

12219 7186 J 6564h3  
भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

भारत

FIFTY  
RUPEES

Rs.50

सत्यमेव जयते  
INDIA

INDIA NON JUDICIAL

9.22/13  
पश्चिम बंगाल WEST BENGAL

M 533465

Certified that the document is  
admitted to registration. The  
Signature Sheet and endorsement  
Sheet which are attached in this  
document are the part of this  
document

A.D.S.R. Howrah

07 AUG 2013

**GENERAL POWER OF ATTORNEY**  
**AFTER DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, I **SRI NAVANIL PATRA**, son of Sri Joydeb Patra, by faith Hindu, by occupation Business, residing at 67, Panchanantala Road, P.S. Howrah, Dist.- Howrah, do hereby NOMINATE, APPOINT AND CONSTITUTE **SRI MANOJ BACHHAWAT**, son of Sri Kundan Mal Bachhawat, by faith Hindu, by occupation - Business, residing at 6, Rose

क्र. नं. MSR जति 06/08/13  
नाम Manoj Bach Path  
पता Howrah  
वृत्त S/O

Manoj Pathan

Snat  
सेवा के अंतर्गत  
गोपनीय प्रमाणित



3218

Manoj Pathan



3223

Daniel M



Identified

Bipratap Mondal  
S/O GOKOK PATI MONDAL  
e-36/2 BAISAKHI ABASAN  
SALTOKKE, KOL-91

Additional District  
Sub-Registrar, Howrah

07 AUG 2013

SERVICE

Merry Lane, P.S.- Golabari, Dist.-Howrah, is the Partner of **AMARNATH CONSTRUCTION** a partnership firm having its registered office at 6 No. Rose Merry Lane, P.S. Golabari, District Howrah, as my TRUE AND LAWFUL ATTORNEY for me in my name and on my behalf to do and execute all or any of the following acts, deeds and things.

**WHEREAS** I the executant is the owner and occupier of ALL THAT Piece and Parcel of Land admeasuring an area more or less 02 Katha 05 Chatak 15 Sq.Ft. comprised under Howrah Municipal Corporation Premises No. 881 (P) Sarat Chatterjee Road, Mouza Shibpur, J.L. No.- 01, Police Station – Shibpur, within the jurisdiction of H.M.C. Ward No. 44, Additional District Sub Registration Office and District Sub Registration Office – Howrah, District Howrah, together with structure/s standing and/or lying erected thereupon and/or part whereof, which is morefully and particularly described in the Schedule hereunder written and hereinafter referred to as the **“SAID PROPERTY”**.

This Power of Attorney is related to the previous Registered Development Agreement vide Deed No. 06558, recorded in Book No. 1, C.D. Volume No. 13, Pages from 10368 to 10402, for the year of 2013, in the Office of A.D.S.R. Howrah.

**THAT IS TO SAY :**

1. To sale, alienate, transfer, convey, grant, give, dispose of properties described in the Developers Allocation hereunder written and/or the constructed spaces thereupon and/or given and to manage, control, supervise, use, possess and occupy the said property in the manner as the said attorney shall think fit and proper.

2. To negotiate with any of the prospective buyer/buyers and/or the party and/or parties in order to sale, dispose, alienate, transfer and conveyance of the Developers Allocation in the manner as the said attorney shall think fit and proper.

*Amarnath*



Additional District  
Sub-Registrar, Howrah

07 AUG 2013

4. To demolish the structure/s lying erected at and upon the SCHEDULE property for the said construction, promotion, erection, development and building at and upon the SCHEDULE hereunder written and/or given.

5. To apply for quota and to obtain the same relating to cement, bricks, building materials etc. from any person whomsoever for the said intents and purposes.

6. To take all the permissions, approvals, sanctions etc. from any person whatsoever with regard to the same in all the manner whatsoever and put my signature/s for the same for all times to come pertaining to the Schedule premises hereunder written and/or given hereunder.

7. To present for registration before any registration Office each and every deed, document, instrument and paper whatsoever expedient and necessary in connection with the sale, disposal, alienation, transfer, <sup>amalgamation</sup> conveyance and/or for usage of the Developers Allocation to be comprised in the Schedule and/or the said lands in the manner as the said attorney shall think fit and proper.

8. To appear before the competent Block Land and Land Reforms Officer/Municipal Corporation/Municipality, Block Development Officer and/or any authority whomsoever for any reason whatsoever in connection with the SCHEDULE hereunder written and/or given on my behalf.

9. To do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to the said First Schedule property as fully and effectually as I could do the same if I may personally be represented so as to achieve the ends of these presents.

10. To appoint and engage, transfer, suspend and remove at pleasure any employee or agent, staff workers, for or from permanent, temporary or special service and to settle the terms and conditions as the said attorney, shall think

5. To determine their powers and duties so as to effectuate the intention of

*Daniel M.*



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**Additional District  
Sub-Registrar, Howrah**

**10 7 AUG 2013**

11. To obtain necessary permission approvals and sanctions from different authorities in connection with the construction of the said projects and also for pursuing and following up the matter with the H.M.C. Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, for obtaining Lift License, Permission for installation of Generator, for obtaining Sewerage Connection, Water, Electricity supply and/or modification and changes of the plan and for obtaining the completion and Occupancy Certificates and other Authorities and for booking and/or entering into agreement for sale of saleable area of the said premises in respect of Developer's allocation.

12. To nominate such person by way of a valid resolution of the board of directors of the attorney and to appoint any substitute or substitutes limited to any one or more purpose or purposes as the Attorney shall from time to time desire in that behalf.

13. To represent me and to appear before any Court of Law, any or all Judicial, Legislative, Executive authority and/or authorities, Public and/or Private authority and/or authorities whomsoever in connection with me so far it relates with the First Schedule, hereunder written and/or given.

14. To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/Attorneys in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule hereunder written and/or given on my behalf as effectually as it could be done if I may be represented physically.

15. To sue, defend, prosecute and litigate with whomsoever concerned in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule property hereunder written and/or given on my behalf as it could be done on personal representation.



Additional District  
Sub-Registrar, Howrah

10.7 AUG 2013



same in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the First Schedule Property hereunder written and/or given on my behalf as effectually as it could be done personally.

17. And generally to do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of the said attorneys ought to be done, executed and performed in relation to the First Schedule and/or the Developers Allocation hereunder written and/or given as fully and effectually as it could be done personally. And all the payable to/receivable by the principal which must be paid to the principal.

18. And it is hereby agreed and undertaken that I shall 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 instrument. And this Power of attorney will be cancelled automatically after the completion of the total Development process.

19. AND I, the executant hereto, do hereby agree to ratify and confirm all and whatsoever the said Attorneys act as aforesaid shall lawfully do or cause to be done in the premises by virtue of these presents this the 07<sup>th</sup> day of August, 2013.

### **SCHEDULE OF THE PROPERTY**

ALL THAT Piece and Parcel of Land admeasuring an area more or less 02 Katha 05 Chatak 15 Sq.Ft. comprised under Howrah Municipal Corporation Premises No. 881 (P) Sarat Chatterjee Road, Mouza Shibpur, J.L. No.- 01, Police Station – Shibpur, within the jurisdiction of H.M.C. Ward No. 44, Additional District Sub Registration Office and District Sub Registration Office – Howrah, District Howrah, together with structure/s standing and/or lying erected thereupon and/or part whereof.



Additional District  
Sub-Registrar, Howrah

IN WITNESSES WHEREOF the parties hereto subscribed their hands and seals on the day, month and year written hereinbefore.

Signed, sealed and delivered

in the presence of :

WITNESSES:

1. *Bipul Mondal*  
2-34/2 Baisakhi Abasa,  
Sallaha, KOL-91

2. *Debasish Ghosh*  
46. Dum Dum Road  
KOL-79.

*David Saha*  
(EXECUTANT)

*May Bactlaw*

Drafted by me.

*Mamaj Biswas*










Advocate.

Howrah Judges Court.














*[Signature]*  
Additional District Registrar  
Howrah

07 AUG 2013

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

Name .....

Signature *Maj. Bantawa* .....

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

Name *Damil Ad* .....

Signature .....

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

Name .....

Signature .....

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PHOTO	left hand					



**Additional District  
Sub-Registrar, Howrah**

**07 AUG 2013**



Government Of West Bengal  
Office Of the A.D.S.R. HOWRAH  
District:-Howrah

Endorsement For Deed Number : I - 06564 of 2013  
(Serial No. 07186 of 2013 and Query No. 0502L000012319 of 2013)

On 07/08/2013

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

Presented for registration at 21.20 hrs on 07/08/2013, at the Private residence by Manoj Bachhawat  
Claimant.

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

Execution is admitted on 07/08/2013 by

1. Navanil Patra, son of Joydeb Patra, 67, Panchanantola Road, Thana:-Howrah, District:-Howrah, WEST BENGAL, India, By Caste Hindu, By Profession : Business
  2. Manoj Bachhawat  
Partner, Amarnath Construction, 6, Rose Merry Lane, Thana:-Golabari, District:-Howrah, WEST BENGAL, India, By Profession : Business
- Identified By: Bipratip Mondal, son of . . . , C-36/2,baishaki Abasan, Saltlake, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Service.

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/08/2013

**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:**

Amount By Cash

Rs. 7.00/-, on 08/08/2013

( Under Article : E = 7/- on 08/08/2013 )

**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.-27,13,333/-

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

( Amal Kumar Naskar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Additional District  
Sub-Registrar, Howrah

08 AUG 2013





**Government Of West Bengal**  
**Office Of the A.D.S.R. HOWRAH**  
**District:-Howrah**

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**Endorsement For Deed Number : I - 06564 of 2013**  
**(Serial No. 07186 of 2013 and Query No. 0502L000012319 of 2013)**

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**( Amal Kumar Naskar )**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**



REGISTRAR'S OFFICE  
HOWRAH

**( Amal Kumar Naskar )**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**



Additional District  
Sub-Registrar, Howrah

08 AUG 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 10460 to 10470  
being No 06564 for the year 2013.



(Amal Kumar Naskar) 08-August-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. HOWRAH  
West Bengal