

14042/13

IV

07582/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL Certified that the Original Certified to Registration. The Stamp is cancelled and the endorsement shall be made by the Registrar of the District.

M 165008

11.50

A.R.A.
III

29/10/13

E-7
u/c-175/-
G. Power

Additional Registrar
of Assurances
Kolkata

29 OCT 2013

Q-23058/13

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I am **SNEHASISH GHOSH** Son of Late Rampada Ghosh by faith Hindu, by occupation / Business, residing at 2B, Jamini Kavi Raj Row, Kolkata - 700 004 is the absolute and exclusive owner of **ALL THAT** piece and parcel of homestead land measuring about 4 Cottah a little more or less including partly two storied building constructed thereon together with all easement rights

516 So-u

25/10/13

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SHYAM CH. LAHRI

Adv. Genl.

Alipore Bridge COMPS

Calcutta-22

Shyam Ch. Lahri

801387 N



Identified by me :

Bikky seth

So. Suvlal seth

16/A-2 Uddalanga Road

Kol - 4

Service

Additional Registered Assurance - III

Kolkata

29 OCT 2013

attached thereto situated at premises at 2B, Jamini Kavi Raj Row, P.S.-
Ultadanga, Kolkata - 700 004, fully described in the schedule below,
hereinafter referred to as "**Schedule Property**";

WHEREAS the Owner is desirous of developing the said premises by
erecting and/or constructing building consisting of several flats/units at
the said premises after demolishing the existing building but as the owner
have no experience in the field of construction and/or development of
properties, the Owner approached the Developer **AN NIRMAN PVT. LTD.**
and made an offer to the Developer to develop the said premises by way of
constructing and/or erecting multi-storied building or buildings at the
said premises after demolition of the two storied structure standing on the
Schedule Property;

AND WHEREAS the Developer has accepted the aforesaid offer of the
Owner and after a joint meeting held between the Owner and the
Developer, the Owner have appointed the Developer herein as the sole
and exclusive Developer to develop the said property by way of
constructing and/erecting and/or building multi-storied building at the
said land in accordance with the plan to be sanctioned by the Kolkata
Municipal Corporation in the name of the Developer.

AND WHEREAS the owner for the purpose of development of the Schedule
Property entered with a registered Development Agreement on 10th day
of October, 2013 with **AN NIRMAN PVT. LTD.** a Company within the
meaning of Companies Act, 1956 having its registered office at 3/3, Kali
Banerjee Lane, Kolkata - 700 006 and being represented by one of its
Director Purushottam Pandey son of Late Shiwnath Pandey, residing at
3/3 Kali Banerjee Lane, Kolkata - 700 006 and the same was registered
with the office of Additional Registrar of Assurances-I, Kolkata, recorded

in Book No.- I, C.D. Volume No.19 pages 1878 to 1895 as per being No. 9827 of 2013, hereinafter referred to as "said Development Agreement";

AND WHEREAS so, I do hereby and hereunder nominate, appoint and constitute **Mr. Purushottam Pandey** one of the director of **AN NIRMAN PVT. LTD.** a Company within the meaning of Companies Act, 1956 having its registered office at 3/3, Kali Banerjee Lane, Kolkata - 700 006 as true and lawful attorney for me, in my name and on my behalf, to do, perform and execute all or any of the following acts, deeds and things that is to say: -

NOW IT WITNESSETH:-

1. To look after, manage and handle the schedule property in all respect for and on my behalf.
2. To apply for and obtain from the Kolkata Municipal Corporation and/or other competent authority or authorities and/or departments all or any Plan or Plans for construction or reconstruction of building or buildings and/or structures and/or making addition and alterations at or upon the schedule property or any part of or portion thereof and to do all acts, deeds and things as may be required for the purpose of construction of building and structures and additions and alterations at or upon the schedule property as the said Attorney in his absolute discretion thinks fit and proper and to sign, seal and/or execute all Plans/revised Plans, papers, documents, applications, etc. for and on my behalf and to pay sanction fees and other fees and charges and outgoings in respect of the said property.
3. To construct and/or cause to be constructed building and/or structures on the schedule property according to the sanctioned Plan to be obtained from the appropriate authority or authorities.

4. To pay the annual rent, rates, taxes, charges, expenses and/or all outgoings regarding the said lands concerned and/or competent authority or authorities.
5. To appoint and/or retain Architects, Engineers, Employees, Managers, Durwans, Agents, Constructor, Contractor for building and/or rebuilding purposes at the schedule property at such remuneration as the said attorney may think fit and proper and from time to time to dismiss/discharge such employees, architects, engineers, agents and to appoint and/or employ others in their places.
6. To enter into agreement or agreements with contractors and/or firms or company of contractors for building and other structures at the schedule property.
7. To apply for water, sewerage, electricity, telephone, telex and other necessary connections and all other acts and deeds which may be required for construction of building or buildings at the schedule property.
8. To obtain completion certificate and all other necessary certificates from the Kolkata Municipal Corporation and/or any other concerned and/or competent authority or authorities and to make the building or buildings to be constructed at the schedule property habitable.
9. To file affidavit and/or reply to any letter and/or notice issued by any person or authority regarding the schedule property.

10. To negotiate on terms for and to agree to sale and sale the flats/units/spaces of the Developer allocation in the building to be constructed at the schedule property or any portion thereof to any intending purchaser/purchasers at such prices as may be agreed upon by me or by my said constituted attorney and enter into agreement/agreements for such sale of Developer allocation and to cancel the same in terms of the said development agreement.
11. To appear before any Registering authority and present before him for registration all such Deeds and/or documents or instruments whatever signed and executed by me or by my said attorney for sale of the said building and/or part thereof from the developer's allocation, to admit the execution of the said deed or deeds or instruments, as may be necessary to complete the registration of such deeds or documents in the manner required by law, and to do all such acts, deeds and things which my said Attorney thinks fit and proper as fully and effectually as I could do myself and to receive payment of the consideration money payable to developer from such purchaser or purchasers of the developer's allocation and to issue the receipts thereof and to give discharge for the same.
12. To appear, prosecute, defend and to represent me in all Courts and quasi-judicial authorities and before any other authority or authorities, as the case may be, including Revenue and Income Tax authorities, Registration Office, requisitioning and/or acquisitioning authorities or other appropriate authorities, and to sign, execute, verify, affirm and file plaints, written statements, petitions, applications, memorandum of appeals, written objections, vokatnamas and likewise and to accept services of all summons, notices and other process of law in connection with the schedule property and any matter relating to or arising from the claim and/or

money or other monies payable in connection therewith by such requisitioning and/or acquisitioning authorities or other Government bodies.

13. To sign and execute all such acts, deeds and things which the said constituted attorney shall consider necessary and to enter into and to agree to such covenants and conditions as may be required for fully and effectually sale of different flats/spaces/units of the developer's allocation in the building to be constructed at the said premises in favour of prospective buyers and settle the price of the Flats/Spaces/Units of the developer's allocation and to receive the final consideration payable to the Developer.
14. To receive from the intending purchaser or purchasers any earnest money or advance and also the balance of purchase money payable to Developer in respect of developer's allocation.
15. To sign and execute all such acts, deeds and things which the said constituted attorney shall consider necessary and to enter into and to agree to such covenants and conditions as may be required for fully and effectually conveying the flats/spaces/units of the developer's allocation in the building to be constructed at the schedule property or any part of it as I could do myself, if personally present.
16. To appoint, engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.

17. To compromise, compound or withdraw cases, or be non-suited, to refer to arbitration all disputes and differences in connection with the said lands or any portion thereof.
18. To withdraw and receive documents or money from any office or opposite party, either in execution of decrees or otherwise, and to do all the acts that may be necessary in connection with any of such cases.
19. To act in terms or conditions as recited in the above referred registered development agreement dated 10.10.2013 and will not act beyond the same in any manner whatsoever.
20. To concur in doing any one or more of the acts, deeds and things hereinbefore mentioned in conjunction with any other person or persons without making us liable for any loss or damage on that account under any circumstances.
21. To represent me before all Government and Semi-Government Offices and local bodies in connection with the schedule property.

AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to the schedule property or our concern, engagements and business, or affairs ancillary or incidental thereto as fully and effectually as I myself could do the same if I was personally present.

AND I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of revenue free land measuring 4 cottah more or less together with dilapidated partly one storied partly two storied structure measuring about 3500 sq.ft. (ground floor 2000 sq.ft. and 1st floor 1500 sq.ft.) comprised in 2B, Jamini Kabiraj Row, Municipal Ward No. 12 within the municipal limits of the Kolkata Municipal Corporation Kolkata 700004 butted and bounded by :-

ON THE NORTH : 15' Jamini Kabiraj Row.

ON THE SOUTH : 2A/3, Jamini Kabiraj Row.

ON THE EAST : 15' Jamini Kabiraj Row.

ON THE WEST : 3/C, Jamini Kabiraj Row.

IN WITNESSES WHEREOF We sign this deed in presence of the following witnesses on 29th day of October 2013.

Signed, Sealed and Delivered

in presence of:

WITNESSES:

1) Dhansojay Bhat

16 H/2 Ultradanga Road
Kolkata

Snehkish Ghosh.

SIGNATURE OF THE EXECUTOR

~~XXXXXXXXXX~~ LTD.

Purusmottam Pandey

SIGNATURE OF THE HOLDER OF POWER
OF ATTORNEY.

Drafted by me and typed in my office:

Debraj Guiri
Advocate.

High Court, Calcutta.

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - III KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 14042 / 2013, Deed No. (Book - IV , 07582/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Purushottam Pandey 3/3 , Kali Banerjee Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700005	 29/10/2013	 LTI 29/10/2013	<i>Purushottam Pandey</i> 29-10-13

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Snehasish Ghosh Address -2 B , Jamini Kavi Raj Row, Kolkata, District:-, WEST BENGAL, India, Pin :-700004	Self	 29/10/2013	 LTI 29/10/2013	<i>Snehasish Ghosh</i>
2	Purushottam Pandey Address -3/3 , Kali Banerjee Lane, Kolkata, District:-, WEST BENGAL, India, Pin :-700006	Self	 29/10/2013	 LTI 29/10/2013	<i>Purushottam Pandey</i>

Name of Identifier of above Person(s)

Bikky Sett
16/ H - 2 Ultadanga Road, Kolkata, District:-, WEST
BENGAL, India, Pin :-700004

Signature of Identifier with Date

Bikky Sett
29-10-2013

(Signature)
Additional In-charge/Assessors II
(Sanatan Mahy)

ADDITIONAL REGISTRAR (REGISTRATION)-III
 29 OCT 2013
 Office of the A.R.A. - III KOLKATA



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : IV - 07582 of 2013
(Serial No. 14042 of 2013 and Query No. 1903L000023058 of 2013)

On 29/10/2013

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(d) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 7.00/-, on 29/10/2013

(Under Article : E = 7/- on 29/10/2013)

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. - /-

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

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

Presented for registration at 11.50 hrs on 29/10/2013, at the Office of the A.R.A. - III KOLKATA by Purushottam Pandey ,Claimant.

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

Execution is admitted on 29/10/2013 by

1. Snehasish Ghosh, son of Lt. Rampada Ghosh , 2 B , Jamini Kavi Raj Row, Kolkata, District- , WEST BENGAL, India, Pin :-700004, By Caste Hindu, By Profession : Business

2. Purushottam Pandey
Director, An Nirman Pvt. Ltd., 3/3 , Kali Banerjee Lane, Kolkata, District- , WEST BENGAL, India, Pin :-700006.
By Profession : Others

Identified By Bikky Sett, son of Suvlai Sett, 16/ H - 2 Utadanga Road, Kolkata, District- , WEST BENGAL, India, Pin :-700004, By Caste: Hindu, By Profession: Service.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

29 OCT 2013
(Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III


29/10/2013 12:29:00

EndorsementPage 1 of 1


SPECIMEN FORM FOR TEN FINGER PRINTS

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

Signature _____

 <i>Snehavish Ghosh</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____

 <i>Pawanottam Pandey</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____

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

Signature _____

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 11
Page from 5524 to 5526
being No 07582 for the year 2013.



(Sanatan Maitry) *[Signature]*
20 October 2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

1/11/13