPADHYAY
 MUKHERJEE, wife of Gautam Mukherjee , all by faith- Hindu, (1 to 4A)
 residing at Khas-mullick, Police Station-Baruipur, District- South 24

Anil K. Chakraborty

98950

ATT
RS. we 1
no

Anil Kumar Chakrabarty
5072



Anil Kumar Chakrabarty

NAME: Anil Kumar Chakrabarty
 ADD: Khar Mulliken
 Rs: 100/-
 16 NOV 2012
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Road

Barun Kumar
24P65(S)

16 NOV 2012

Chanchal Kumar Chakrabarty
5073



Barun Kumar Chakrabarty



16 NOV 2012

Stamp Vendor
24 Pgs. Alipore
Registration No. 8
16 NOV 2012

Pratima Chakrabarty
5075





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

Endorsement For Deed Number : I - 09028 of 2012
(Serial No. 09026 of 2012)

On

Payment of Fees:

On 16/11/2012

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

Presented for registration at 18.00 hrs on :16/11/2012, at the Private residence by Anil Kumar Chakraborty , one of the Executants.

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

Execution is admitted on 16/11/2012 by

1. Anil Kumar Chakraborty, son of Lt. Keshab Lal Chakraborty , Khas Mallick, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : ----
 2. Chanchal Kumar Chakraborty, son of Lt. Keshab Lal Chakraborty , Khas Mallick, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : ----
 3. Barun Kumar Chakraborty, son of Lt. Keshab Lal Chakraborty , Khas Mallick, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : ----
 4. Pratima Chakraborty, wife of Lt. Sunil Chakraborty , Khas Mallick, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : ----
 5. Amiya Chakraborty, son of Lt. Sunil Chakraborty , Khas Mallick, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : ----
 6. Sonali Mukhopadhyay, wife of Gautam Mukherjee , 36/7/1 Bhattacharjee Para Lane Ramrajatala Howrah, P.O. :- ,District:-Howrah, WEST BENGAL, India, Pin :-711104, By Caste Hindu, By Profession : ----
 7. Rahul Gupta
Director, Mayfair Villa Pvt Ltd, Jasmine Tower 31 Shakespeare Sarani, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Business
 8. Gaurab Gupta
Director, Mayfair Villa Pvt Ltd, Jasmine Tower 31 Shakespeare Sarani, Thana:-Shakespeare Sarani, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Business
- Identified By Sanjib Pal, son of Lt. Alock Ch Pal, 10 Old Post Office St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV



(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 2

19/11/2012 15:27:00



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

Endorsement For Deed Number : I - 09028 of 2012
(Serial No. 09026 of 2012)

On 19/11/2012

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 : 4, 48(g) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 46.00/-, on 19/11/2012

(Under Article : ,E = 14/- ,H = 28/- ,M(b) = 4/- on 19/11/2012)

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.-2,43,75,000/-

Certified that the required stamp duty of this document is Rs.- 60 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV

19/11/2012 15:27:00




(Ashoke Kumar Biswas)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 2 of 2

Parganas, and (4B) 36/7/1, Bhattacharjee Para Lane, Ramrajatala, Howrah-711104 are the Owners of the Schedule property, **SEND GREETINGS.**

WHEREAS We are the Owners of **ALL THAT** piece and parcel of bastu land situated at Mouza – Khas Mullick, J.L. No.35, R.S. No. 190, Touzi No.-250 under R.S. Khatian No.168 corresponding to R.S. and L.R. Dag No.75 measuring an area of 32.25 satak equivalent to 19 (Nineteen) Cottahs 8 (Eight) Chittacks 33 (Thirtythree) Sq.ft. and R.S. Khatian No.396 corresponding to R.S. and L.R. Dag No.73 measuring an area of 9 Satak equivalent to 5 (Five) Cottahs 7 (Seven) Chittacks 12 (Twelve) Sq.ft., being the total area 25 Cottahs more or less with structure standing thereon within the limit of Hariharpur Gram Panchayat, Police Station – Baruipur, in the District of 24 Paraganas (South) together with easement rights and quasi easement rights of adjoining common passage with all easements rights attached to the **SAID PROPERTY**, with all easement rights including right to use common Passage, fully described in the Schedule hereunder written and hereinafter referred to as the said premises.

By an agreement dated 16th November, 2012 (hereinafter referred to as '**THE DEVELOPMENT AGREEMENT**') made between ourselves as the Owners **AND MAYFAIR VILLA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at 31, Shakespeare Sarani, Jasmine Tower, 6th Floor, Unit No.602 and 603 Police Station-Shakespeare Sarani, Kolkata-700 017, being represented herein by its Directors (1) **MR. RAHUL GUPTA**, (2)



5076

Amiya Pr. Chakraborty



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Sonab Mukhopadhyay



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For MAYFAIR VILLA PVT. LTD.

[Signature]

Director

~~...~~
1.6 NOV 2012



5078

For MAYFAIR VILLA PVT. LTD.

[Signature]

Director

Sanjay Kumar
10, dd Bst office
Kolkata, Service

MR. GAURAB GUPTA, both Sons of Mr. Shishir Kumar Gupta, both by faith-Hindu, by Occupation-business, both working for gain at 31, Shakespeare Sarani, Jasmine Tower, 6th Floor, Police Station-Shakespeare Sarani, Kolkata-700017, as the Developer, certain terms and conditions have been agreed between myself and the said Developer with regard to Development of the said premises. The said Development Agreement was registered in the Office of the District Sub-Registrar-III, Alipore and recorded in Book No.-1, C.D. Volume No.32, Pages 25 to 159 being No. 9027 for the year 2012.

Robert

By virtue and in terms of the said Development Agreement and to effectuate and implement the same also in view of having agreed therein to execute Power of Attorney in favour of said Developer, we are executing this Power of Attorney for the purposes hereinafter contained.

NOW KNOW BY THIS PRESENTS we, the within named 1) ANIL KUMAR CHAKRABORTY 2) CHANCHAL ^{KUMAR} CHAKRABORTY 3) BARUN KUMAR CHAKRABORTY 4) PRATIMA CHAKRABORTY, 4A) AMIYA CHAKRABORTY and 4B) SONALI ^{MUKHOPADHYAY} ~~MUKHERJEE~~ do hereby nominate, constitute and appoint MAYFAIR VILLA PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 31, Shakespeare Sarani, Jasmine Tower, 6th Floor, Unit No.602 and 603 Police Station-Shakespeare Sarani, Kolkata-700 017, being represented herein by its Directors jointly and/or severally (any one of them) (1) MR. RAHUL

Anil Kumar Chakraborty



[Handwritten signature]
1 & NOV 2012

GUPTA, (2) MR. GAURAB GUPTA, both Sons of Mr. Shishir Kumar Gupta, both by faith-Hindu, by Occupation-business, both working for gain at 31, Shakespeare Sarani, Jasmine Tower, 6th Floor, Police Station-Shakespeare Sarani, Kolkata-700017 as our true and lawful attorney, in our name and on our behalf and to do and execute all or any of the acts, deeds and things of the proposed building as mentioned in the aforesaid Development agreement that is to say :-

1. To appear and act in all the Courts, Civil, Criminal whether Original or Appellate, Revenue Officer Settlement Office, B.L. & L.R.O Office, Registration Office, Certificate and in Office or Officers either Central Government or State Government, District Magistrate Office, Sub-Divisional Office, District Board, Municipal Board, Rajpur-Sonarapur Municipality or Notified area of any other local authority.
2. To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
3. To sign Complaint, Written statement, appeal, misc. Appeal, cross appeal Writ Application, Objection, Petition, connected with any cases in any court of law including in special court or Office.
4. To compromise, compound or withdraw cases (to confess judgement) to pray any relief and to refer cases to Arbitration, under the provision of Arbitration and Conciliation Act, 1996.



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স্বাক্ষরিত
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15 NOV 2012

5. To file and receive back any documents, to deposit money by Challan or receipt and to withdraw money from any suit, cases or from any Office or Offices and to grant proper acknowledgement receipt.
6. To accept service of any summons, notice, writ issued by any Court and Office against us.
7. To obtain, refund of Stamp duty, Court Fee or repayment of Stamp or court fees.
8. To execute any order or any decree and to take delivery of possession of property in execution of any decree and/or to take payment in execution of money decree.
9. To take delivery of possession of property by executing of Decree and to grant receipt.
10. To apply to Court and Officers for copies of documents and papers and to withdraw deeds, documents, papers from any Court, Office either Govt. or Self local Govt. or Govt. undertaking or from any Special Court or Office appointed.
11. To apply for the inspection or and to inspect judicial records and any records of any Office or Offices either Central or State or Local Govt. or any Special Court, under Consumer Protection Act.
12. To negotiate relating to with any persons, officers, relating property affairs and to take decision.



পশ্চিমবঙ্গ সরকার
জি.ও. অফিস, আলিপুর
16 NOV 2012

13. To prepare sign, execute and submit the building Plan, Revised building Plan, if necessary, for the purpose of construction of building over the Schedule mentioned property by appointing Engineer, Architect in conformity with the West Bengal Municipal Act rule as amended up to date and by law and also to take supplementary plan for better utilization of property from the competent authority in schedule mentioned below.
14. To sign, execute and submit the building plan, the Revised building Plan or any supplementary Plan before the competent authority for taking sanction of the same and to observe all formalities for getting sanctions.
15. To deposit the entire charges, costs, for the purpose of taking sanction building plan, Revised or Supplementary building plan and to take delivery of the same from the Hariharpur Gram Panchayat/Zilla Parishad / Competent Authority and to take completion Certificate of Building from the Hariharpur Gram Panchayat/Zilla Parishad/Competent Authority.
16. To appoint Architect, Engineer, Men, Masson, Plumber Electrician or any workmen required to appoint for the purpose of completion of building.
17. To sign, execute and to do all acts deeds and things in respect of mutation affairs with the office of the Hariharpur Gram Panchayat .
18. To collect completion/occupancy certificate from the Municipal Authority or from any competent Authority and to sign and execute all papers and documents in this regard.



Sub-Registrar
South 24 Parganas, Alipore
District West Bengal
16 NOV 2012

19. To appoint any engineer/engineers or any competent person for soil test and to sign and execute all papers and documents in this regard.
20. To do all acts deeds and things and to sign all papers and documents with regard to mutation, conversation or any other proceedings with Block Land and Land Reforms Office, District Land and Land Reforms Office or any other competent Authority or Authorities.
21. To enter into an agreement for Sale of the proposed flats, shops, Garages/Units and construction in Schedule mentioned property together with proportionate undivided share of land of Schedule Property in respect of Developer's share and to accept the consideration money either in part or in full from the prospective purchasers.
22. To give possession of respective flats, shops, Garages/Units to the prospective Purchasers after completion of building on the Schedule mentioned property.
23. To execute and register proper instrument of transfer of the proposed flats, shops, Garages/Units in favour of the prospective Purchasers, accepting the entire consideration therefore and also to sale the proportionate share of land underneath of Schedule mentioned property including the right of path and passages, common area, roof etc as per land in favour of the Purchasers on duly stamped conveyance in respect of Developer's Share and shall present the same before any registering authority and to admit execution and registration and after accepting the



সদর দপ্তর
পশ্চিমবঙ্গ সরকার
সদর দপ্তর
3 5 NOV 2012

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consideration money shall deliver possession of the same to the intending purchasers and to do all acts which will be required for completion of sale under the provisions of Transfer of Property Act as well as Indian Registration Act or Acts for the time being in force.

24. To give consent for mutation of names to the proposed Purchasers and to give consent in any matters which may be required to the Purchasers and to apply for taking sewerage connection from the Hariharpur Gram Panchayat/Zilla Parishad/Competent Authority, Electric Connection, Water Connection and all connections by observing all formalities on our behalf.

25. To do any kind of deeds in relation to the said premises which the Attorney will think fit and proper either in the matter of completion of construction or in the matter of completion of sale of the proposed flats, shops, Garages/Units of the Schedule mentioned property building and to do all works for completion of construction.

26. To do any act or acts which will be necessary for the purpose of taking Revised or Supplementary sanctioned building plan ; for entering into agreement; for delivery of possession, to transfer the property and for any matters, which the attorney will think fit and proper in respect to the Schedule mentioned Property.

27. Generally to do all necessary act or acts as our Attorney or agent in relation to the aforesaid matter for and on my behalf to execute and to do all deeds, acts or things as fully and effectually in all respect as aforesaid if personally being present.



✓
Sub-Registrar - IV, South 24 PGC, Bangalore
Karnataka Government, Bangalore
16 NOV 2012

28. In case of any legal dispute Kolkata Court will be the only area of Jurisdiction.

AND we hereby agree that all lawful acts, deeds and things done by our said Attorney shall be construed as acts, deeds and things done by us. We agree to ratify and confirm all whatsoever that our said Attorney shall lawfully do or cause to be done by virtue of the Power hereby given.

It is mentioned that this Power of Attorney shall remain in force till the Original Development Agreement dated 16th November, 2012 is existing.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of bastu land situated at Mouza – Khas Mullick, J.L. No.35, R.S. No. 190, Touzi No.-250 under R.S. Khatian No.168 corresponding to R.S. and L.R. Dag No.75 measuring an area of 32.25 satak equivalent to 19 (Nineteen) Cottahs 8 (Eight) Chittacks 33 (Thirtythree) Sq.ft. and R.S. Khatian No.396 corresponding to R.S. and L.R. Dag No.73 measuring an area of 9 Satak equivalent to 5 (Five) Cottahs 7 (Seven) Chittacks 12 (Twelve) Sq.ft., being the total area 25 Cottahs more or less with structure standing thereon within the limit of Hariharpur Gram Panchayat, Police Station – Baruipur, in the District of 24 Paraganas (South) together with easement rights and quasi easement rights of adjoining common passage

BOUNDARIES :

ON THE NORTH	:	23' ft 6" inch. wide Road.
ON THE SOUTH	:	Property of Raja Bhadra
ON THE EAST	:	Property of Anil Kumar Chakrabarty & Property of Sunil Kumar Sengupta
ON THE WEST	:	L.R. Dag No.75

Anil Kumar Chakrabarty



Sub-Registrar
Alipore, Alipore
16 NOV 2012

IN WITNESSES WHEREOF we, the Executants put our signature
on the 16th day of November, Two Thousand and Twelve.

WITNESSES:

1. *Smita Pal*
10 Old Post Office Str
K-1.
2. *Pranab Kumar*
10 Old Post Office Str
K-1.

Anil Kr. Chakrabarti
Chakrabarti Kumar Chakrabarti
Banun Kr. Chakrabarti
Pratima Chakrabarti
Amiya Mr. Chakrabarti
Sonal Mukhopadhyay

SIGNATURE OF THE EXECUTANTS

For MAYFAIR VILLA PVT. LTD.

Robert

Director

For MAYFAIR VILLA PVT. LTD.

Sonal Chakrabarti

Director

SIGNATURE OF THE CONSTITUTED ATTORNEY

Drafted by me

Apurba Kumar Ghosh

(APURBA KUMAR GHOSH)
Advocate

High Court, Calcutta.

Typed by :-

Subrata Chakrabarti
(SUBRATA CHAKRABARTY)
10, Old Post Office Street,
Kolkata - 700 001.



South 24 PDS
16 Pragna, Above
West Bengal
1.6 NOV 2012

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Anil K. Chakraborty



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Chavhel Kumar Chakraborty



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Barun K. Chakraborty



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Pratima Chakraborty




✓
Sub-Registrar,
Alipore West, Bengal
Registration No. 1000
16 NOV 2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 32
Page from 1833 to 1849
being No 09028 for the year 2012.




(Ashoke Kumar Biswas) 23-November-2012
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal