

4181/13

203297/13

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 088711

Certified that the document is admitted to register on the signature sheet/s and the endorsement is shown attached with this document as the part of this document

Ad-11 Dist. Sub-Registrar
Alipore, South 24 Parganas

25 APR 2013

9-711
24.04.13
9NO 7192/13
5.16 PM

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SRI ASISH DAS, son of Late Ambarnath Das, (2) SRI TUSHAR NATH DAS, son of Late Madhusudhan Das, (3) SMT. SIKHA DAS (4) SRI ABHIJIT DAS, No.3 is the wife and No.4 is the son of Late Amarnath Das, all are residing at 36A, Beni Nandan Street, Police Station : Kalighat, Kolkata : 700025, do hereby state as follows :-

For D.P. ASSOCIATES

Sekhar's Ghosh
Partner

THAT we have become the Owners in respect of undivided share in the land and Building at Premises No.36A, Beni Nandan Street, Police Station : Kalighat, Kolkata : 700025, more fully and particularly described in **SCHEDULERS - B** below by way of inheritance and we are in possession thereof along with our other Co-sharers thereat.

THAT we have entered into an Agreement for Development of our share in the said property with "M/s. D.P. ASSOCIATES", a Partnership Firm having its office at 95A, Naresh Mitra Sarani, Police Station : Bhawanipore, Kolkata : 700026, being represented by its partners namely (a) **SRI DEBASIS GHOSH**, son of Late Nitya Nanda Ghosh of 67B, Shyama Prosad Mukherjee Road, Kolkata : 700026, and (b) **SRI PARTHA GHOSH**, son of Late Mahadeb Ghosh of 24, Ashutosh Mukherjee Road, Kolkata : 700020, on 23.4.2013 under certain terms and conditions mentioned therein. Said Deed of Agreement has also been registered in the office of A.D.S.R. Alipore being No. 03296, for the year 2013.

That for carrying out the said project also for our inconvenience to supervise the said work being personally present we hereby appoint nominate and constitute said (a) **SRI DEBASIS GHOSH** son of Late Nitya Nanda Ghosh and (b) **SRI PARTHA GHOSH**, son of Late Mahadeb Ghosh, being Partners of "M/s. D.P. Associates" of 95A, Naresh Mitra Sarani, Police Station : Bhawanipore, Kolkata :

700026 as our true and lawful attorneys to do the following acts, deeds and things in our names and on our behalf, i.e. to say :-

1. To look after supervise and take care of all the affairs relating to development of our said property morefully described in **SCHEDULE** below.
2. To submit and obtain sanction of the Plan of the proposed building, permanent water, drainage and sewerage connection by obtaining appropriate Plan sanctioned from the office of the Kolkata Municipal Corporation and take delivery of those approved Plan from Kolkata Municipal Corporation in our names and on our behalf.
3. To obtain main supply of electricity at our said premises C.E.S.C. from upon payment of requisite fees.
4. To execute deed of Gift, Deed of Declaration in favour of Kolkata Municipal Corporation in respect of splay corner or Boundary Declaration etc. which may be required for construction of the said Building.
5. To obtain Tax Clearance Certificate from Kolkata Municipal Corporation, permission from competent authority under Urban Land Ceiling Act, 1976, specific authority clearance if required.

6. To execute Agreement for Sale with the intending Purchaser/s for transferring the Flats/Car Parking Space/s/shops from their allocation with undivided proportionate share in the land upon receipt of entire consideration or part thereof.
7. To execute Deed of Conveyance in respect of the said Flats, and Car Parking spaces and shops from Developer's allocation together with undivided proportionate share in the land at the said premises morefully described in the **SCHEDULE** below in our names and on our behalf and present the same for registration of the said deeds.
8. To enter into the said premises for taking measurement of the land and to sign Plans, applications, undertakings, declarations and other papers in connection herewith to submit the same to the Kolkata Municipal Corporation and to obtain and collect Plans from the Kolkata Municipal Corporation and permission from all other Authorities.
9. To make sign and verify all Complaints, applications or to file objections to appropriate Authority, the Kolkata Municipal Corporation for all licence and all other process etc. required by law and to follow-up the matters in the Office of the respective Office/s

and to collect the final document from the said Office/s on our behalf.

10. To appear and sign all papers before the competent Authority, the Kolkata Municipal Corporation and other Government Office, or other Authorities and to do all things necessary for better utilization of our said property.

11. To appear and represent us before any Court or before the Kolkata Municipal Corporation or before any other Authority.

12. To negotiate, warn off, prohibit and if necessary, proceed against in due forms of law against all trespassers and care taken on the said premises or any parts thereof and to take appropriate steps whether by action or otherwise including filing of complaints in Police Station and their departments and to represent us before the Kolkata Police Authority and to approach appropriate Court of law, if required for the said premises and to abate nuisances as may be necessary to protect the said premises.

13. To negotiate in terms with the prospective buyers and to enter into Agreement for Sale of the Flats and Spaces together with undivided share in the land in respect of Developer's allocation on our behalf.

14. To file suit or initiate or to defend legal proceedings which may be filed by or against me and for that purpose to sign all plaints, petitions, applications, swear affidavits, verifications, written statements, objection, adduce evidence, submit or withdraw documents in every Court of Law which may be required to protect our interest in respect of the said property and to appoint Advocate/s by signing Vakalatnama on our behalf.

AND GENERALLY to do all others acts, deeds and things, which will be required to do in respect of our said property and we hereby ratify and confirm and agree to ratify and confirm the acts to be done by our said Attorneys and same shall be construed as acts done by us being personally present.

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE PREMISES)

ALL THAT piece or parcel of residential land measuring about 4 (Four) Cottahs 6 (Six) Chittaks and 18 (Eighteen) Square Feet more or less lying in Dihi Panchannagram, Division-6, Sub-division-C, Holding No.337 and 338 together with old dilapidated brick built one storeyed Building standing thereon having a super built up area of 1000 Square Feet more or less at present lying within the

local limits of the Kolkata Municipal Corporation under Ward No.71, being Premises No.36A, Beni Nandan Street, Police Station : Kalighat, Kolkata : 700025, being butted and bounded by :-

ON THE NORTH : 36H, Beninandan Street, Kolkata - 700025;

ON THE SOUTH : 27A, Kansaripara Road, Kolkata - 700025;

ON THE EAST : 37A, Beninandan Street, Kolkata - 700025;

ON THE WEST : 10, Common Passage;

THE SCHEDULE "B" ABOVE REFERRED TO

(Power giving in respect of portion of the principals)

ALL THAT undivided piece and parcel of land measuring about 3 (three) cottahs 14 (fourteen) chittaks 18 (eighteen) sq. ft. more or less together with portion of old structure measuring about **900 sq. ft.** more or less super built up area out of the total land and structure described in **SCHEDULE - A** above at Premises No.36A, Beni Nandan Street, Police Station : Kalighat, Kolkata : 700025.

IN WITNESS WHEREOF we, the Principals herein put my signature on this the 24th day of April, 2013 (Two Thousand Thirteen).

SIGNED, SEALED & DELIVERED by the

Parties at Kolkata in the presence of:

WITNESSES :-

1. Dipen Jana
47A, Balaram Bose
1st Lane, Kol-20

2. Ashim San Gupta
R/121, Saranga bad Housing
Estate, Saranga bad
Bridge - Bridge -
24/9/13

- 1) Anish Das,
- 2) Tesdhar Nath Das
- 3) TATBASTI,
- 4) Abhisit Das.

SIGNATURE OF THE PRINCIPALS

Sukarno Ghosh
24/11/13

ACCEPTED BY THE ATTORNEYS

Read over & explained by me - Abhisit Das

Drafted by me :-

Partha Pratim Mazumdar
NB/743/13

PARTHA PRATIM MAZUMDER

Advocate

Alipore Judges' Court. Kol : 27.












Computer Typed by :-

P. Jaha












NEW VIJAYA

10, Old Post Office Street,
Kolkata - 700001












24/11/13

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name Asish Das
 Signature Asish Das

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name PUSHAR NATH DAS
 Signature Pushar Nath Das

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ABHIJIT DAS
 Signature Abhijit Das

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SIKHA DAS
 Signature SIKHA DAS

SPECIMEN FORM FOR TEN FINGERPRINTS



Debasis Ghosh

DEBASIS GHOSH	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Partha Ghosh

PARTHA GHOSH	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 03297 of 2013
(Serial No. 04181 of 2013 and Query No. L000007193 of 2013)

On 24/04/2013

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

Presented for registration at 17.16 hrs on 24/04/2013, at the Private residence by Debasis Ghosh, one of the Claimants.

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

Execution is admitted on 24/04/2013 by

1. Ashish Das, son of Late Ambarnath Das, 36 A, Beni Nandan Street, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
2. Tushar Nath Das, son of Late Madhusudhan Das, 36 A, Beni Nandan Street, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
3. Sikha Das, wife of Late Amarnath Das, 36 A, Beni Nandan Street, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
4. Abhijit Das, son of Late Amarnath Das, 36 A, Beni Nandan Street, Kolkata, Thana:-Kalighat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Others
5. Partha Ghosh
Partner, M / S . D . P . Associates, 95 A, Naresh Mitra Sarani, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026.
. By Profession : Business
6. Debasis Ghosh
Partner, M / S . D . P . Associates, 95 A, Naresh Mitra Sarani, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026.
. By Profession : Business
Identified By Dipen Jana, son of Late S . C Jana, 47 A, Balaram Bose 1st Lane, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020, By Caste: Hindu, By Profession: Others.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 25/04/2013

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:

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

25/04/2013 02:56:00 P

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Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 03297 of 2013
(Serial No. 04181 of 2013 and Query No. L000007193 of 2013)

Amount By Cash

Rs. 7.00/-, on 25/04/2013

(Under Article : E = 7/- on 25/04/2013)

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.-2,30,42,000/-

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

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

For D.P. ASSOCIATES
Sobhan Ghosh
For No. 5652
Partner

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR
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