

1145

2

I-01126/2014

A



6

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 522354

It is to be noted that the document is a copy of a registration, the signature sheets and the endorsement sheets attached with the document are part of this document.

2085/111

Signature
 17 FEB 2014
 18 FEB 2014

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE (1)SMT. SERPHALI ADITYA, wife of Late Birendra Nath Aditya, by faith Hindu, by Occupation house wife, by Nationality Indian, (2) SRI. UDAYAN ADITYA son of Late Birendra Nath Aditya, by faith Hindu, by occupation Service, by Nationality Indian (3) SRI. AMIYA ADITYA, son of Late Birendra Nath Aditya, by faith Hindu, by occupation Business, by Nationality Indian,

SL. No. 82965 - 29 JAN 2014
 NAME Smt. Beprali Aditya & others
 ADDRESS 232 Garia Place,
Kolsey
 AMT. 502

V = 199/14

Sudipa Ghosh
 510
 17 FEB 2014

Chait
 MOUSUMI GHOSH
 LICENCED & CAPTOR
 KOLKATA REGISTRATION OFFICE

Sudipa Ghosh
 511
 17 FEB 2014



Sudipa Ghosh
 512
 17 FEB 2014

Madhyan Aditya

513
 17 FEB 2014

Ami
 17 FEB 2014

Amiya Aditya

514
 17 FEB 2014

Romio Aditya

wife Maamata Aditya

w/o Romio Aditya
6 Garia Place - Kol - 311

and (4) SRI ROMIO ADITYA son of late Birendra Nath Aditya, by faith Hindu, by occupation Business, by Nationality Indian, all are residing at 232, Garia Place, Police Station- Sonarpur, District 24 Parganas (South), hereinafter Collectively referred to as ("EXECUTANTS/ PRINCIPALS").

WHEREAS That we are undivided joint owners in respect of ALL THAT the piece and parcel of Rayata Sthitiban land measuring about 13 (Thirteen) Decimals equivalent to 7 (Seven) Cottahs 13(Thirteen) Chittaks 37 (Thirty Seven) sq. ft. be the same little more or less together with 40 years old two storied brick built residential structure total measuring about 1200 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. 222 and 223 R.S. Dag No. 152 and 154 being RajpurSonarpur Municipality Holding No. 232, Garia Place, ward No. 29 Police Station - Sonarpur, District-24 Parganas (South);

A N D

ALL THAT the piece and parcel of RayataSthitiban land measuring about 4(Four) Cottahs, 3(Three) Chittak 0(Zero) , sq. ft. be the same little more or less (as per Physical measurement) lying and situated at MouzaBarhansFartabad , 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 RajpurSonarpur Municipality ward No. 29,

17 FEB 2011

~~RECEIVED~~
~~FEB 17 2011~~
[Signature]



Police Station-Sonarapur , 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 .

Sudip Ghosh

AND WHEREAS we have entered into a registered Development Agreement on...~~17th~~ day of February, 2014 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 ...~~17th~~ day of February, 2014 was duly registered at D.S.R. IV , Alipore District 24 Parganas (South) and recorded in Book I , Being No. ~~1125~~ for the year 2014 ;

Sudip Ghosh

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-Sonarapur, Kolkata-700084 ,also sole proprietor of Soham Construction having its office at 20, Garia Place , Police Station-

17 FEB 2014

~~SECRET~~
~~SECRET~~
~~SECRET~~
[Handwritten signature]



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, manage 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 or receive and take 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

17 FEB 2014

~~CONFIDENTIAL~~
~~CONFIDENTIAL~~
~~CONFIDENTIAL~~
[Signature]



W.B.S.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.

17 FEB 2014

~~SECRET~~
~~SECRET~~
[Handwritten signature]



7. To sign and apply for and obtain the Sanction 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 complaints, petitions, applications, verification, 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.
9. To deal with the correspondence with the W.B.S.E.D.C.L. 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.

17 FEB 2014

~~CONFIDENTIAL~~
~~CONFIDENTIAL~~
~~CONFIDENTIAL~~
[Signature]



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.
12. our said Attorney shall sign the building/building plan on behalf of us and obtain the sanction plan from the Rajpur Sonarpur Municipality in accordance with law and also necessary revised plan to be submit before the building Department on behalf of us and the our said Attorney shall be done all the constructions works of multi-storied building whatsoever upon the part I & II of the schedule property by the said by Attorney on our behalf .
13. Our said Attorney shall sign, execute and registered in any kind of documents whatsoever in our name on our behalf for the purpose of amalgamation the said part I & II of the schedule property with the adjacent plot / Holding of land in to a one Holding/premises from Rajpur Sonarpur Municipality in accordance with law on our behalf.

17 FEB 2014

~~SECRET~~
~~SECRET~~
~~SECRET~~
[Signature]



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 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.

BE IT STATED HERE that all the right, title and interest whatsoever in respect of the Developers allocation is being conferred upon the Attorney by this General power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

PART I

ALL THAT the piece and parcel of Rayata Sthitiban land measuring about 13 (Thirteen) Decimals equivalent to 7 (Seven) Cottahs 13 (Thirteen) Chittaks 37 (Thirty Seven) sq. ft. be the same little more or less together with 40 years old two storied brick built residential structure total measuring about 1200 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. 222 and 223, R.S. Dag No. 152 and 154 being Rajpur-Sonarpur Municipality Holding No. 232, Garia Place,

17 FEB 2014

~~SECRET~~
~~SECRET~~
~~SECRET~~



ward No. 29, Police Station-Sonarapur, District-24 Parganas(South)
and butted and bounded in the following manner :

- ON THE SOUTH : By Dag No. 153 (Part)
ON THE NORTH : By House of Mrinal Kanti Dutta
Choudhary & Dag No. 149 (Part)
ON THE EAST : By 23'-6' wide Municipal Road and land
& Building of late Paresh Sinha.
ON THE WEST : By Land & building of late Shanbhu Nath
Aditya & Others.

AND

PART II

ALL THAT the piece and parcel of Rayata Sthitiban land measuring about 4 (Four) Cottahs, 3 (Three) Chittak 0 (Zero), sq. ft. be the same little more or less (as per Physical measurement) 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-Sonarapur Municipality ward No. 29, Police Station-Sonarapur , District 24 Parganas (South), and butted and bounded in the following manner :

- ON THE SOUTH : By Dr. Bikram Banerjee house.
ON THE NORTH : By Dag No. 152 & 154 (Part)
ON THE EAST : By Aditya Apartment
ON THE WEST : By Dag No. 153 (Part)

17 FEB 2011

~~CONFIDENTIAL~~
~~CONFIDENTIAL~~
~~CONFIDENTIAL~~
[Signature]



IN WITNESS WHEREOF We the principals herein put our signature on this the 17th day of February, 2014 (Two Thousand Fourteen)

SIGNED, SEALED & DEVELOPER

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

WITNESSES:-

1. *Mamata Aditya*
6. Garia Place.
Kolkata - 84.

1. *Sthiti Aditya*

2. *Madhyan Aditya*

3. *Amiya Aditya*

4. *Romio Aditya*

2. *श्रीराम शर्मा*
B/32 ATABAGAN
KOL - 84

SIGNATURE OF THE EXECUTANTS

Accepted the Power with full
satisfaction

Sudip Ghosh

SIGNATURE OF THE ATTORNEY

Drafted by me :

Rajas Barua,

Advocate
High Court, Calcutta

17 FEB 2014

~~SECRET~~
~~SECRET~~
~~SECRET~~
[Handwritten signature]



SPECIMEN FORM FOR TEN FINGERPRINT



Left Hand

Name SEPHALI ADITYA
Signature Sephali Aditya

Right Hand

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



Left Hand

Name VILAYAN ADITYA
Signature Vilayan Aditya

Right Hand

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



Left Hand

Name AMIYA ADITYA
Signature Amiya Aditya

Right Hand

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



Left Hand

Name ROMIO ADITYA
Signature Romio Aditya

Right Hand

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

17 FEB 2011

~~SECRET~~
~~SECRET~~
~~SECRET~~
[Signature]



SPECIMEN FORM FOR TEN FINGERPRINT



Left Hand

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

Right Hand

Name SUDIP GHOSH
Signature Sudip Ghosh

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



Left Hand

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

Right Hand

Name _____
Signature _____

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



Left Hand

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

Right Hand

Name _____
Signature _____

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



Left Hand

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

Right Hand

Name _____
Signature _____

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

17 FEB 2011

~~SECRET~~
~~SECRET~~
~~SECRET~~
[Signature]





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

Endorsement For Deed Number : I - 01126 of 2014
(Serial No. 01145 of 2014 and Query No. 1603L000002085 of 2014)

On: 17/02/2014

Presentation (Under Section 23 Rule 22A(5) 46(10) W.B. Registration Rules 1962)

Presented for registration at 21.40 hrs on 17/02/2014, at the Private residence by Sudip Ghosh, Claimant

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

Execution is admitted on 17/02/2014 by

1. Sephali Aditya, wife of Late Birendra Nath Baidya, 232 Garia Place, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : House wife
2. Udayan Aditya, son of Late Birendra Nath Baidya, 232 Garia Place, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Service
3. Amiya Aditya, son of Late Birendra Nath Baidya, 232 Garia Place, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
4. Romio Aditya, son of Late Birendra Nath Baidya, 232 Garia Place, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Business
5. 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 Mamata Aditya, wife of Romio Aditya, 6 Garia Place, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700084, By Caste: Hindu, By Profession: House wife.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

On: 18/02/2014

Certificate of Admissibility (Rule 49 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:

Amount By Cash

Rs. 39.00/-, on 18/02/2014

(Under Article : E = 7/- , H = 28/- , M(b) = 4/- on 18/02/2014)

Certificate of Market Value (WB) (W.B. Registration Rules 1962)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2,05,82,294/-



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

18/02/2014 15:26:03



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

Endorsement For Deed Number : 1 - 01126 of 2014
(Serial No. 01146 of 2014 and Query No. 1604L000002085 of 2014)

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

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV

19/02/2014 12:12 PM

Certificate of Registration under Section 59 and Rule 69.

Registered in Book - I
Copy Number number 6
Page from 2324 to 2339
being No 01125 for the year 2014.



(Tridip Misra) 19-February-2014
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal