

09/03/13

2

09449/2013



पश्चिम बंगाल WEST BENGAL

Registration, the signature sheets and endorsement sheets attached with the document are part of this document. 365722

(4)

Aditya
 23 DEC 2013

GENERAL POWER OF ATTORNEY

21 DEC 2013

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) SRI SAMIR KUMAR ADITYA, son of Late Dharendra Nath Aditya, by faith Hindu, by Occupation Retd. Govt. Servant, by Nationality Indian, (2) SMT SOBHA ADITYA wife of Late Sambhu Nath Aditya, by faith Hindu, by occupation House wife, by Nationality Indian (3) SMT. KRISHNA ADITYA, wife of Late Sekhar Nath Aditya, by faith Hindu, by occupation House wife, by Nationality Indian,

8822 19/12/2013
 Sl. No. Di. Success
 Mr. Sr/Smt. Samir Kumar Aditya
 Address. B. Ganga Hall
 P. S. Hdf 87
 Vendor. 510

LC - 2131/3 Santosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata - 27

— Sudip Ghosh.

 3886
 23/12/13

— Sudip Ghosh.

 3887
 23 DEC 2013

— Samir Kumar Aditya

 3888
 23 DEC 2013


— Sm. Soha Aditya

 3889
 23 DEC 2013

— Krishna Aditya

 3890
 23 DEC 2013
 — Pintam Aditya



Am




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

Endorsement For Deed Number : I - 09449 of 2013
(Serial No. 09636 of 2013 and Query No. 1604L000020835 of 2013)

On 23/12/2013

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

Presented for registration at 21.00 hrs on :23/12/2013, at the Private residence by Sudip Ghosh
Claimant.

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

Execution is admitted on 23/12/2013 by

1. Samir Kumar Aditya, son of Late Dharendra Nath Aditya , 3 Garia Place, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Retired Person
2. Sobha Aditya, wife of Late Sambhu Nath Aditya , 3 Garia Place, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : House wife
3. Krishna Aditya, wife of Late Sekhar Nath Aditya , 3 Garia Place, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : House wife
4. Goutam Aditya, son of Late Sambhu Nath Aditya , 3 Garia Place, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Service
5. Pankoj Aditya, son of Late Sambhu Nath Aditya , 3 Garia Place, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Service
6. Sampa Dam, wife of Subhasish Dam , Loch 11s2 High Land Park 925 Chak Garia, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094, By Caste Hindu, By Profession : House wife
7. Dr Somnath Roy, son of Late Kamalendu Roy , 79b Hem Naskar Rd, Thana:-Beliaghata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700010, By Caste Hindu, By Profession : Professionals
8. Sudip Ghosh
Developer/proprietor, M/s. Soham Construction, 20 Garia Place, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084,
By Profession : Business
Identified By Anupam Aditya, son of Samir Kumar Aditya, 3 Garia Place, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: Business.

On 24/12/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A,
Article number : 48(g) of Indian Stamp Act 1899.

Payment of Fees:

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV

24/12/2013 16:57:09

Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 09449 of 2013
(Serial No. 29536 of 2013 and Query No. 1604L000020835 of 2013)

Amount By Cash

Rs. 39.00/-, on 24/12/2013

(Under Article - E = 7/- ,H = 28/- ,M(b) = 4/- on 24/12/2013)

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.-2,70,48,071/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as Impresive Rs.- 100/-

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)

DISTRICT SUB-REGISTRAR-IV

24/12/2013 16:57:00

Endorsement Page 2 of 2

(3) SRI GOUTAM ADITYA son of late Sambhu Nath Aditya , by faith Hindu, by occupation Service, by Nationality Indian, (5) SRI PANKOJ ADITYA son of late Sambhu Nath Aditya , by faith Hindu , by occupation Service , by Nationality Indian , all are residing at 3, Garia Place, Police Station- Sonarpur , Kolkata- 700084. (6) SMT. SAMPA DAM, daughter of late Sambhu Nath Aditya , wife of Sri Subhasish Dam , by faith Hindu, by occupation House Wife ,by Nationality Indian. Residing at LOCH, 11A2 High Land park , 925, Chak Garia , Police Station Purba Jadavpur , Kolkata - 700094 and (7) Dr. SOMNATH ROY son of late Kamalendu Roy , by faith Hindu , by occupation Medical practioner, by Nationality Indian, residing at 79b, Hem Chandra Naskar Road, Police Station - Beliaghata, Kolkata - 700010,

WHEREAS That we are undivided joint owners in respect of ALL THAT the piece and parcel of land measuring about 22 (Twenty Two) Decimals equivalent to 13 (Thirteen) Cottahs, 4(Four) Chittaks, 43(Forty three) sq. ft. be the same little more or less together with 40 years old two storied brick built residential structure total measuring about 1155 sq. ft. covered area more or less standing thereon lying and situate at Mouza Barhans Fartabad J.L. No. 47 Touzi No.- 109, R.S. No. 7 under R.S. Khatian No. 223 and 224 R.S. Dag No. 154 and 155 being Rajpur Sonarpur Municipality Holding No. 231, 233, & 234, Garia Place , respectively ward No. 29 Police Station - Sonarpur , District-24 Parganas(South)

AND

ALL THAT the piece and parcel of Rayata Sthitiban land measuring about 10(Ten) Decimals equivalent to 6(Six) cottahs 0(Zero) Chittak 36(Thirty Six) , sq. ft. be the same little more or less lying and situated at Mouza Barhans Fartabad , J.L. No. 47, Touzi No. 109, R.S. No. 7, under R.S. Khatian No. 224, R.S. Dag No. 153, Within the limits of Rajpur Sonarpur Municipality ward No. 29, Police Station Sonarpur , District 24 Parganas (South), hereinafter referred to as the "SAID PROPERTY" more-fully particularly described in the part I & II of the SCHEDULE hereunder written .



3891

23 DEC 2013

— Parkoj Aditya



3892

23 DEC 2013

— Sampa Dam.



3893

23 DEC 2013

— Soumath Roy



23 DEC 2013

Anupam Aditya
S/o Samba Kumar Aditya
3, Ganga place, Kol-84
Occupation - Business



AND WHEREAS we have entered into a registered Development Agreement on 23rd day of December 2013 for construction of multi-storied building upon our said property with Soham Construction a proprietorship firm having its registered office at 20, Garia Place P.S. Sonarpur Kolkata-700084, represented by its sole proprietor namely Sudip Ghosh son of Sri Pradip Kumar Ghosh residing at 20, Garia Place P.S. Sonarpur Kolkata-700084 and for the terms and conditions contained therein mentioned. The said Development Agreement dated 23rd day of December 2013 was duly registered at D.S.R. IV, Alipore District 24 Parganas (South) and recorded in Book I, Being No. 2443 for the year 2013;

AND WHEREAS That due to our old age and unavoidable circumstance it will not be possible for us to look after our said property being personally present and as such we hereby appoint, nominate and constitute to SRI SUDIP GHOSH son of Sri Pradip Kumar Ghosh, by faith Hindu, by Occupation Business, by Nationality Indian, and residing at 20, Garia Place, Police Station-Sonarpur, Kolkata- 700084, also sole proprietor of Soham Construction having its office at 20, Garia Place, Police Station-Sonarpur, Kolkata- 700084 as our true and lawful constituted 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 of the SCHEDULE below in our name and on our behalf.
2. To apply for mutation and conversion of the land of our name and assessment thereof in respect of the said property under B.L & L.R.O. Rajpur Sonarpur Municipality upon payment of all rates, rents, and taxes and to represent us in all hearings in the said office with regard to such mutation and conversion or that of Annual Assessment of General Re-valuation and to submit all applications, petitions or objection and all sorts of plans and accept

Sudip Ghosh with Reg
Sudip Ghosh



[Handwritten signature]
Sub Registrar
South 2A P.O. Mysore

23 DEC 2013

or receive and to be delivers 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 on our behalf.

3. To settle all disputes, if any with "NAGARIK COMMITTEE" or any other local or statutory authority including Police Stations, Fire Brigade also to bring electric connection from W.B.E.D.C.L. water, drainage and sewerage connections from the office of the Rajpur Sonarpur Municipality for our said property /premises, more-fully and particularly described in part I & II 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 Developers allocation whatsoever of the said property or any part thereon upon receipt of the entire consideration or part thereof and our said Attorney receive all the consideration whatsoever from the intending purchaser/ purchasers in accordance with law.

5. To sign and execute any Deed of Conveyance/s and present the same for registration upon receipt of the consideration from the purchaser/s in respect of Developers allocation and for that purpose to appear before the concern Registrar on our behalf. Sale proceeds should be deposited in our Attorney's Bank Account in that event owners /executants shall no concern therewith.

6. To execute and present for registration all deed of documents and gift in favour of the Rajpur Sonarpur Municipality in our name and on our behalf.



[Handwritten Signature]
23 DEC 2013

7. To sign and apply for and obtain the sanctioned Building plan and further alteration and addition or modifications said proposed building plan from Rajpur Sonarpur Municipality Building Department in our name on our behalf as our said Attorney may require in accordance with law.

8. To appear before every legal proceedings which may initiated by or against us and to sign all plaints, petitions, applications, verification, swear affidavits, written statements, objection, memo of appeal and produce 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 .

9. To deal with the correspondence with the W.B.S.E.D.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 in our name on behalf of us.

10. To represent us in every Private , Public or Undertakings Offices including the office of the Rajpur Sonarpur Municipality , Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Registration offices , Police Stations, Income tax, etc. and to submit all application by signing the same on our behalf.

11. Be it expressly stated that this power of Attorney create, constitute, assure all kind of transfer in respect of the Developer's allocation or employment or making profit in favour of the attorney.



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[Handwritten text]

23 DEC 2013

223 and 224 R.S. Dag No. 154 and 155-being Rajpur Sonarpur Municipality Holding No. 231, 233, & 234, Garia Place, respectively ward No. 29 Police Station - Sonarpur, District-24 Parganas(South) and butted and bounded in the following manner :

ON THE SOUTH : by 9' feet wide Road and land & building of Sri Bijon Bagchi

ON THE NORTH : by Dag No. 149 (Part)

ON THE EAST : by Baroda Prasad High School

ON THE WEST : by Land & building of Sri Udayan Aditya & others

AND

PART II

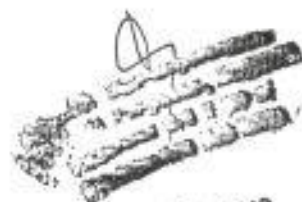
ALL THAT the piece and parcel of Rayata Sthitiban land measuring about 10(Ten) Decimals equivalent to 6(Six) cottahs 0(Zero) Chittak 36(Thirty Six) sq ft. be the same little more or less lying and situated at Mouza Barhans Partabad, J.L. No. 47, Touzi No. 109, R.S. No. 7, under R.S. Khatian No. 224, R.S. Dag No. 153, Within the limits of Rajpur Sonarpur Municipality ward No. 29, Police Station Sonarpur, District 24 Parganas (South), and butted and bounded in the following manner :

ON THE SOUTH : by Land & Building of Dr. Bikram Banerjee

ON THE NORTH : by Dag No. 154 (Part) Land & Building of Sri Udayan Aditya & others

ON THE EAST : by Dag No. 155 (Part)

ON THE WEST : by Dag No. 153 (Part)



23 DEC 2013

WHEREOF we the principals herein put our signature on this the

23rd day of December 2013 (Two Thousand Thirteen)

SIGNED, SEALED & DEVELOPER

by the withinnamed parties at
Kolkata in the presence of :-

WITNESSES:-

1. Anugam Aditya
S/O, Sanjeev Kumar Aditya
3, Garia place Kol-84

2. Jhuma Aditya
do- Pancoj Aditya
3, Garia Place, Kol-84

1. Sanjeev Kumar Aditya
2. Sm. Sobha Aditya
3. Krishna Aditya
4. Guntam Aditya
5. Pancoj Aditya
6. Sampa Dam
7. Lomnath Roy

SIGNATURE OF THE EXECUTANTS

Accepted the Power with full
satisfaction

Sudip Ghosh

SIGNATURE OF THE ATTORNEY

Drafted by me,

Rajas Banerjee,

Advocate,
High Court, Calcutta.



23 DEC 2013

SPECIMEN FORM FOR TEN FINGERPRINT



Signature *Samir Kumar Aditya*

Left Hand

Little Finger	Ring Finger	Middle Finger L-R Hand	Fore Finger Left Hand	Thumb

Right Hand

Name SAMIR KUMAR ADITYA
Signature *Samir Kr. Aditya*

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



Signature *Sobha Aditya*

Left Hand

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

Right Hand

Name SOBHA ADITYA
Signature *Sobha Aditya*

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



Signature *Krishna Aditya*

Left Hand

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

Right Hand

Name KRISHNA ADITYA
Signature *Krishna Aditya*

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



Signature *Goutam Aditya*

Left Hand

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

Right Hand

Name GOUTAM ADITYA
Signature *Goutam Aditya*

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



23 DEC 2013

Registered in Book - I
CD Volume number 48
Page from 1247 to 1261
being No 09449 for the year 2013.



Am

(Tridip Misra) 30-December-2013
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal